

# Independent Review of Building Regulations and Fire Safety

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# The Independent Review was commissioned in the wake of the Grenfell Tower fire but with a broader remit to look at the regulatory system for high rise buildings

## **The brief**

- Review announced on 28 July 2017.
- Reporting jointly to Housing Secretary and Home Secretary.
- End-to-end review - system and people.
- Assess effectiveness of current building and fire safety regulations, focusing on high-rise residential buildings.
- Consideration of new build and life cycle management of occupied buildings including refurbishment work and ongoing integrity management throughout the lifecycle
- Make recommendations that will ensure we have a sufficiently robust regulatory system for the future.
- Analysis of the system but not the detail or how it evolved – matters for the Public Inquiry

Since July, the review has covered a lot of ground...

## Timeline

- 30 August 2017 – Terms of Reference
- Autumn 2017 – Mapping, call for evidence, stakeholder bilaterals, industry and resident roundtables
- December 2017 – Interim Report published
  - Clear statement of direction of travel
- January 2018 – Summit
- February and March 2018 – Working groups
- 17 May 2018 – Final Report published
  - 53 recommendations which will result in a simpler but more robust regulatory framework and overall system for high rise buildings

# The current system is clearly broken and not fit for purpose

## **Interim report findings**

- Current regulatory system for ensuring fire safety in high rise and complex buildings is weak and ineffective.
- Industry behaviour characterised as a “race to the bottom” with significant evidence of gaming the system
- Guidance is prescriptive but siloed, confusing and inconsistent
- Design and change management is poor, both during construction, occupation and refurbishment
- Experts are not listened to
- Residents are not listened to and have no reliable means to recourse
- Problems connected to the culture of the construction industry, building management and the ineffectiveness of the regulators that oversee
- Product testing, marketing, labelling and approval processes are flawed and unreliable



## ....and the final report recommended fundamental reform of the system.

- A stronger and tougher regulatory regime:
  - Joint Competent Authority comprising the Health and Safety Executive, Local Authority Building Control, Fire and Rescue Authorities
  - A stronger enforcement and sanctioning package – criminal sanctions and large fines
  - Introduction of a safety case approach and permissioning regime which will only allow buildings which are demonstrated to be safe to be constructed and occupied
  - Consideration of high rise buildings as a complex holistic system
- Clear responsibilities to actively manage on-going safety during occupation:
  - Continued 'safety case' regime whereby building owners will need to demonstrate to the regulator that safety risks in their buildings are managed and controlled and buildings remain safe for occupation
  - A nominated a 'building safety manager' whose contact information would be displayed at the building and should be the day-to-day contact for residents on building safety matters

## ..and the final report recommended fundamental reform of the system.

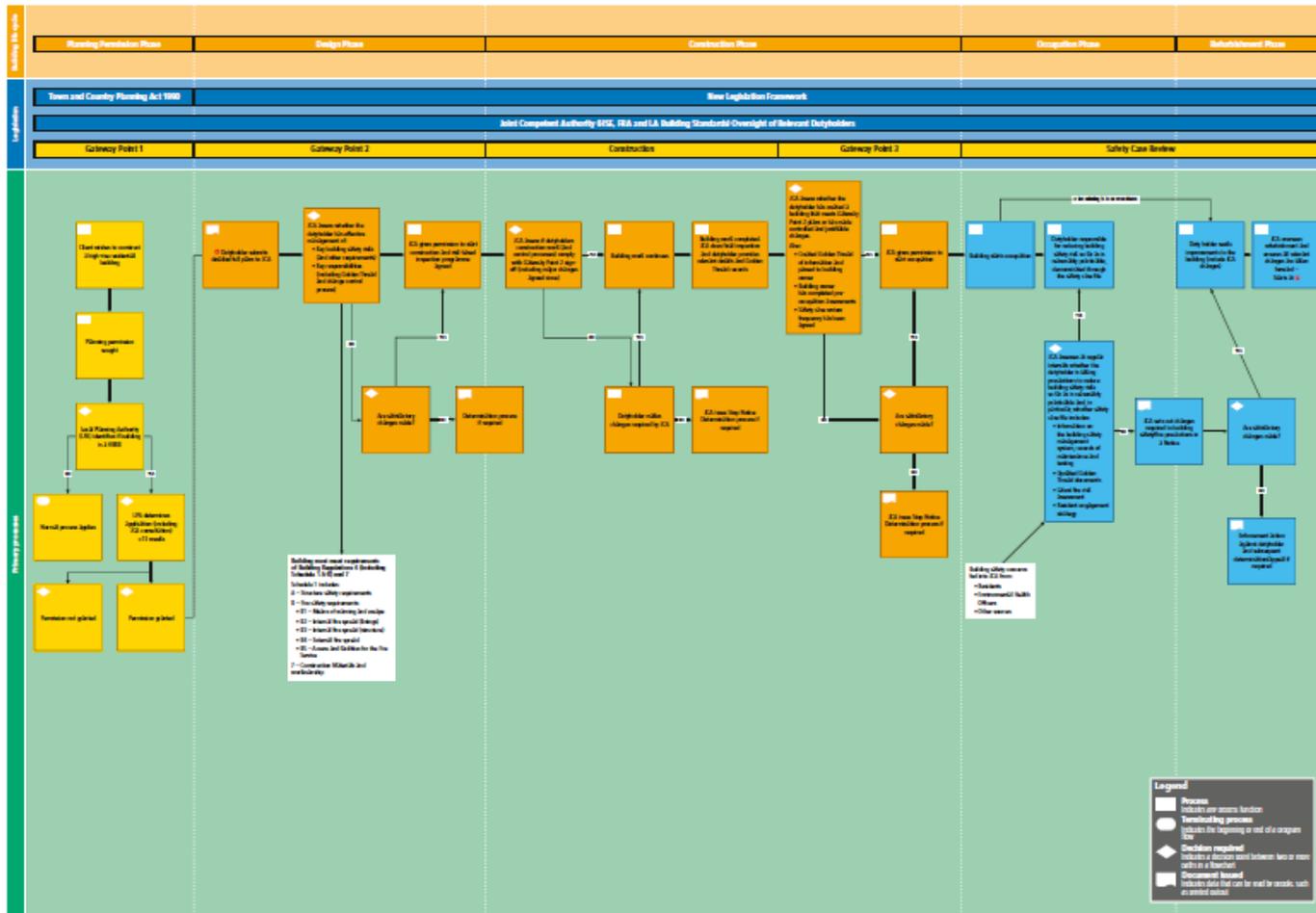
- Fundamental overhaul of guidance
  - Simpler, clearer and easier to sue to support a systems approach to building safety
  - More rigorous requirements where needed
    - particularly for high rise residential buildings
    - Industry to be engaged in producing detailed guidance on how to meet standards but under scrutiny/control of new regulatory body
- Industry to lead on strengthening competence of professionals and set out a credible proposal within a year.
- Stronger testing, labelling and traceability of products used in construction which are critical to building safety.
- Empowered residents:
  - Greater access to and transparency of safety information by building owners.
  - A culture of engagement and government funding to support residents' associations.
  - An independent, no-risk route for redress on safety issues.
  - Responsibilities to maintain safety features in their dwellings.

## The review has set out important key principles...

- Clear accountability and responsibility at the heart of the system.
- A joined up permissioning approach to regulation of high rise complex buildings through a tougher single regulatory body.
- Holding dutyholders to account:
  - Simpler but more robust
  - A preventative approach with serious penalties for those who fail to comply **before** an incident or tragedy occurs
  - Incentivises good practice and responsible behaviour
- Mechanisms in place to react to learnings and information quickly.
- An outcomes-based approach to encourage real ownership and accountability:
  - those undertaking building work and managing buildings must be responsible for delivering and maintaining safe buildings.

# ...and created a new regulatory map.

## Mapping the new building safety regulatory framework – construction and occupation of a higher-risk residential building (HRRB)



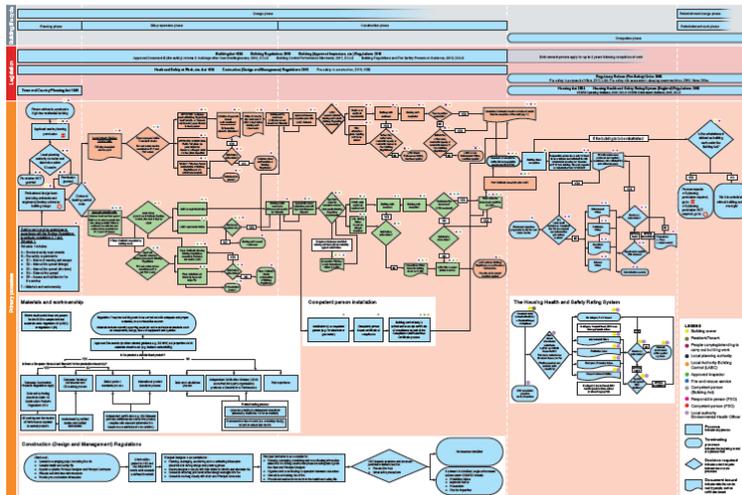
## This is a major step in the right direction but will not be enough on its own

- This is a big change, but not a leap into the unknown.
- Immediate actions can and should be undertaken both government and industry to maintain the momentum for change
  - this may include addition of new tougher standards.
- Implementing the package of recommendations will take time, and some recommendations will require legislative change but this needs to be prioritised.
- Further lessons and learning may need to be incorporated in the light of further evidence from the Public Inquiry
- Collaboration and partnership across all parts of the system will be crucial for delivering consistent solutions and real culture change.
- Systemic change needs everyone to change - Local Authorities and Fire and Rescue Authorities have a key role to play

# A framework for better and stronger regulation for the future

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Mapping the building and fire safety regulatory system – high-rise residential buildings



Mapping the new building safety regulatory framework – construction and occupation of a higher-risk residential building (HRRB)

