

# Building Safety Regulator

## **Building Safety Regulator overview Building Control**

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Building  
Safety  
Author





# Strategic Plan - four key areas



**Overseeing and driving improvements across the built environment**

- Identifying and assessing emerging risks
- Review of technical standards
- Competence and increased leadership



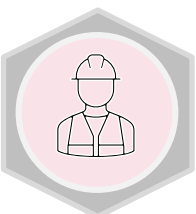
**Regulating the planning, design and construction of new higher-risk building**

- Statutory consultee advice on fire issues for higher-risk buildings
- Building Control Authority for higher-risk buildings



**Ensuring higher-risk buildings are managed so residents are safe**

- Assessing currently occupied buildings
- Handling complaints and mandatory occurrence reports



**Delivering consistent standards within the building control profession**

- Setting a common standard of competence
- Assuring the performance, behaviours and outcomes of building control bodies

# Key Legislation

## Primary Legislation

## Secondary Legislation

Building  
Safety Act  
2022



Building Act  
1984

The Building Regulations 2010

The Building safety (Leaseholder Protections) (England) Regulations 2022

The Building (Approved Inspectors etc. and Review of Decisions) (England) Regulations 2023

The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023

The Building Safety (Registration of Higher-Risk Buildings and Review of Decisions) (England) Regulations 2023

The Higher-Risk Buildings (Management of Safety Risks etc.) (England) Regulations 2023

The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023

The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023

The Building (Approved Inspectors etc.) Regulations 2010

The Building Regulations etc. (Amendment) (England) Regulations 2023

The Building (Public Bodies and Higher-Risk Building Work) (England) Regulations 2023

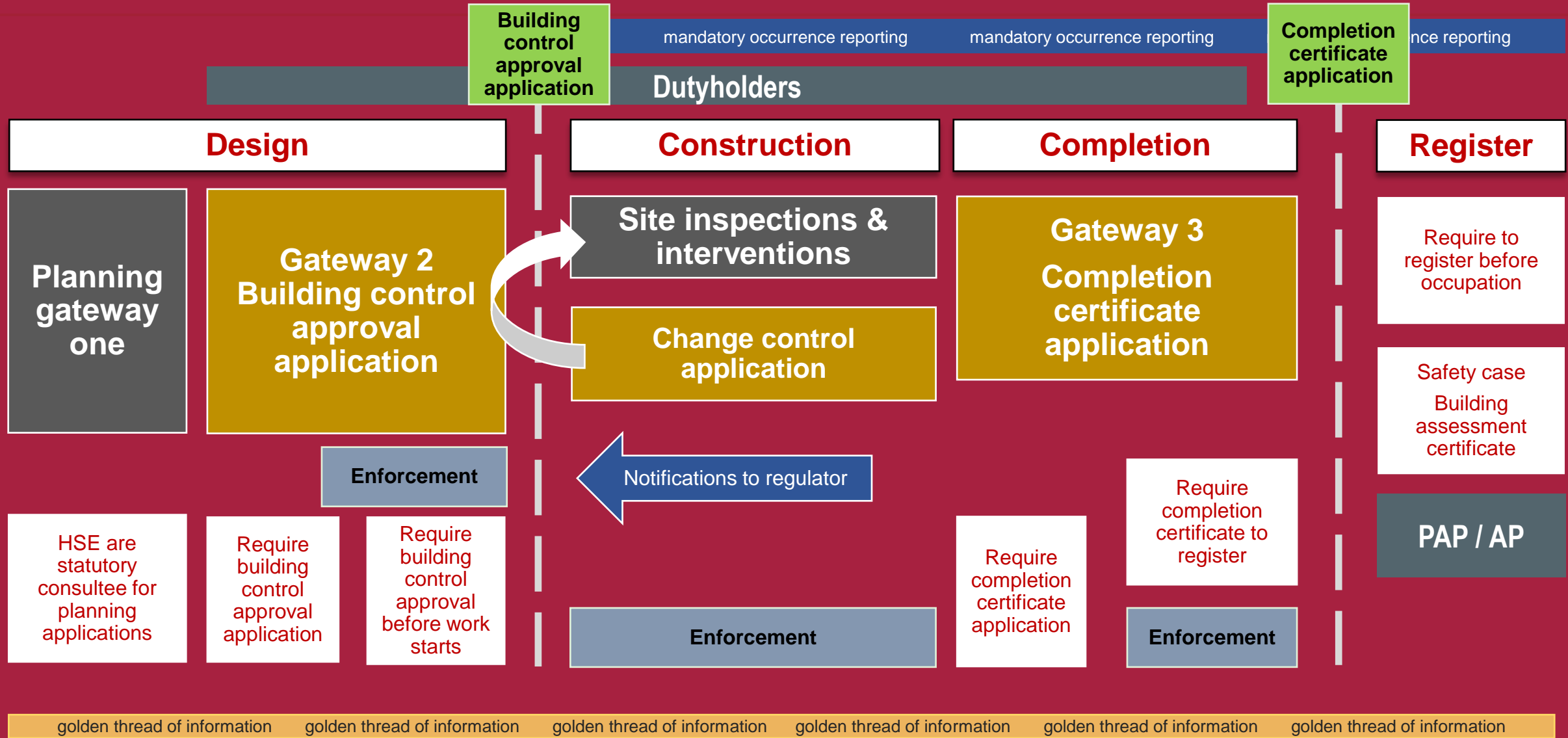
The Building Safety Act 2022 (Consequential Amendments etc.) Regulations 2023

The Building (Restricted Activities and Functions) Regulations 2023

The Building Safety (Responsible Actors Scheme and Prohibitions) Regulations 2023

The Construction Products (Amendment) Regulations 2022

# BSR Building control authority for HRB



## **Regulator competence - MDT way of working**

BSR will set up and administrate the running of the MDT, including liaising with partner to secure the appropriate expertise.

The core HRB Building control MDT will consist of:

- BSR Regulatory Lead (supported by a Case Officer)
- Registered Building Inspector (building control)
- Fire Inspector\* or Fire engineering\* from the Fire and Rescue Services.

\*As defined by NFCC competence framework for fire protection officers



## FRS role in Building Control gateway 2

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Large projects only

To support RBI assessment of fire safety elements of the building control application particularly;

- Adherence to Part B (primarily but not limited to 1 + 5),
- the fire and emergency file and
- relevant sections of the construction control plan

# FRS role cont...

Change  
control

Inspections

Enforcement

Completion



# Prescribed document - Fire and emergency file



Does this outline any identified 'building safety risks', and reference them to compliance with building regulations?



Have the risks been considered alongside realistic management expectations for the occupation phase?



Is there a suitable fire strategy, which includes reference to management proposals for the relevant person?



Are there suitable plans and information to assure compliance with the relevant fire brigade access requirements

# Conflict of interest + Achieving consensus





## **Existing HRB's (in-occupation)**

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### **What is expected of FRS staff (in-occupation)**

- i. Member of multi-disciplinary team(s) (MDTs)
- ii. Assess safety case report(s) using criteria supplied by BSR
- iii. Complete and submit assessment record in accordance with agreed timescales
- iv. Attend (virtual) meetings as requested
- v. Advise Regulatory Lead on technical matters related to BAC and any associated enforcement and priorities
- vi. Complete required time recording

## Criteria

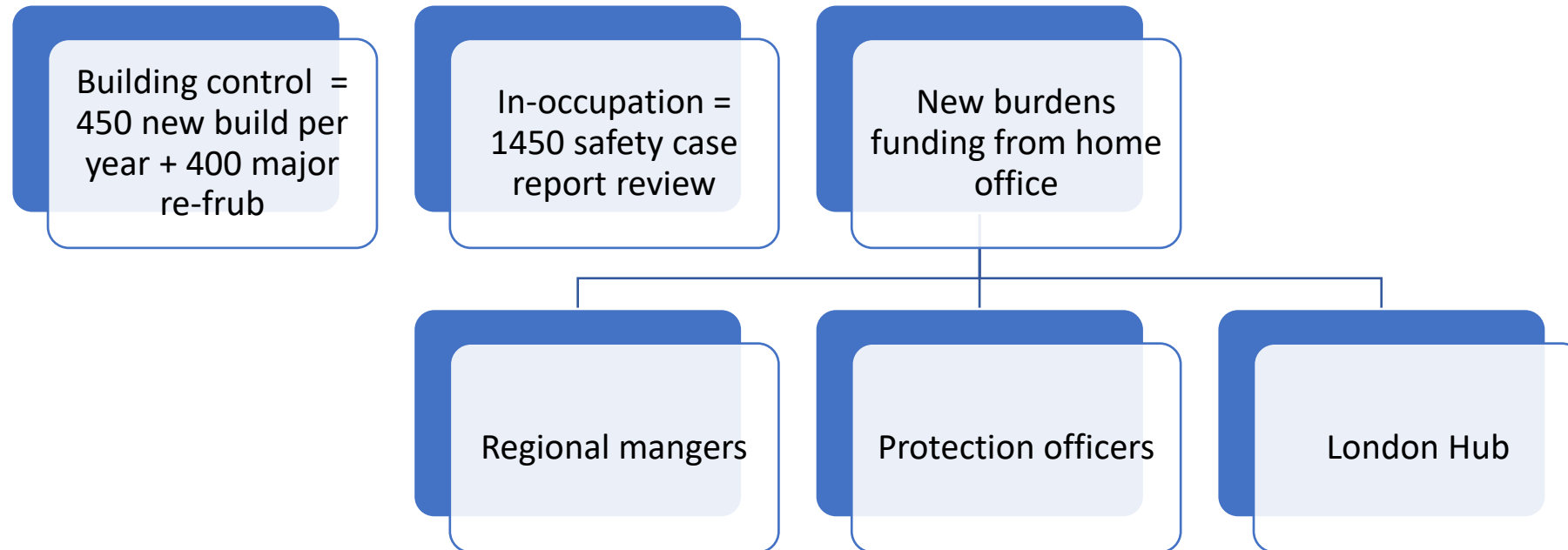


Basic Information About the Building  
Building Safety Risk Assessment  
Compartmentation (including fire doors)  
Specific Prevention and Protective Measures  
Management Arrangements



**Includes a number of “demonstration” criteria where the assessor is asked to use their professional judgement to decide whether dutyholders have made the necessary demonstration**

## Resource – April 24 – April 25



# Any Questions?

[https://www.hse.gov.uk/building-safety/assets/docs/regime-overview.pdf?utm\\_source=govdelivery&utm\\_medium=email&utm\\_campaign=bsr&utm\\_term=link-4&utm\\_content=bsr-22-aug-23](https://www.hse.gov.uk/building-safety/assets/docs/regime-overview.pdf?utm_source=govdelivery&utm_medium=email&utm_campaign=bsr&utm_term=link-4&utm_content=bsr-22-aug-23)