

The Building Safety Act 2022



What you need to know

The objectives of this new Act are to learn lessons from the 2017 Grenfell Tower fire disaster. And to remedy the systemic issues identified by Dame Judith Hackitt's review of building regulations and fire safety by strengthening the whole system for building safety.

It seeks to achieve this by ensuring there is a greater accountability and responsibility for fire and structural safety issues throughout the lifecycle of buildings.

The act contains six parts and nine schedules addressing a range of issues relating to building safety standards. The act makes a number of changes to existing legislation.

It is worth bearing in mind additional legislation to aid in these changes will be released in the coming months, as well as additional changes needed. We will keep you up to date with any changes made, as they happen.

The Golden Thread: Introduce a requirement as part of the more stringent regulatory regime to create and maintain a **golden thread of information**.

The golden thread is both:

- *the information about a building that allows someone to understand a building and keep it safe, and*
- *the information management to ensure the information is accurate, easily understandable, can be accessed by those who need it and is up to date.*

It will be the duty of the people responsible for a building to put in place and maintain a golden thread of information. Having a golden thread will mean that those people responsible will have easily accessible, reliable, up to date and accurate information. Without this information, it is very difficult to manage buildings safely.

Implementation of the golden thread will require individuals and organisations responsible for a building to have good information management systems and a clear understanding of how information management supports building safety. Going forward the information management for safety will need to be embedded across the sector.

R2R are now using a system which will streamline the 'golden thread' of information. Ensuring you have all the documentation needed on all Fire Safety works carried out by us.



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The Accountable Person: *All occupied high-rise buildings* will be required to have at least one clearly identifiable Accountable Person, responsible for ensuring that the fire and structural safety is properly managed for the whole building. This could be an individual, partnership or corporate body who has responsibility for the building. In practice this is likely to be the freeholder, head leaseholder or management company or, where more than one of those exist, it the freeholder will be the Principal Accountable Person.

The responsibilities of the Accountable Person(s) will include:

An Accountable Person's responsibilities include:

- Reviewing the risk assessments on which their arrangements for managing building safety risks and Safety Case Report are based
- Assessing (and revising as necessary) building safety risks and taking all reasonable steps to prevent the occurrence, and control the impact of, a major incident arising from building safety risks in or around the building.
- Preparing (and revising as necessary) a Safety Case Report for a building which contains their assessment of the building safety risks and the steps that have been taken to prevent a major incident.
 - Keeping information on a building and ensuring it is up to date.
- Reviewing the risk assessments on which their arrangements for managing building safety risks and Safety Case Report are based.
 - Registering a building with the Building Safety Regulator.
- Applying for a Building Assessment Certificate, which is issued when the Building -Safety Regulator is satisfied the Accountable Person is complying with their duties under the Bill.

The existing Health and Fire regulations for lower buildings remain in place.

Industry Competence:

Powers within the Building Safety Bill will make regulations regarding competency requirements.

These regulations will impose a requirement on Principal Designers, Principal Contractors and anyone carrying out any design or building work to be competent for their roles. They also place a duty on those who appoint them to take reasonable steps to ensure that the people they appoint meet this requirement. Under these regulations, individuals will need to have the skills, knowledge, experience and behaviours necessary for their role.

For organisations, they will need to have the organisational capability – the ability of an organisation to carry out its functions properly.

Using fully certified, accredited professionals has never been more important. using an BM Trada organisation, like R2R, ensures that the work carried out is done so by a competent, knowledgable, accredited company.

As previously mentioned, there will undoubtedly be developments and clarity on some of the points mentioned in the Building Safety Act over the coming months. But we hope to have highlighted some of the main points we feel everyone should be aware of initially. This Act will bring around much needed change to the safety of buildings and it's residents. We welcome the implementation of these changes, but also understand the huge undertaking ahead of those responsible for properties.

R2R are here to help. Contact us today so we can assist you in starting to implement these new measures into your property portfolio.



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