

BUILDING SAFETY ACT 2022

ARE YOU READY? _____



PROJECT FOUR
CONSTRUCTION SAFETY

BUILDING SAFETY ACT

WHAT IS IT?

The Building Safety Act is the government's response to the recommendations coming out of the Hackitt Report, following the 2017 Grenfell Tower fire. The Act will overhaul regulations, changing the ways in which buildings should be designed, constructed, managed and maintained to ensure they are safe to use.

The Act primarily addresses risk in high-rise residential buildings, but also captures issues surrounding high-rise hospitals and care homes, and will impact on all developments. This changing regime for high-rise buildings has a knock-on effect on all aspects of construction and focuses on two main streams:

- ✓ The design and construction phase
- ✓ The post-construction phase: management of the building throughout its lifecycle, to ensure it remains safe.



WHAT WE OFFER

As you might already know, at Project Four we do things differently. Box ticking and 'Death by Powerpoint' is not our thing. We have an engaging, dare we say it, enjoyable programme that clarifies all of the following aspects of the Building Safety Act (and more).

- ✔ The background of the Building Safety Act
- ✔ The key changes which will be introduced as a result of the Act
- ✔ What it means for Designers, Principal Designers & Principal Contractors
- ✔ What it means for Clients, Developers and Building Operators
- ✔ What compliance looks like
- ✔ What competence now looks like
- ✔ The change in the handover process
inc. handover information (Fire & Emergency File)
- ✔ We will ensure all project teams are briefed of requirements of the Building Safety Act
- ✔ We will drive and manage the Golden Thread of Fire Safety Information
- ✔ Clear brief of the subordinate legislation





NEW BUILDING SAFETY REGULATION SYSTEM



OBJECTIVES

- ✔ Ensuring that residents of high-rise residential buildings feel safe in their homes.
- ✔ Ensuring that residents have a stronger voice in the safety and quality of their homes.



SCOPE

- ✔ All residential buildings of at least 18 metres in height or have at least 7 storeys (whichever is reached first) will be in scope – The Act and the subordinate legislation will apply (in time) to all parts of construction, not just HRB's.



BUILDING SAFETY REGULATOR

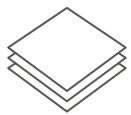
- ✔ The new regulator will be responsible for implementing and enforcing a more stringent regulatory regime for all existing and new buildings in scope – applying to buildings that are at least 18 metres in height or have at least 7 storeys (whichever is reached first) and have at least two residential units during their design, construction, occupation and refurbishment – providing stronger oversight of safety and performance of all building works.



Book Your BSA Briefing Today
karen@projectfoursafety.com

NEW BUILDING SAFETY REGULATION SYSTEM

PATH TO SAFE OCCUPANCY



Gateway **1**

Pre-Planning Stage



Gateway **2**

Pre-Construction Stage



Gateway **3**

Pre-Occupation Stage

Occupation Phase **FINAL**

Occupation Stage

◀ **Golden Thread of Information:** Must be stored digitally and will be based on the information and data required through the gateway points and through the building registration process and safety case. ▶

THE CLIENT

Any person or organisation for whom a construction project is carried out as part of their business.

PRINCIPAL DESIGNER

A designer appointed by the Client to control, plan, manage, coordinate and monitor the pre-construction phase, when more design work is carried out.

PRINCIPAL CONTRACTOR

The Principal Contractor is appointed by the Client to plan, coordinate and monitor the construction phase.

ACCOUNTABLE PERSON

Will be the individual, partnership or corporate body with the legal right to receive funds through service charges or rent from leaseholders and tenants in the building.

The Accountable Person, can either be a legal entity or a natural person.

LET'S TALK

DIRECTORS



Alan Robson

A CDM specialist with over 20 years at the cutting edge of the industry. Project lead on all key accounts.

Tel: +44(0)7786 447 777

Email: alan@projectfoursafety.com



Max Meadows

CDM delivery and strategic specialist. Takes the lead on all retained accounts and strategic lead of key accounts.

Tel: +44(0)7432 392 224

Email: max@projectfoursafety.com

LIVERPOOL OFFICE

17 Mann Island, Liverpool Waterfront,
Liverpool, L3 1DG

MANCHESTER OFFICE

Blackfriars House, St Mary's Parsonage,
Manchester, M3 2JA

LEEDS OFFICE

10-12 East Parade,
Leeds, LS1 2AJ

+44(0)333 990 0145

karen@projectfoursafety.com
projectfoursafety.com



Book Your BSA Briefing Today

karen@projectfoursafety.com

**Visit the
Building Safety Act
Info Hub on LinkedIn**



Search: P4 Building Safety Act