



# Building a Safer Future – Lessons from Grenfell

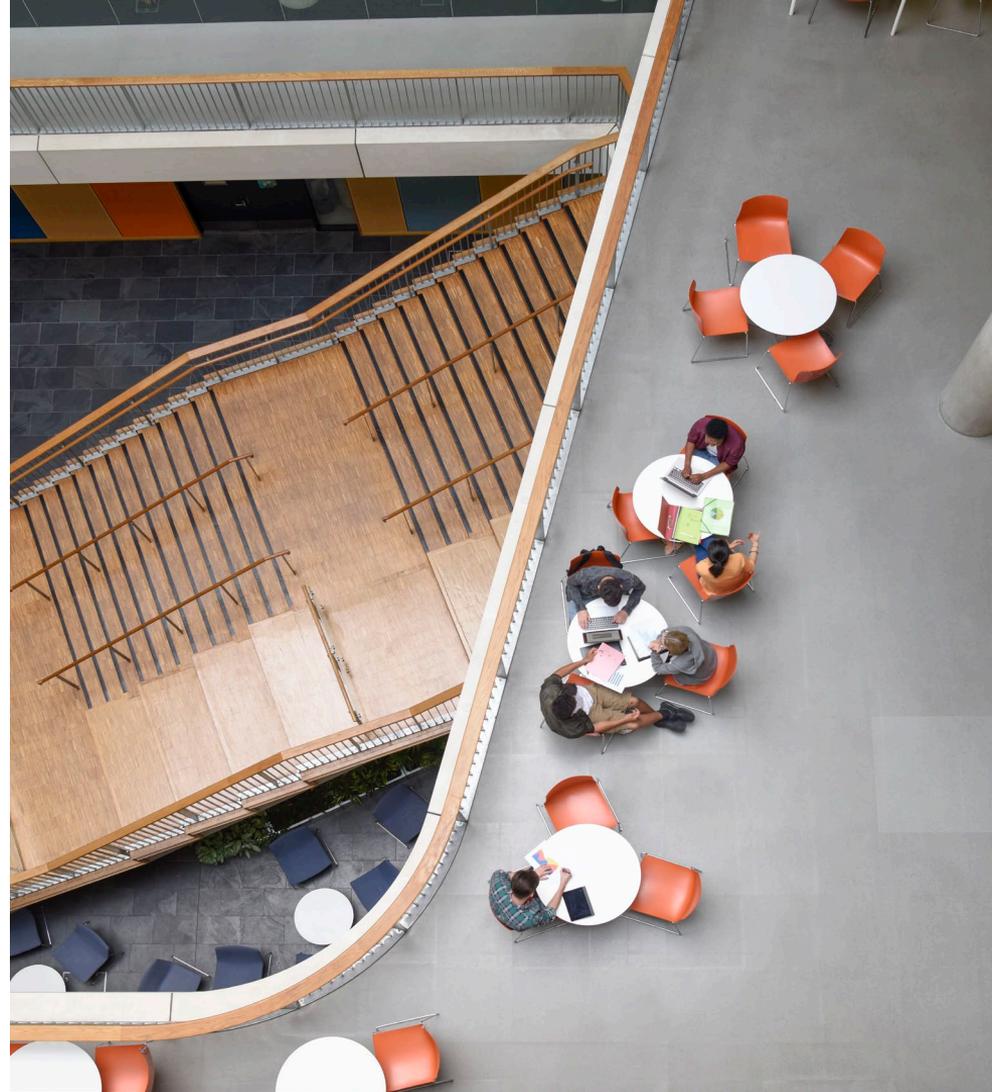
The new building safety regime and its impact on the FM sector

**iwfm**

Institute of Workplace  
and Facilities Management

# Agenda

- **Introductions**
- **Context**
  - Grenfell Tower Inquiry – Phase I and II
  - Dame Hackitt report – learnings and recommendations
  - MHCLG proposals – the ‘Building Safety Manager’ role
  - Home Office proposals
- **What is IWFM doing for the profession?**
- **What can you take away from Grenfell?**
- **Next steps**



# Introduction

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## An overview

We'll discuss developments in the UK that aim “for a radically new building and fire safety system which puts resident’s safety at its heart.” Throughout, we'll keep returning to the questions:

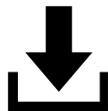
**What are the changes coming down the line in the UK?**

**How does this impact facilities managers?**

**What's the expectation of a building safety manager?**

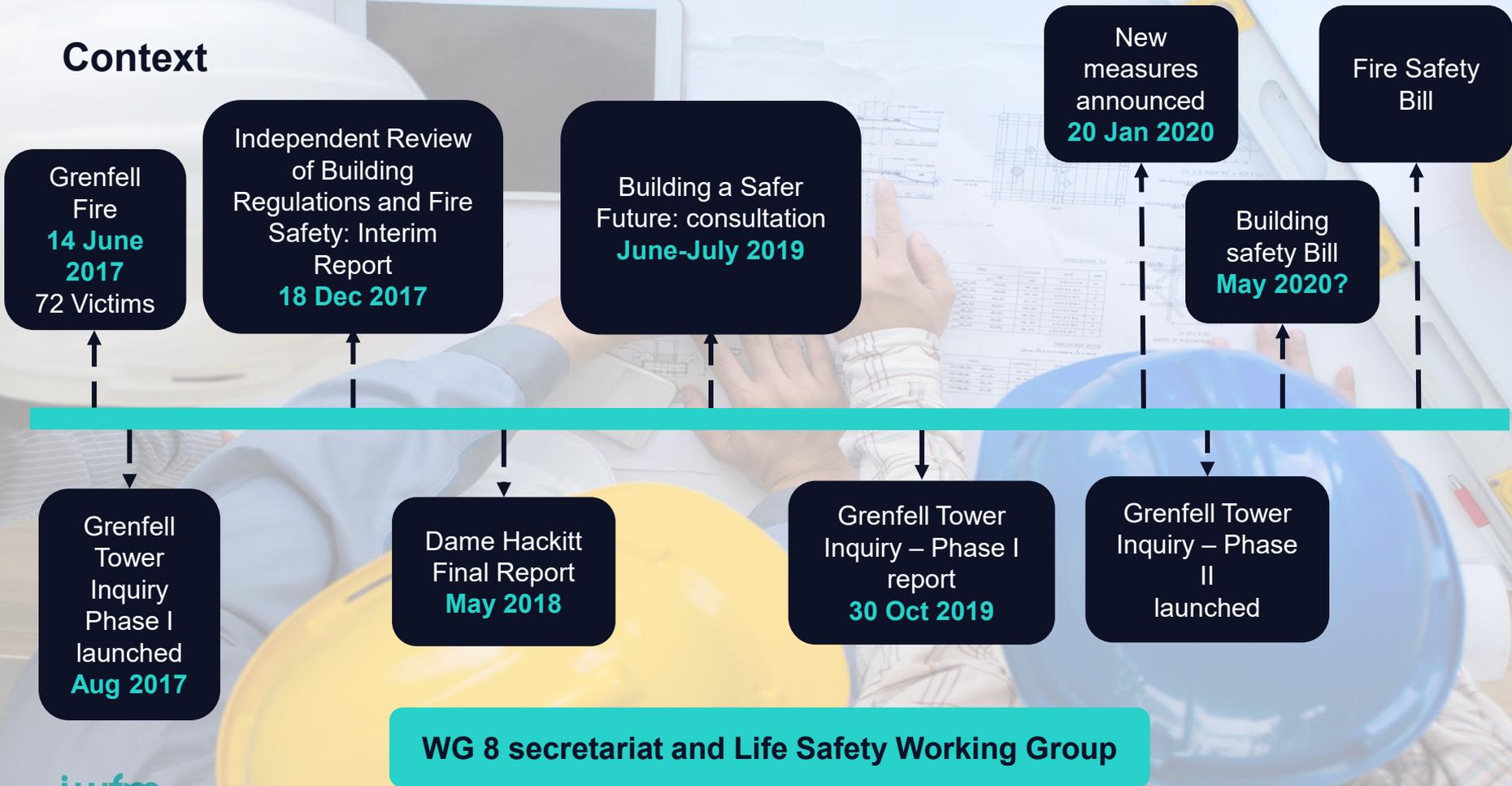
**What can you learn from these developments?**

We will also consider how culture change and competence are essential to the proposed role being successful.



[Download the full report](#)

# Context



**WG 8 secretariat and Life Safety Working Group**

# Dame Hackitt

## Key learnings

**Whole system failure** underpinned by:

- Ignorance
- Indifference
- Lack of clarity on roles and responsibilities
- Inadequate regulatory oversight and enforcement tools
- [Lack of up to date and accurate information]

All leading to a 'race to the bottom' **culture**



# Dame Hackitt

## Key recommendations

- Clear model of risk ownership- defined roles (BSM!) and new regulator
- Simpler and effective outcomes based regulatory framework
- Buildings as a system approach
- Risk-based approach to regulatory oversight- safety case
- Transparency of information and audit trail throughout lifecycle of building
- Culture change through competence based approach – formal expectations and certification



# Building a Safer Future

The [Building a Safer Future consultation](#) from the Ministry of Housing, Communities and Local Government was launched on 6<sup>th</sup> June 2019, and covers 5 broad areas:

The **scope** of the new regime

Giving **residents** a stronger voice

A new **building safety regulator**

Strengthened **inspection, enforcement** and **sanctions**

The concept of **duty holders** throughout a building's design, construction and occupation

- the new **building safety manager** and the **accountable person**
- **Golden Thread of information, building safety certificate and safety case**



# Building a Safer Future regime

## New duty holder regime – the AP and the new statutory BSM during occupation phase

- Proposed new **accountable person (AP)** – legally responsible for ensuring that building safety risks to occupants are reduced insofar as is reasonably practical
- Who is this new Statutory **building safety manager (BSM)** and what do they do?
  - the building is safely managed with regard to fire and structural risks and
  - promote the openness, trust and collaboration with residents fundamental to keeping buildings safe.
- Regulator will check **suitability criteria** before agreeing to register BSM:
  - Availability of necessary team and funding
  - Relevant competence, experience and qualifications to undertake functions in compliance with the building safety certificate

# Building a Safer Future regime

Other important newly enshrined concepts

## Building safety certificate

- Will identify the AP, the BSM, the building and the obligations/conditions for ensuring the building is safe for residents
- = a registration procedure with operational conditions and competence checks, linked to safety case

## Golden thread of information

- Digital format- BIM?
- Key data set in specific format

## Safety case

- The AP has to make a case to the building safety regulator demonstrating that hazards have been identified, risks assessed and appropriate mitigation put in place

# Building a Safer Future regime

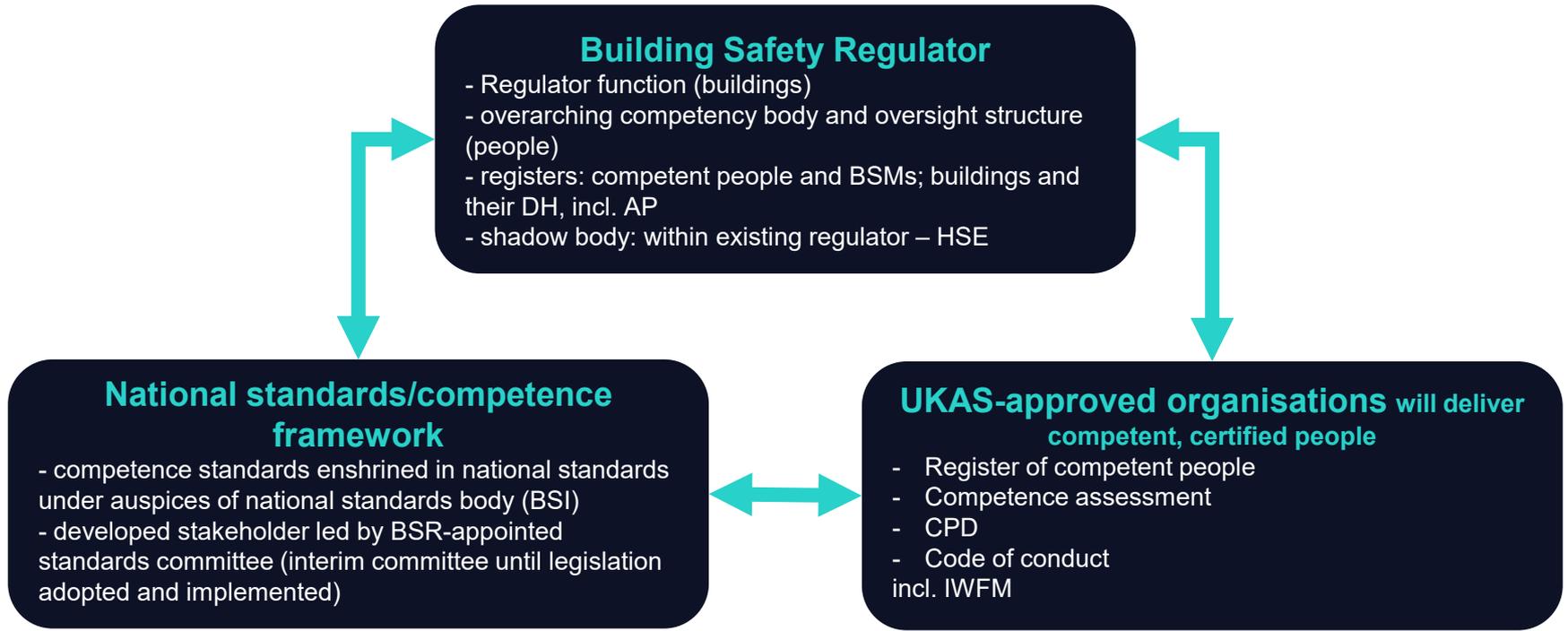
## Other important newly enshrined concepts

- **Resident Engagement:** the BSM will need to support the AP to:
  - Provide residents with the building and fire safety information they need to understand the protections in place (proactively and reactively)
  - Develop, implement and make available to all residents a Resident Engagement Strategy
  - Provide a clear route of escalation for concerns
- **Building Safety Regulator:** established in Shadow format in HSE
  - Overseeing the enforcement of a more stringent regulatory regime for buildings in scope of the new regime (register of buildings, guidance for dutyholders, ...)
  - Overseeing competence of professions and trades working on buildings
  - Overseeing the building safety and wider regulatory system as a whole



# Building a Safer Future

## Building safety regulator and competence

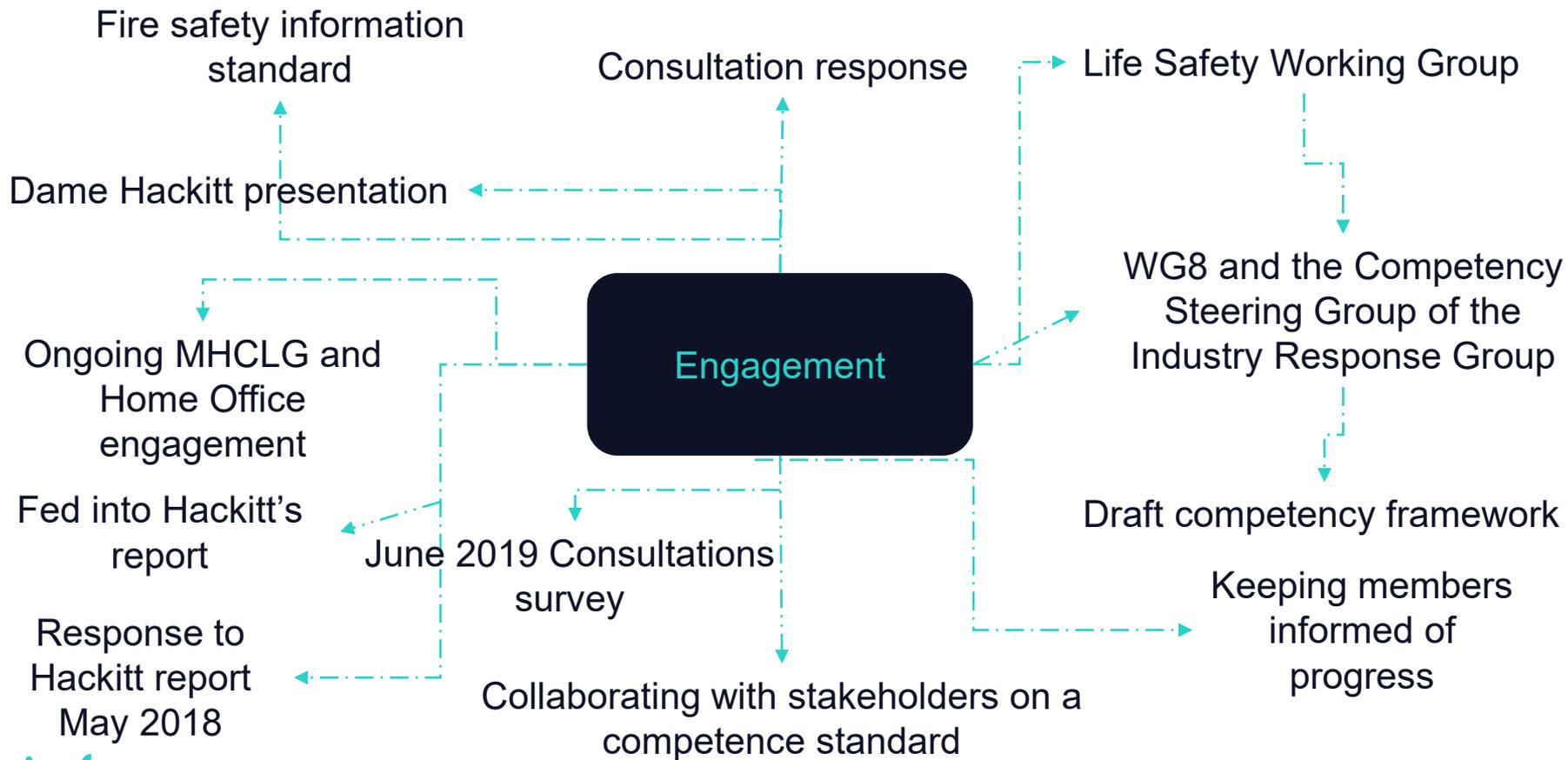


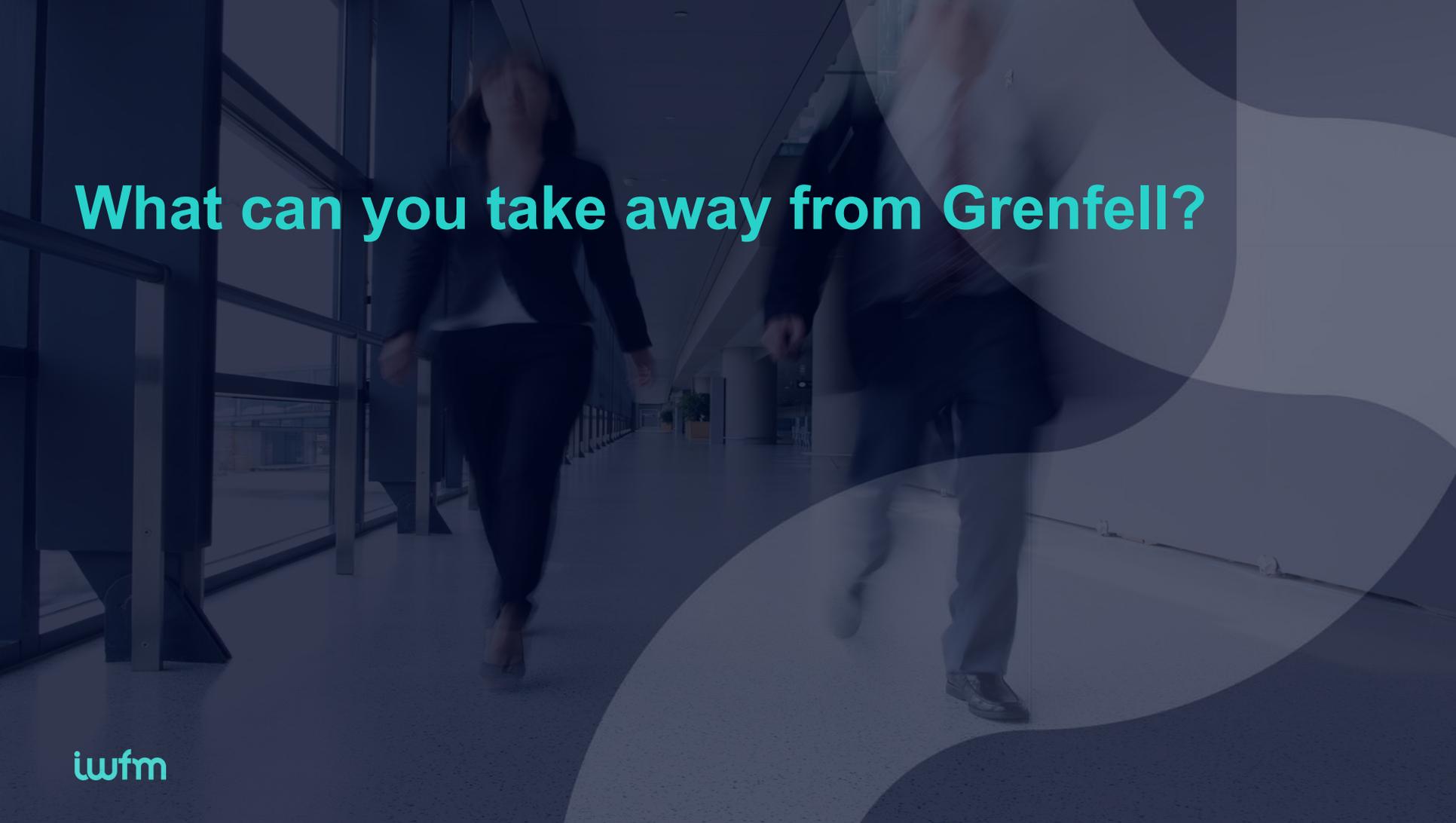
# Building a Safer Future regime

BSM competence



What are we doing?



A blurred photograph of a modern office hallway with large windows on the left and a white wall on the right. Two business professionals, a woman in a dark suit and a man in a dark suit, are walking away from the camera. The image is overlaid with a semi-transparent dark blue filter and large, abstract white and grey shapes on the right side.

# What can you take away from Grenfell?

# What can you take away from Grenfell?

- In scope new regime?
- Review safety and remediate where necessary



- Right roles
- Competence
- Resources and funding
- Upskilling
- Training and awareness course

- Safety Case
- Golden thread
- Residency engagement
- Premises information box

# Specific building safety measures

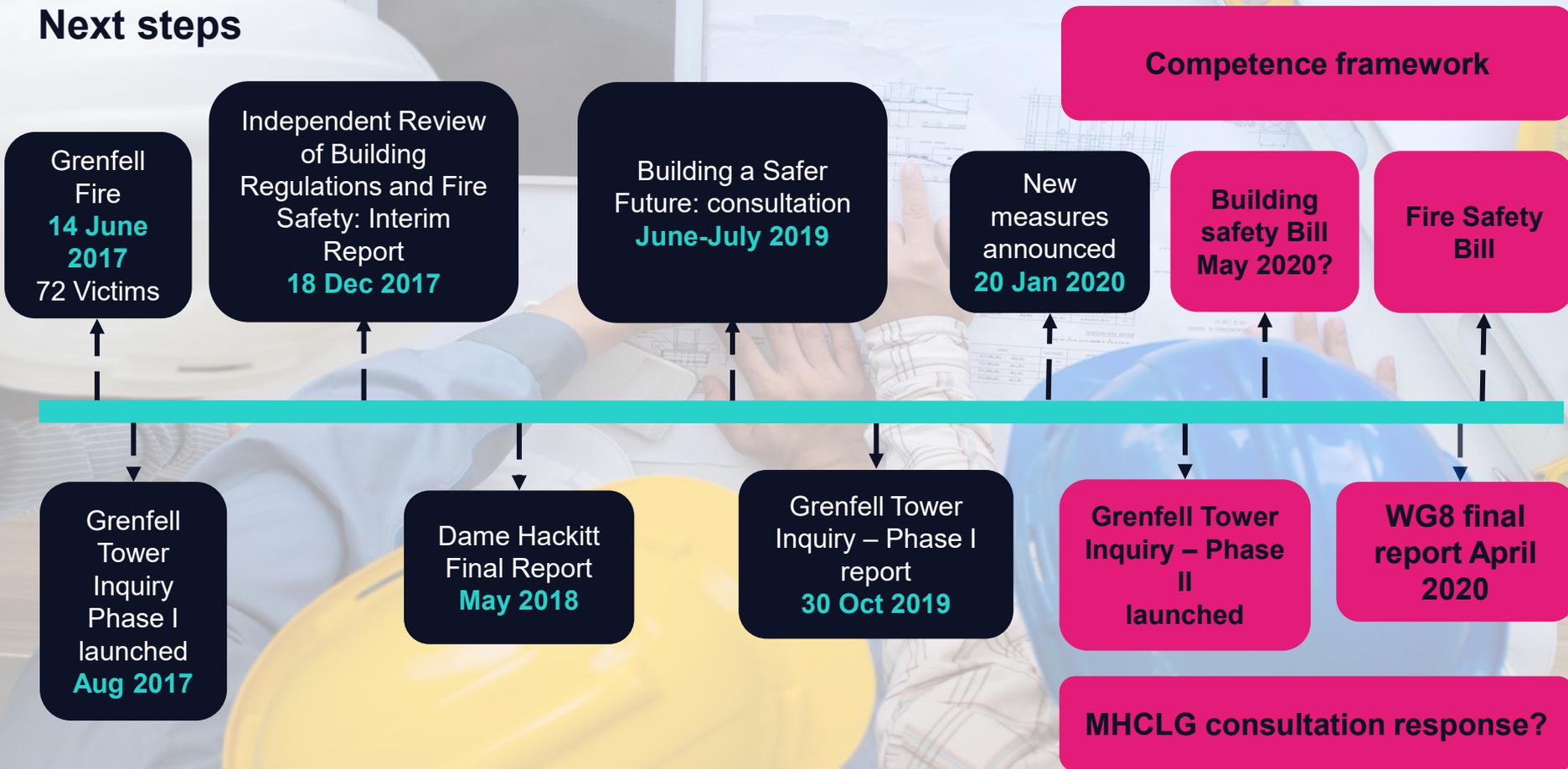
Both the [Grenfell Inquiry Phase 1 report](#) and [Advice for Building Owners](#) published by the Expert Panel set up after the tragedy list a number of building safety measures that building owners and manager should be taking forward.

## Key areas to consider are:

- Removal of unsafe materials and remediate unsafe wall systems
- Fire risk assessment:
  - External wall cladding and fire resistance
  - Fire doors (fire resistant and self-closing?)
- Fire fighting facilities, incl. testing of lifts
- Emergency fire procedures:
  - Incl. personal evacuation plans
  - Provision for evacuation signals

- Smoke control systems
- Keep fire service informed of relevant information and changes:
  - Details of external walls and materials
  - Paper and electronic plans
  - Location of premises information box (equip every high rise building)
- Ensure clearly marked floor levels

## Next steps



# Thank you!

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