

Building Safety Managers

How Peabody are preparing for these new roles

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Peabody Structure

2 main roles:

Building Safety Managers

Responsible for HRRBs in patches

Mitigating measures for cladding issues

Resident Engagement

Organisational Engagement – culture change

Building Safety Data

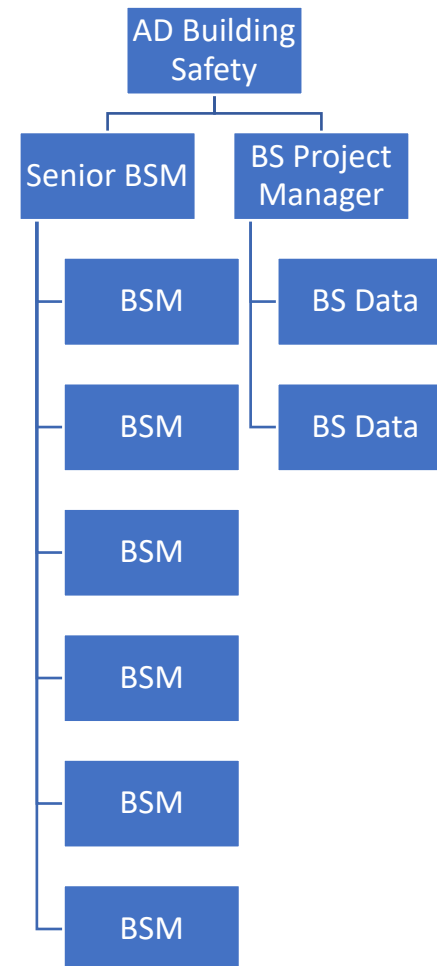
Carrying out cladding investigations

Building Safety Case data

Asset Information Requirements for BIM

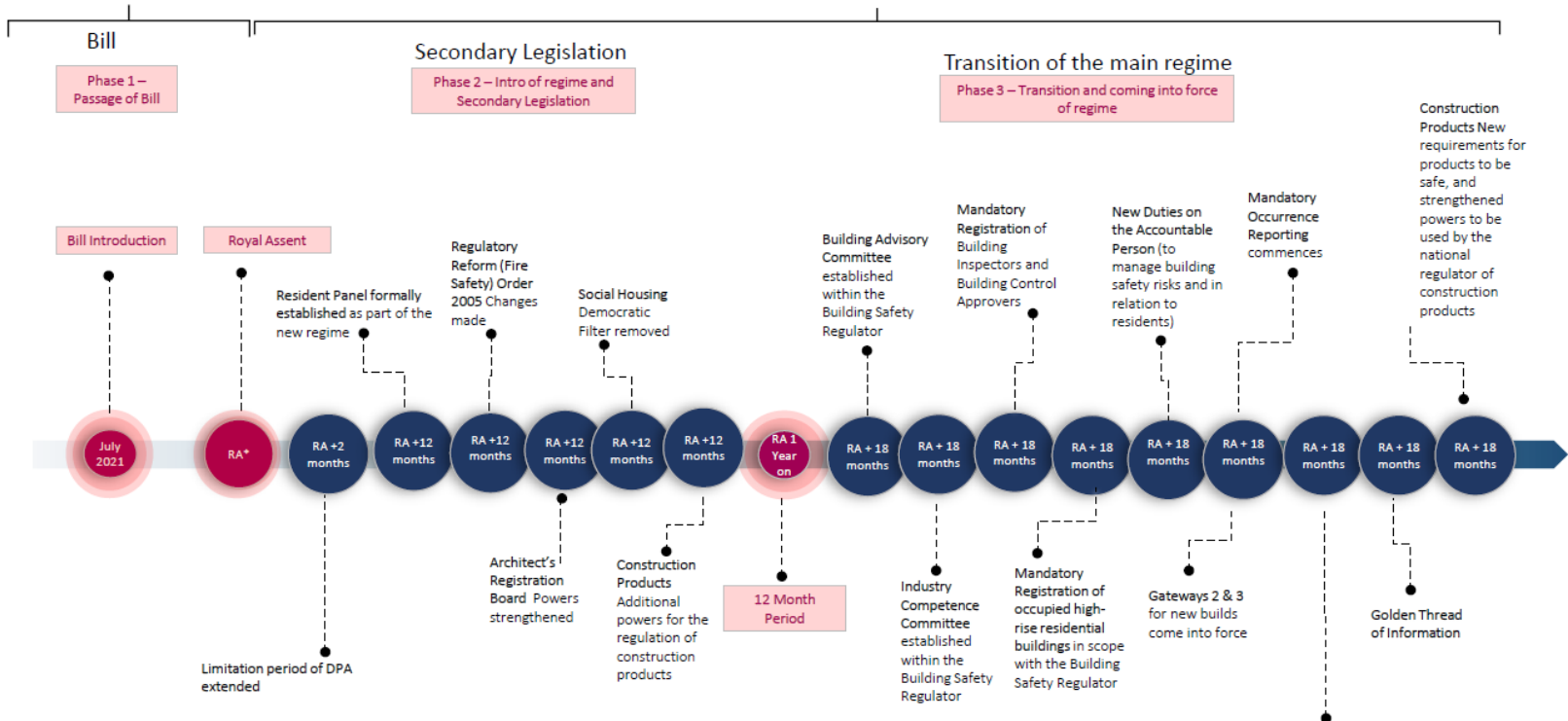
Checking quality of handover data for Gateway 3

Supported by expertise in Compliance and Fire Safety Teams



Building Safety Bill

- Transitional Plan



- Fact Sheets – published 14/10/2021 by DLUHC

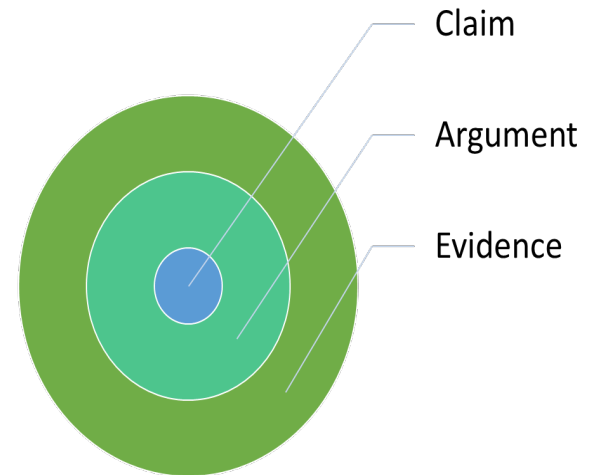
Accountable Person

- Each block over 18m or over 6 storeys will fall into the new regime
- There will be a new duty holder – the Accountable Person. For blocks with more complex management there will be a Principle Accountable Person
- They will need to register their building, appoint a Building Safety Manager and submit a Safety Case report in order to receive a Building Assessment Certificate.

What is a Safety Case

Safety Cases have been introduced where it has been shown that catastrophic failures have led to loss of life

Oil and Gas – Piper Alpha 1988
Petrochemical – Buncefield 2005
Nuclear – Sellafield 2005
Defence – Afghanistan 2006
Aerospace – Lockerbie 1988
Medical – Northwick Park 2006
Rail – Clapham 1988
Housing – Grenfell 2018



They rely upon:

Claim – My building is safe

Argument – It is safe because

Evidence – I can show why this is true here ...

What is a Safety Case?



Safety Case Principles DLUHC (Sept 2021)

The Accountable Person will...

- demonstrate how you are keeping your building safe, and
- demonstrate why you believe the measures you have in place to prevent and limit the consequences of a major accident in your building are sufficient and effective, and
- demonstrate that you have a robust approach to the ongoing management of the building to make sure those measures remain effective. This requires you to think about your building holistically and to think of it as a system

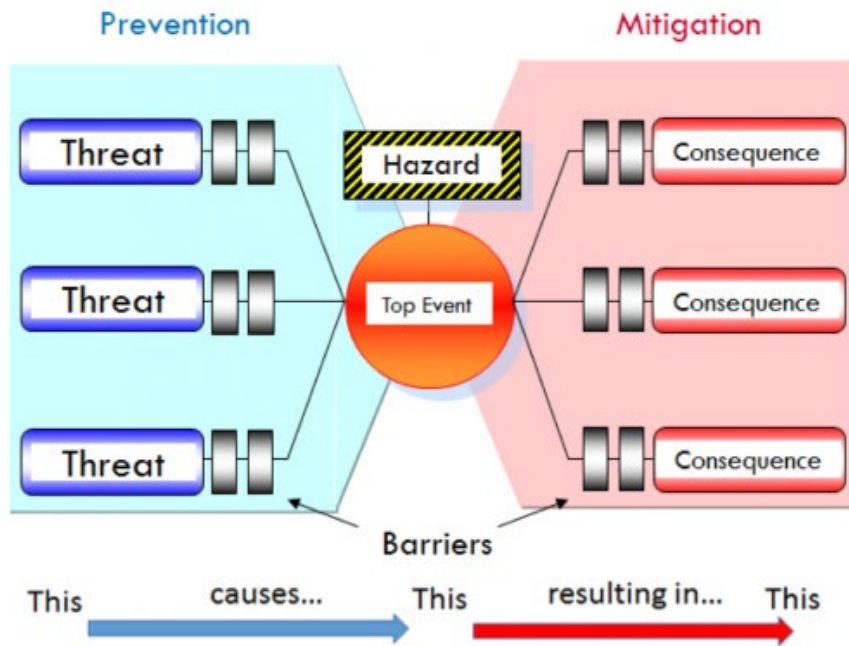
Hazard identification

The Accountable Person will...

- Create process of identifying the hazards
- Decide/ identify who might be harmed by those hazards
- Evaluate the likelihood and consequence
- Decide on the measures that are needed
- Decide about measures to mitigate further risk in the event a major incident
- Ensure those measures remain fit for purpose whilst the building is occupied.



Hazard Control

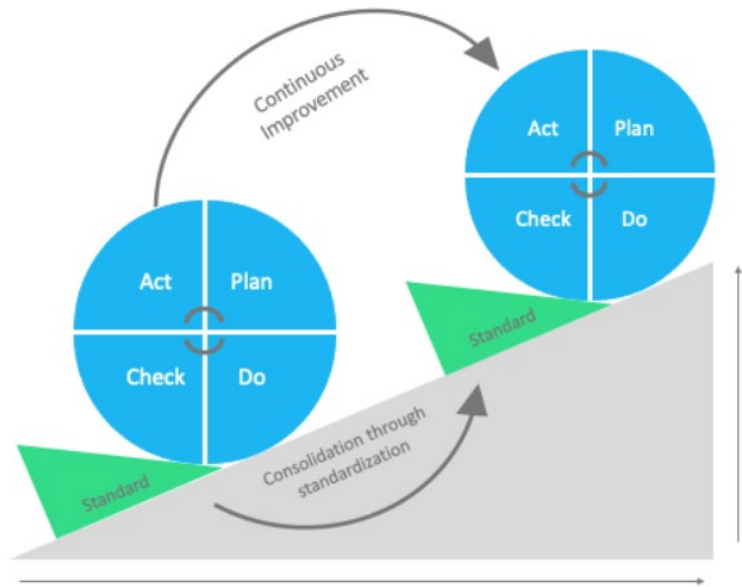


Safety Cases are used to make sure hazards are adequately assessed and controlled.

The barriers that control the hazard create the scope of a Safety Management System.

Safety Management Systems

Quality management processes - Plan, do, check, act.



The **Building Safety Manager** will ensure that the systems in place are managing hazards effectively.



Building Safety Manager

- The Building Safety Manager will assist the Accountable Person to meet their new duties for their high risk buildings.
- The Accountable Person can carry out this duty themselves if they have the right skills in their organisation but there still needs to be a named person.
- The competency required to carry out the role of a building safety manager is being consulted on in PAS 8673

Mandatory Reporting

- If there is a major failure in any safety systems or occurrences that could affect the safety of a building the Accountable Person will need to report this to the Building Safety Regulator.
- This also will be required from Gateway 2 (start on site) onwards during the construction process.
- Learning from reported occurrences will be shared by the regulator to improve safety.
- CROSS has been expanded to include Fire Safety.



CROSS

COLLABORATIVE REPORTING
FOR SAFER STRUCTURES





DATA



KNOWLEDGE



ACTION

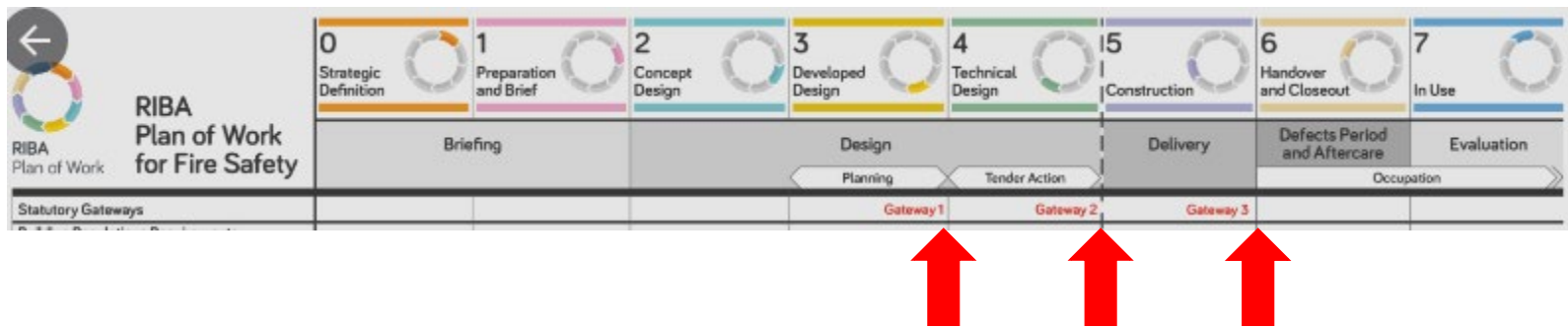
Golden Thread

- The golden thread is the record of everything that has happened in a building.
- It starts at handover and must continue through all maintenance and major works.
- The Golden Thread should be digital and accessible, BIM will help to capture this information for new projects.



Gateways

- The new regulator will carry out Building Control functions for all relevant buildings.



- There are approval gateways at planning, pre-start construction and at handover.
- At handover the Golden Thread must be in place to allow the building to be managed safely in occupation
- Major refurbishment projects will have to pass through Gateway 2 and 3 just like a new build project.



Resident Engagement

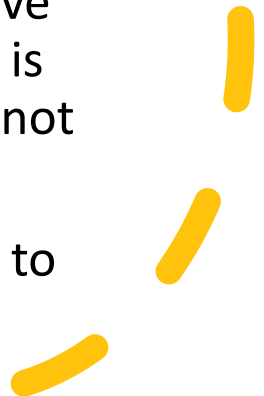
- Residents need to understand the safety procedures and equipment in their buildings
- Residents need to be involved in building safety decisions
- Residents can report any building safety concerns they have with their landlord to the new regulator



Personal Emergency Evacuation Plans - PEEPS

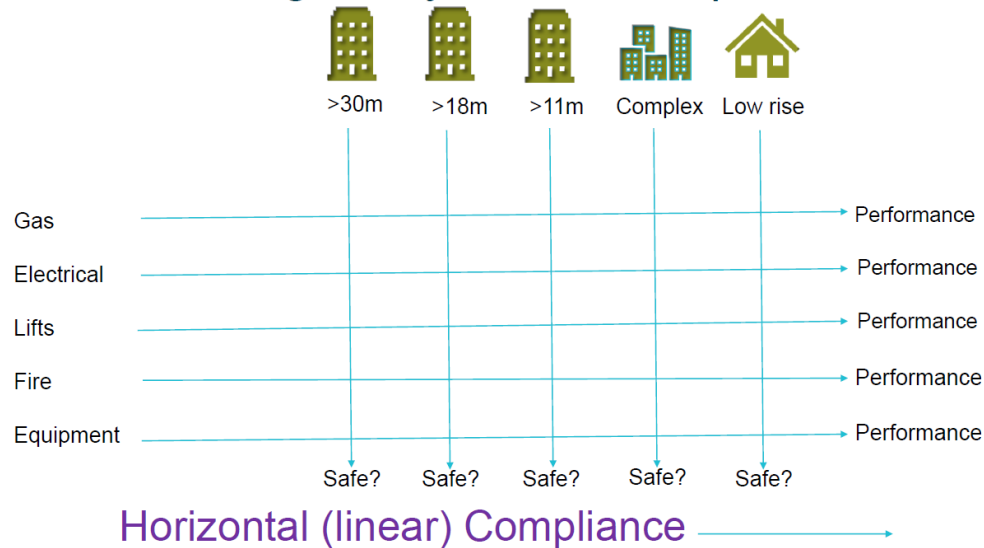


- There has been consultation on how to implement the Grenfell Inquiry Phase 1 recommendations to have evacuation plans for residents.
- This is a complex issue as previously evacuation plans are only used in buildings where assistance is available (i.e specialised housing or workplaces)
- The NFCC and housing providers have concerns that expectations of what is possible in an unmanned block are not realistic.
- Residential blocks are not designed to support full evacuation.



Vertical (holistic) building safety

Holistic building safety versus Compliance



What are
we
learning?

Looking at individual buildings
as systems is very different
from reporting compliance.

What are we learning?



Building Safety
Managers quickly
become focus points
for safety enquiries
across the organisation



The organisation is
keen to learn and
adjust but needs a
coherent plan to do
this



Changing how we
engage with residents
is the key to changing
how we view safety

Thank you

Any questions?