

People Powered Living

Practical Application of Building Safety Bill

Niall O'Rourke – Director of Safer Buildings



Context - Building Safety Bill



At the heart of the new regime is the safety of residents in high rise buildings

Asks us to re-imagine how we build and maintain our buildings, how we measure 'safe' and how we keep our residents informed of both their rights and their responsibilities as a resident

Wide ranging array of changes and new regimes covering the design, construction and occupation phases of HRBs



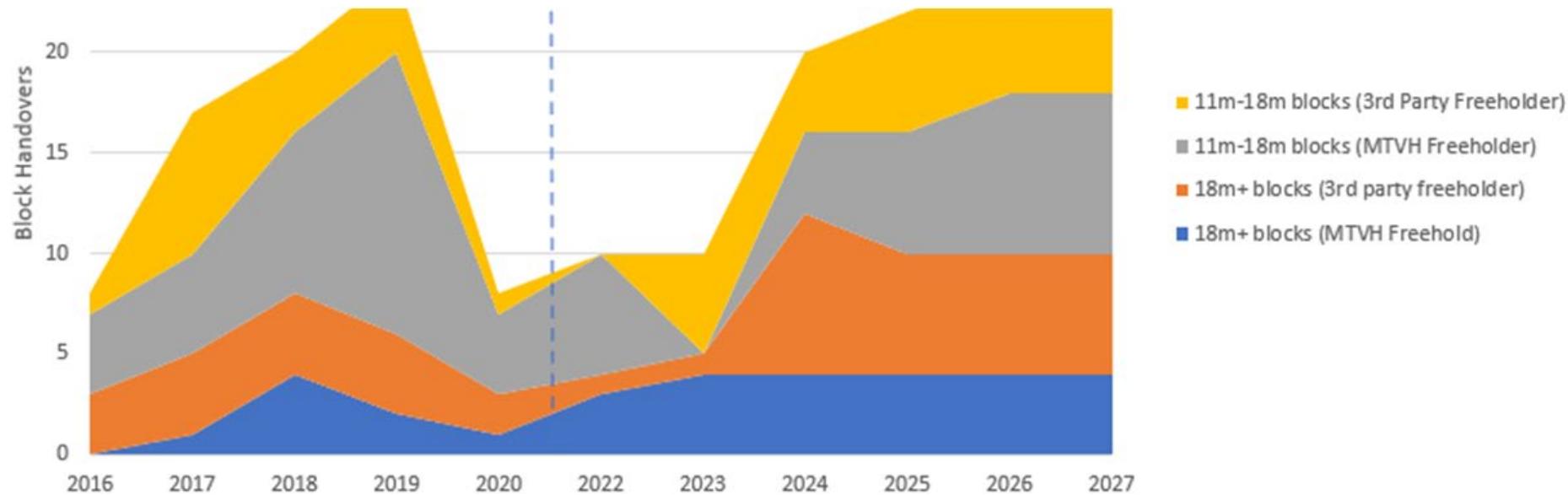
**Building Safety Bill - Anticipated Timeline Summary**

		Earliest	Latest	Actual
1	Building Safety Bill Introduced	-	-	July '21
2	Gateway points and golden thread (Gateway 1)	-	-	01-Aug-21
2	Royal Ascent	April '22	July '22	
3	Extending the time for suing developers (Defective Premises Act)	June '22	Sept '22	
4	Gateway points and golden thread (Gateway 2 & 3)	April '22	Oct '22	
5	The Building Safety Regulator	July '22	Jan '23	
6	Placing greater responsibilities on building owners with regards to fire	Oct '22	July '23	
7	Strengthening the building control profession and oversight of the built environment	April '23	Oct '23	
8	The new regime and dutyholders	April '23	Oct '23	
9	Buildings that are occupied and building safety managers	April '23	Oct '23	
10	Strengthened enforcement and tougher sanctions	April '23	Oct '23	
11	Building Safety Charge	April '23	Oct '23	





Context - Scale and Pipeline





RESPONSIBILITIES: Landlord, Freeholder, Virtual Freeholder, Head Lessee, Lessee.

Challenges

- Registered Providers playing multiple roles
- Responsibility on all stakeholders to collaborate in the interests of safety
- Clarity on ownership and property management responsibilities
- Resident Engagement

Actions

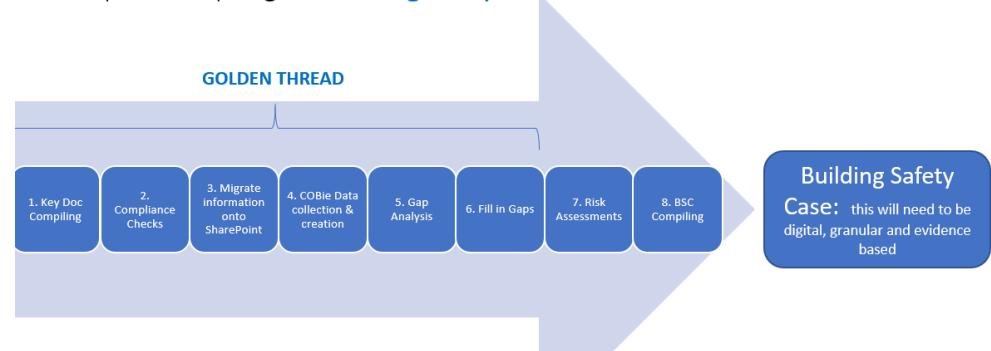
- Matrix of 3rd Party Freeholders/Agents
- Establish SLA
- Collaboration and information sharing to support Building Safety Management
- Achieve Value for Money & avoid duplication
- Outcome; improved safety, service and resident engagement and value for money





Buildings Safety Case Pilots

- Range of older/newer/3rd party blocks across legacy organisations
- Document search, archive & electronic, office refurbs – review and digitisation
- Collate into new agreed electronic structured file structures
- BS Case Gap analysis
- Resource Planner for gap filling
- Develop self serve capability to report from systems; compliance, NTC's, component renewals etc.
- Develop our Building Safety Management Implementation Programme
- Building Information Management System across the business. The steps to compiling our [Building Safety Cases](#)





- Create a culture where people do this willingly: it's about "what went well" and "what didn't work so well"
- Avoid blame culture, "what failed?"
- Save time, energy, effort and the cost of making the same mistakes
- Willingness to learn from mistakes encountered
- Opportunity to learn and iteratively redesign procedures and interaction across the business.
- Improve collaboration and teamwork across business.

Sample Lessons Report

Document:	Lessons Report - Final	Project:	Pen Project	Author:	Project Manager	Date:
1. Executive summary	The project was successful; however, we learned that we should be more careful with evaluators, and timing of the tasks of the supplier. There were some positive points in the project which we should try to keep in our future projects.	2. Scope of the report	The end of the project	3. Lessons (continue)	What could have gone better? <ul style="list-style-type: none">• There were delays in receiving the catalogs and this impacted all future tasks and deliverables. In retrospective, we realize that we could have asked for the catalogs a lot sooner• 9 out of 20 evaluators did not do their tasks properly. We should have hosted a short meeting (< 15 mins) where the CEO presented the value of the project and how this task will help us.	
3. Lessons	What went well? <ul style="list-style-type: none">• It was easy to choose the supplier, because the team provided us with needed information in time and we had good communication. We should always take help from such people in our projects.• It was also easy to choose the evaluators due to the support of the Sales Manager.• The help of IT Department was really helpful and helped us to recover the delay.				A Lessons Report normally covers: <ul style="list-style-type: none">- What we've learned through this project.- Tips that would be useful for future projects.	



Experience to date

- Areas of business traditionally view a block from their sphere of responsibility
- Residents view the block as their home
- Safer Buildings: Block meetings for Intrusive Surveys, Findings, BS Fund, Remediation etc.
- Pick up other defects, investigate & own the issues.
- Communications Strategy; Standard Communications Information; Leaflets, Website, Zoom/Teams Presentations.
- Positive resident feedback on engagement, despite the often unfavourable outcomes
- Value in move toward Building Safety Management approach
- Increasing engagement and meaningful