



Building Safety after Grenfell

Fire Information Group UK, 11 October 2018

Hannah Brook

Ministry of Housing, Communities and Local
Government



The Independent Review was commissioned in the wake of the Grenfell Tower fire but with a broader remit to look at the regulatory system for high rise buildings

The brief

- Review announced on 28 July 2017.
- Reporting jointly to Housing Secretary and Home Secretary.
- End-to-end review - system and people.
- Assess effectiveness of current building and fire safety regulations, focusing on high-rise residential buildings.
- Consideration of new build and life cycle management of occupied buildings including refurbishment work and ongoing integrity management throughout the lifecycle
- Make recommendations that will ensure we have a sufficiently robust regulatory system for the future.
- Analysis of the system but not the detail or how it evolved – matters for the Public Inquiry



The current system is clearly broken and not fit for purpose

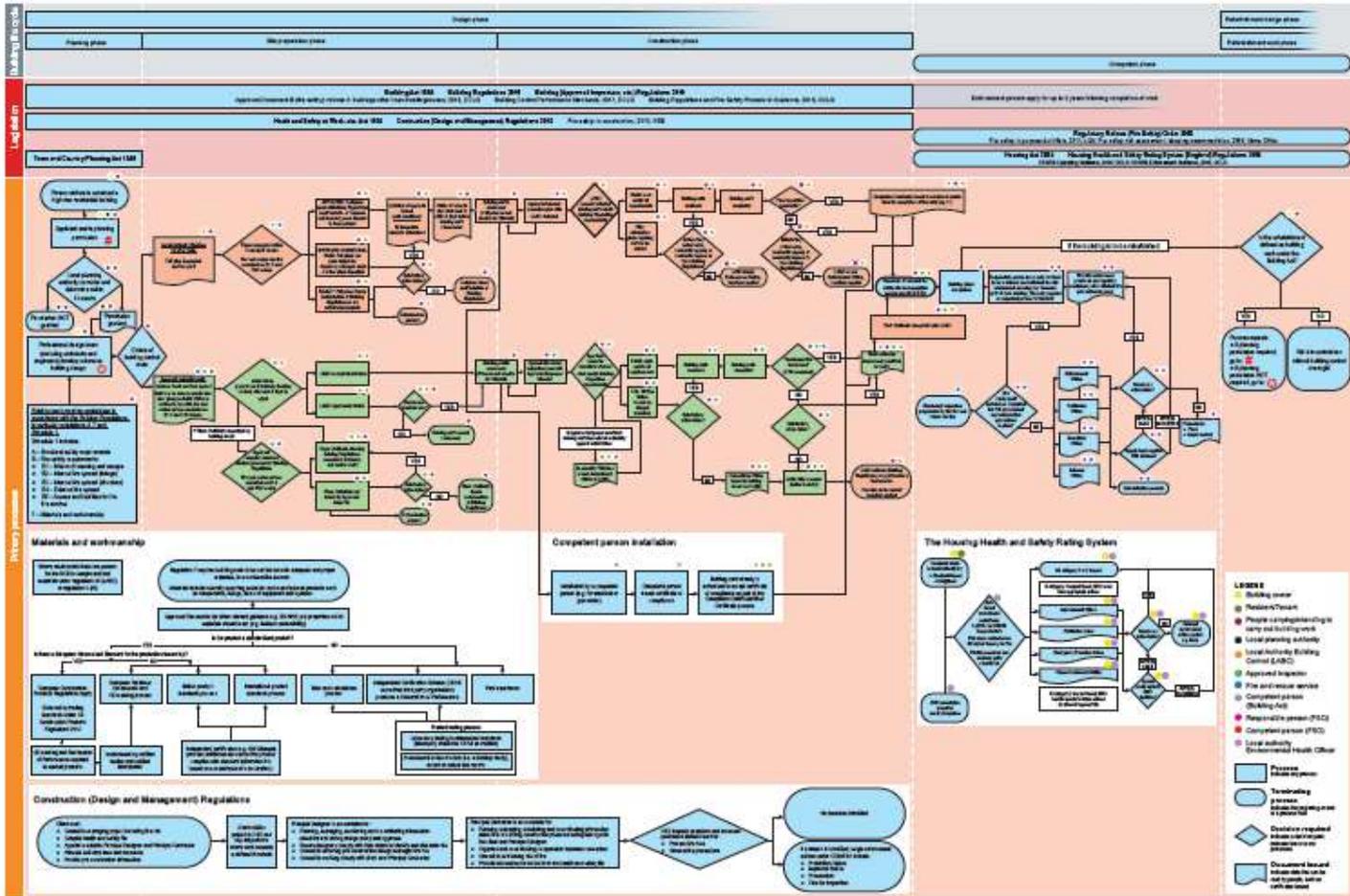
Interim report findings

- Current regulatory system for ensuring fire safety in high rise and complex buildings is weak and ineffective.
- Industry behaviour characterised as a “race to the bottom” with significant evidence of gaming the system
- Guidance is prescriptive but siloed, confusing and inconsistent
- Design and change management is poor, both during construction, occupation and refurbishment
- Experts are not listened to
- Residents are not listened to and have no reliable means to recourse
- Problems connected to the culture of the construction industry, building management and the ineffectiveness of the regulators that oversee
- Product testing, marketing, labelling and approval processes are flawed and unreliable



The Independent Review mapped the current regulatory system..

Mapping the building and fire safety regulatory system – high-rise residential buildings





....and the final report recommended fundamental reform of the system.

- A stronger and tougher regulatory regime:
 - Joint Competent Authority comprising the Health and Safety Executive, Local Authority Building Control, Fire and Rescue Authorities
 - A stronger enforcement and sanctioning package – criminal sanctions and large fines
 - Introduction of a safety case approach and permissioning regime which will only allow buildings which are demonstrated to be safe to be constructed and occupied
 - Consideration of high rise buildings as a complex holistic system
- Clear responsibilities to actively manage on-going safety during occupation:
 - Continued 'safety case' regime whereby building owners will need to demonstrate to the regulator that safety risks in their buildings are managed and controlled and buildings remain safe for occupation
 - A nominated a 'building safety manager' whose contact information would be displayed at the building and should be the day-to-day contact for residents on building safety matters



..and the final report recommended fundamental reform of the system.

- Fundamental overhaul of guidance
 - Simpler, clearer and easier to use to support a systems approach to building safety
 - More rigorous requirements where needed
 - particularly for high rise residential buildings
 - Industry to be engaged in producing detailed guidance on how to meet standards but under scrutiny/control of new regulatory body
- Industry to lead on strengthening competence of professionals and set out a credible proposal within a year.
- Stronger testing, labelling and traceability of products used in construction which are critical to building safety.
- Empowered residents:
 - Greater access to and transparency of safety information by building owners.
 - A culture of engagement and government funding to support residents' associations.
 - An independent, no-risk route for redress on safety issues.
 - Responsibilities to maintain safety features in their dwellings.



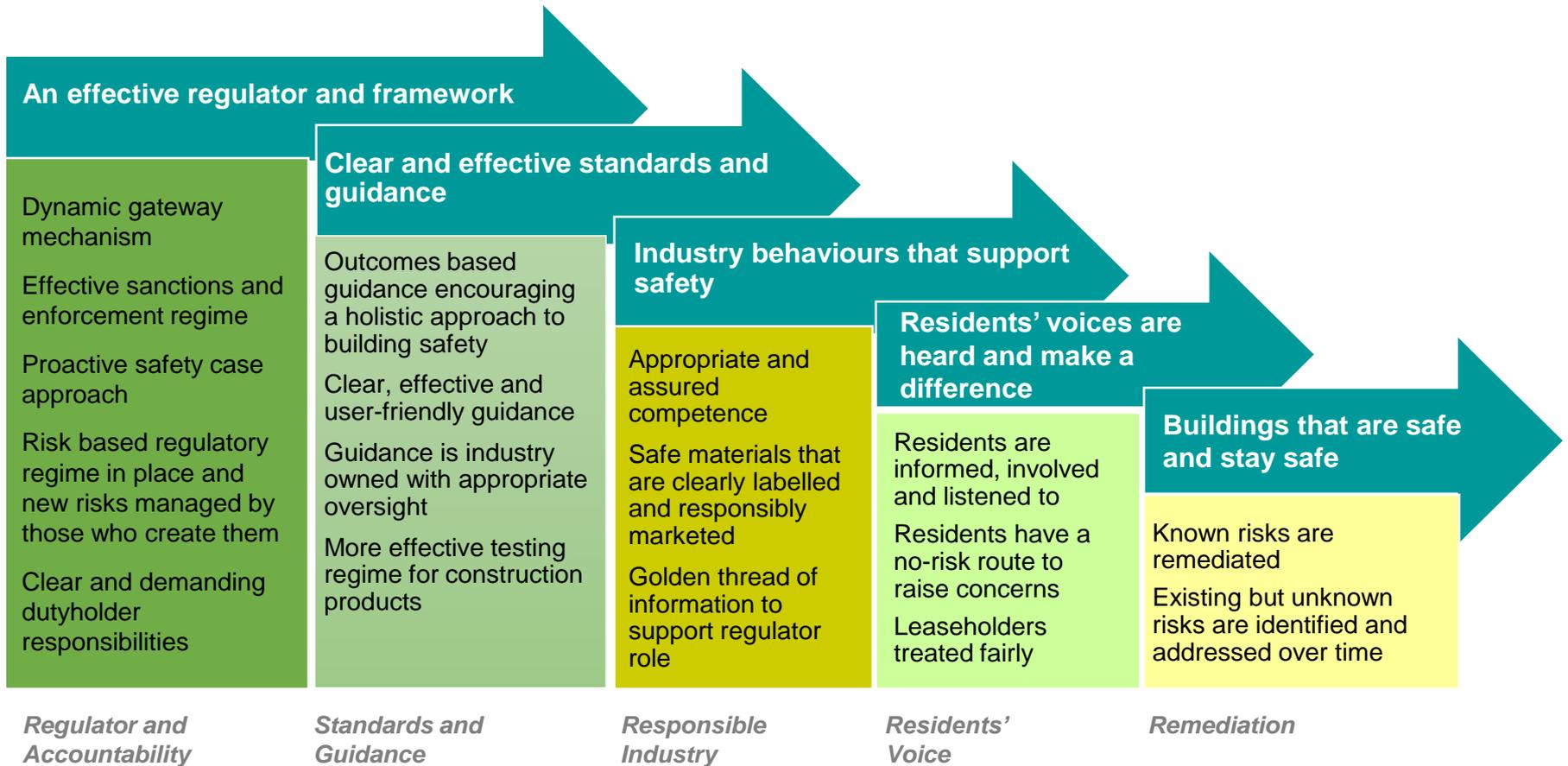
The review has set out important key principles...

- Clear accountability and responsibility at the heart of the system.
- A joined up permissioning approach to regulation of high rise complex buildings through a tougher single regulatory body.
- Holding dutyholders to account:
 - Simpler but more robust
 - A preventative approach with serious penalties for those who fail to comply **before** an incident or tragedy occurs
 - Incentivises good practice and responsible behaviour
- Mechanisms in place to react to learnings and information quickly.
- An outcomes-based approach to encourage real ownership and accountability:
 - those undertaking building work and managing buildings must be responsible for delivering and maintaining safe buildings.



Since the Review, MHCLG has built the Building Safety Portfolio

Residents of higher-risk buildings are safe and feel safe now and in the future





Making buildings safe: Support for remediation

The Building Safety Programme is supporting remediation of existing buildings:

- Working through the Expert Panel and Industry Response Group to provide advice and address capacity constraints that might inhibit remediation.
- Supporting local government on enforcement (advice on legal powers, promoting good practice, establishing a joint inspection team, developing additional guidance and providing £2.3m funding).
- Engaging directly with developers, freeholders etc to ensure that private sector blocks with ACM are remediated and leaseholders protected from costs.
- Seeking and publishing data on remediation plans for all ACM clad buildings.
- Providing £400m funding for local authorities and housing associations for replacing ACM cladding.
- Offering local authorities financial flexibilities for other essential fire safety work.



Making buildings safe: Advice for building owners

Building owners are responsible for making their buildings safe.

With the support of the Expert Panel and Industry Response Group, we have issued advice for building owners on:

- Interim mitigating measures to keep buildings safe while remediation plans are made and implemented, backed up by fire and rescue service visits.
- Interpreting the results of the wall system tests and what these mean for remediation.
- The recommended step-by-step process for assessing and remediating unsafe ACM cladding.
- Other safety issues and concerns that have come to light (other cladding systems, Large Panel System buildings, fire doors).



Social Housing Green Paper

A New Deal for Social Housing

- The Government's Social Housing Green Paper *A new for social housing* was published on 14 August 2018.
- Chapter 1 sets out Government's commitment to give social housing residents a much stronger voice in an improved system.
- As set out in the Social Housing Green Paper we think there is an opportunity to accelerate an early response that builds on existing good practice in the social housing sector.
- We will develop a new programme to support residents to engage with their landlords on issues of building safety.
- We will also establish a best practice pilot with a small group of social landlords to trial options for communicating and engaging with residents on safety issues.



There is a lot to do and Government can't do it on its own

We have formed new groups to support us:

- Industry Safety Steering Group
- Industry Early Adopters Group
- Residents Reference Panel

And we continue to work closely with industry:

- Construction Industry Council leading work on competence
- Working with industry to make all approved documents more user-friendly



Any questions?



All of our information and advice is on the web at
<https://www.gov.uk/guidance/building-safety-programme>