

11% of UK construction spend is on fit-out

Buildings may have 30 fit-outs during their lifecycle

FIS Fit-out Day...

FIS
Representing the
finishes & interior sector

Ongoing vetting of
contractors
Setting higher
standards
Driving quality
through a focus on

**PRODUCT
PROCESS
PEOPLE**

www.thefis.org

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FT **TERRIX**

1



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Quality Compliance and Reputation

Joe Cilia, FIS Technical Director

JC – 12.55-13.00 mins

2



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London Evening Standard

Let this be a symbol of the time we learned a new and better way?

SIX MONTHS ON GRENFELL VICTIMS REMEMBERED AT ST PAULS SERVICE

3



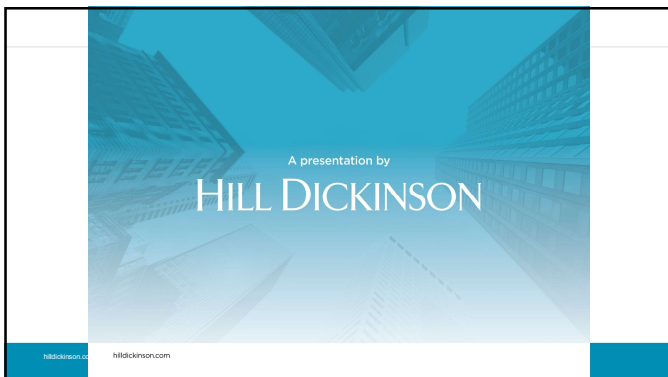
FIS

Understanding the Building Safety Act: A New Legal Framework

Sam Beer, Hill Dickinson

SB – 13.20-13.40 mins

4



A presentation by
HILL DICKINSON

hildickinson.com

5



BUILDING SAFETY ACT 2022 ("BSA")

Sam Beer, Construction and Engineering Team

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Structure

- Introduction to the BSA
- Objective of the BSA
- Scope of the BSA
- The “sticks” to encourage compliance
- Working in the BSA environment
- Interplay with CDM
- Mandatory Occurrence Reporting

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Introduction – how did we get here?

- Grenfell Tragedy
- Grenfell Inquiry
- Hackitt Review (Building a Safer Future)
- Grenfell Phase 1 Report
- Building Safety Act

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Introduction – Grenfell Tower Tragedy



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“...the evidence [found by the review] has demonstrated that there has been a “race to the bottom” in the construction industry. It is clear that competence, and ability and desire to comply with building regulations, has been “patchy”, with profit the overwhelming priority, leading to cost cutting at every turn. Underpinning this has been a regulatory system that was not fit for purpose and which has failed to identify systemic issues in the building industry or appropriately enforce building regulations. The manufacturers of construction products have also played their part, with the evidence to the review of both deliberate gaming of the testing regime and questionable market practices”

Dame Judith Hackitt

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“[The coming into force of the BSA] marks a major turning point for building safety in this country, as we introduce a tough new regime to make homes safe and help rid the sector of bad practice once and for all. Hundreds of thousands of innocent leaseholders now have the legal protection they rightly deserve, freeing them from a financial burden they should never have faced. I’m pleased that most of the largest developers have agreed to play their part in solving this. But there is more to do – we are focusing intensively on work with lenders to unlock the mortgage market and empower leaseholders to take their next step on the property ladder, and we will remain vigilant if anyone fails to act on the pledges they have made.”

Michael Gove, Secretary For Levelling Up

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The BSA

- Building Safety Act (“BSA”) – Royal Assent on 28 April 2022
- BSA act is a substantial document
 - 171 clauses
 - 6 Parts
 - 11 Schedules
 - 230 pages
- Huge and wide-ranging impact on the Construction Industry

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Objective

- Secure the safety of people in or about buildings;
- Improve standards of buildings

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Scope

- Changes to the Building Act and the Building Regulations to improve building control
- Additional statutory duties on CDM duty-holders
- Change the way higher-risk buildings are designed, planned and built
- Enhanced rights to bring claims in respect of defective work
- Widening of liability

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The "Sticks"

- Defective Premises Act
- Building Act
- New cause of action against construction manufacturers and sellers
- Potential severe penalties and sanctions
- New Ombudsman

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Interplay between BSA and CDM

- Construction process v built structure
- Duty holders duties
- New powers to set competence requirements for the main duty holders
- Duty holders responsibilities
- declaration of competence

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BSA and CDM – moving forward?

- Focus on planning
- Appointment of "right" individuals
- Co-operation and co-ordination
- Risk identification and management
- Communication to "Team"
- Consult and engage about risk

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Mandatory Occurrence Reporting

- mandatory occurrence reporting from Gateway 2 (the construction phase) onwards
- the duty holders mainly responsible for mandatory occurrence reporting are the principal contractor and contractors during construction
- FIS contractors need to collaborate when structural and/or fire risks are identified.

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The BSA environment

- Resource
- Uncertainty
- Insurance
- Allocation of risk

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Conclusion

- Competencies
- Co-operation
- Co-ordination
- Communication

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Understanding the Building Safety Act: A New Approach to Building Control

Jason White, Assent Building Control & Fire Safety Building Regulations Group (FSBRG)

JW – 13:00 – 13:20 mins

21

The Building Safety Act

ASSENT Building Control

Understanding the Building Safety Act:

A Building Control Perspective

17th May 2023

Jason White BSc(Hons) FRICS MIFireE C. Build E FCABE
Group Strategic Projects Director

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ASSENT

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BUILDING CONSULTANCY

Understanding the Building Safety Act – a Building Control Perspective

Agenda

- Building Safety Act
- Building Safety Regulator – how will the Building Control system change?
- How will this apply to Higher Risk Buildings and those that are not?
- Golden Thread Information – What do you need to provide at Building Control Approval and Completion Application Stages (HRBs)?
- Demonstrating Competence

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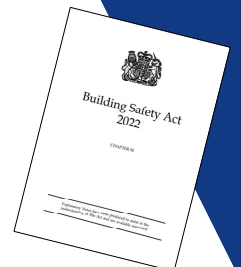
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Building Safety Act 2022



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Understanding the Building Safety Act - a Building Control Perspective

The Act and subsequent Secondary Legislation will introduce:

- New, more stringent, regulatory regime in England
- New Building Safety Regulator (BSR) established by HSE
- Competency within construction
- New construction products regime regulated by a new Construction Products Regulator.

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Understanding the Building Safety Act - a Building Control Perspective

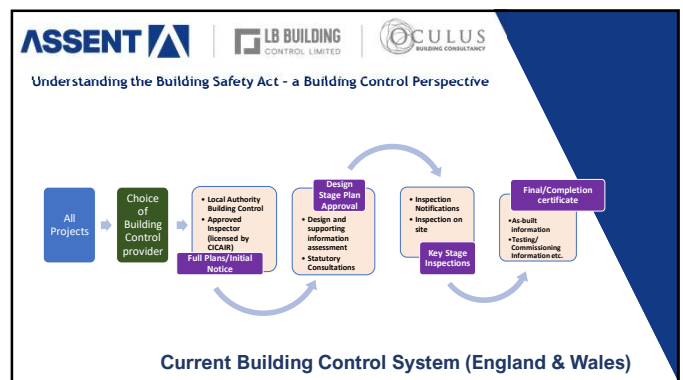


Building Safety Regulator HSE

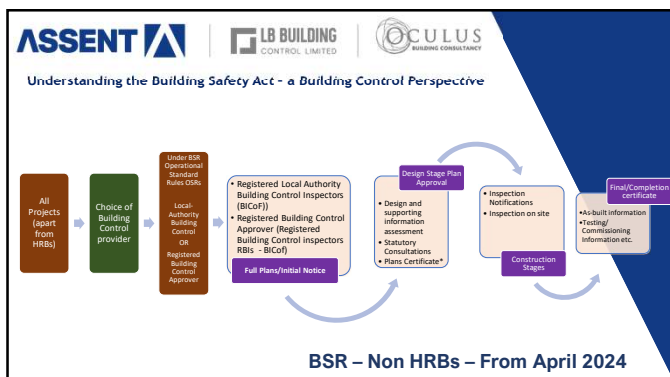
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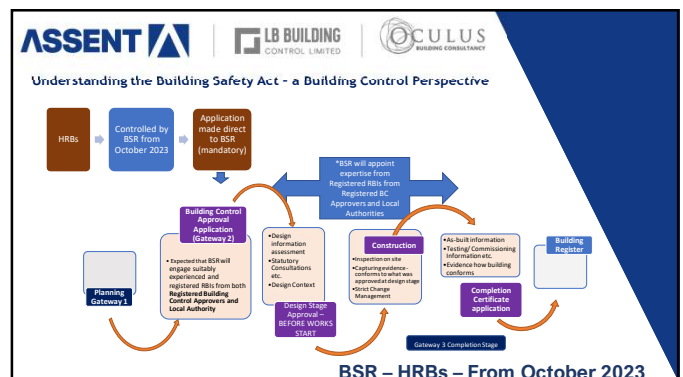
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**Building Safety Regulator BSR –
Building Control Authority for Higher Risk Buildings HRBs**



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Working together

- Experience and expertise
- BSR has overall responsibility
- Legislation delivered using multi-disciplinary teams – MDTs
- Working with clients to provide competence



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What is classed as a 'Higher Risk Building'?

"The regulator is the building control authority in relation to any higher-risk building in England or any proposed such building"

- A building containing at least 2 residential units,
- hospitals, and
- care homes

Which are 18 metres plus in height, or have at least seven storeys



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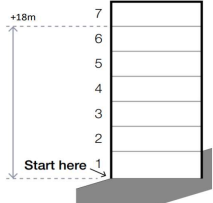
Understanding the Building Safety Act - a Building Control Perspective

Higher Risk Buildings

Height measurement

For this type of building, storeys should be measured from the lowest level of the ground directly adjacent to the structure above ground level

Measured to the top floor surface of the top storey – that is not exclusively rooftop machinery or plant rooms



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Higher Risk Buildings

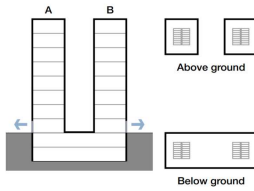
Whole building

The structures are joined by an underground car park or basement levels

The structures each have separate cores

There is access between the two structures via the underground attached levels

This type of building would be considered as one higher-risk building when it was being designed and constructed



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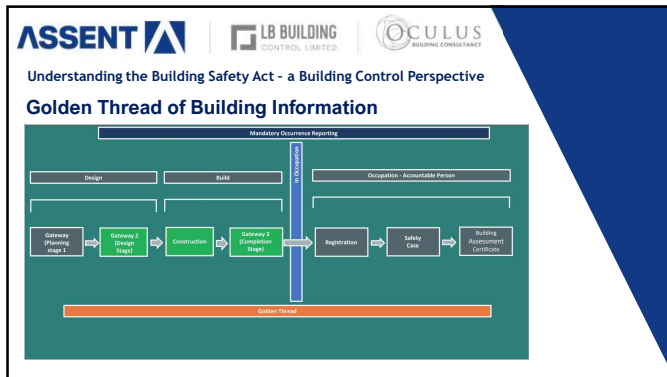
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Golden thread of information

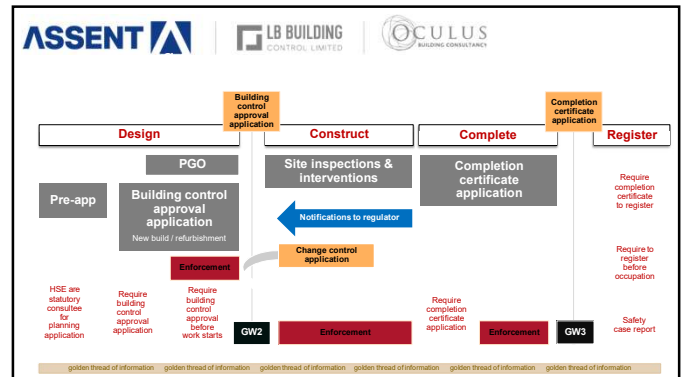
- "The golden thread is both the information that allows you to understand a building and the steps needed to keep both the building and people safe, now and in the future"
- The information required for the building control approval, change control process and completion certificate application
- Evidence to support the safety case
- Intelligent information management



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Planning Gateway One

- HSE is a statutory consultee for in-scope buildings at planning application stage
- Fire safety matters relevant to land use planning
- HSE provides comments to local planning authorities on submitted planning applications

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Understanding the Building Safety Act - a Building Control Perspective

Building Information During Design & Construction Phase

Before Building Works starts

Sufficient information to show how the building will satisfy the functions requirements of the Building Regulations.

Plans, details, specifications + include:

- Construction control plan
- Fire and emergency file
- Building Regulations compliance document
- Planning Statement
- Change Control Plan
- Competency Declaration
- Description of mandatory occurrence reporting system

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Building Information During Design & Construction Phase

During Construction:

Sufficient information (evidence) must be captured to show how the building work conforms to the design that was approved, including any approved changes.

Evidence comprises:

- As built plans and information
- Evidence captured throughout construction stages
- Information captured through commissioning
- Information captured through final functional inspections.

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Completion Stage Application

The Building Completion Certificate Application must contain sufficient information to show how the building conforms:

- To the approved design and
- Satisfies all the applicable function requirements

Change Management:

Sufficient information (evidence) must be captured to show all changes from the original building control approval application were assessed by the client's team for impact and recorded in a change control log.

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Completion certificate applications

- Prescribed documents
- Multi-discipline team (MDT) site inspections & interventions
- Separate schedule for the completion process – including submission of commissioning information
- MDT assessment – plans & details
- Statutory consultations
- Golden thread of information
- Completion certificate issued
- A completion certificate allows the registration of the building



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Transitional Arrangements



Building Regulation applications registered on or after 2nd October 2023 for in scope buildings, will be controlled under the Building Safety Act.

Building Regulation applications registered before 2nd October 2023, that **do not** meet the commencement threshold before 1st April 2024 transfer to the regulator.

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Commencement of work

It is proposed that either of the following two definitions for commencing work on new buildings (both higher-risk and non higher-risk) should apply depending on the construction method:

- Completion of the sub-structure of a building up to and including the foundations and any basement levels, the construction of walls up to damp proof course level, the laying of foul and surface water drainage (within the footprint of the building) and the installation of the ground floor structure; or
- Completion of the sub-structure of a building up to and including the foundations and any basement levels, the laying of foul and surface water drainage (within the footprint of the building) and the installation of the ground level supporting structure.




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Competence of Industry

- The BSR will promote competence among industry professionals and regulators to raise standards in design, construction and the management of buildings.
- Ensure people are competent with the necessary skills, knowledge, experience and behaviours, necessary to deliver the role, or if a company, the required organisational capability.
- Competence requirements will mirror the requirements of CDM and apply to all building work, not just HRBs.
- HSE recruited experts to its Interim Industry Competence Committee to advise on competency issues and actions to be taken by HSE and industry.
- DLUHC have published draft regulations with more details on current thinking



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Demonstrating Competence

- There are a number of ways in which a person involved in the construction project can demonstrate that they meet the competence requirements for the role or tasks they are to undertake.
- As a minimum, those carrying out work will be expected to meet the standards set by their sector, for example, relevant training and qualifications recognised by accredited institutions, membership of an established trade or professional body, or relevant experience of the type of work they will undertake.



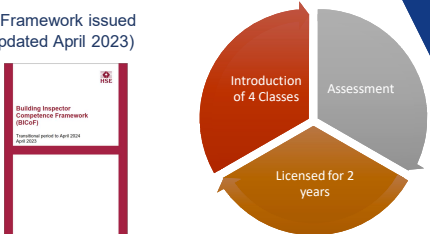
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Competency – Registered Building Inspectors

Building Control Framework issued October 2022 (updated April 2023)



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Understanding the Building Safety Act - a Building Control Perspective

Summary

- New, more stringent, regulatory regime for England.
- Accountability.
- Competency within construction.

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What can Assent do to help

- Gateway 1 submissions
- Safety Case documents
- Dutyholder site inspections and reporting
- Evidence for Gateway 3
- Pre tender design advice
- Golden Thread information
- Fire Safety Training
- Contact Lisa Hendricks or myself for further support on any of these elements.

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Understanding the Building Safety Act - a Building Control Perspective

Help and further information

Jason White – Group Strategic Projects Director (Technical)
 Email: jasonwhite@assentbc.co.uk
 Telephone: 07553 676 342

And

Lisa Hendricks – Business Development Manager London
 Email: lisahendricks@assentbc.co.uk
 Telephone: 07968 360 710

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Expertise, innovation and uncompromising standards



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Questions?????

JC – 13.40-13.45 mins

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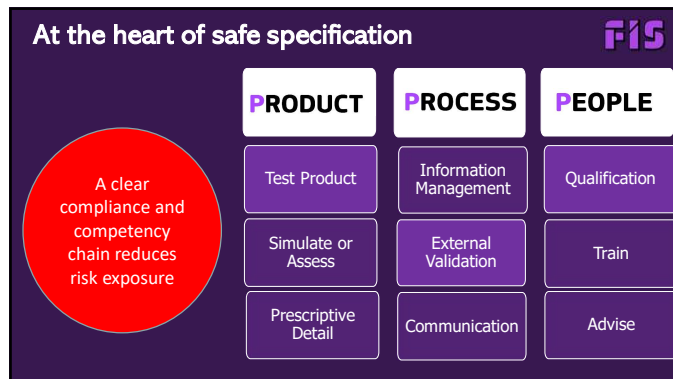
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Competence, Quality issues, design considerations, common concerns in the Fit-out Process

Joe Cilia, FIS Technical Director

JC – 13.45-14.00 mins

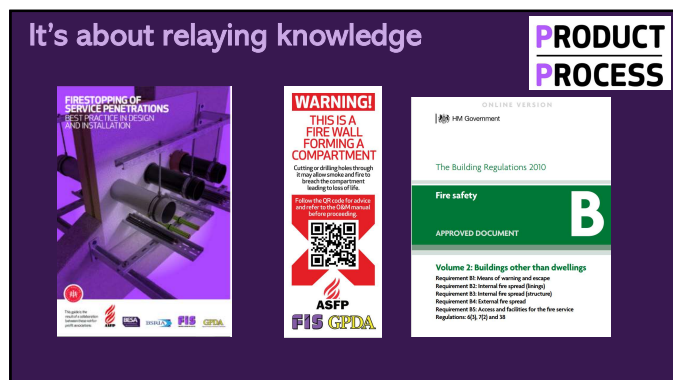
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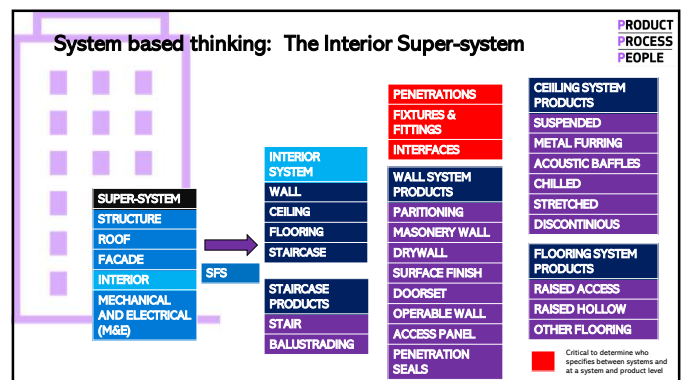
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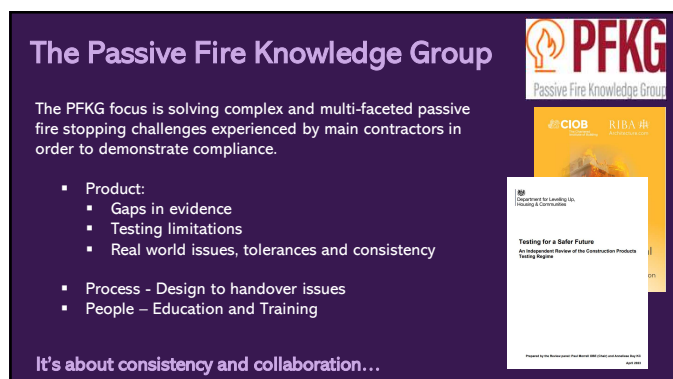
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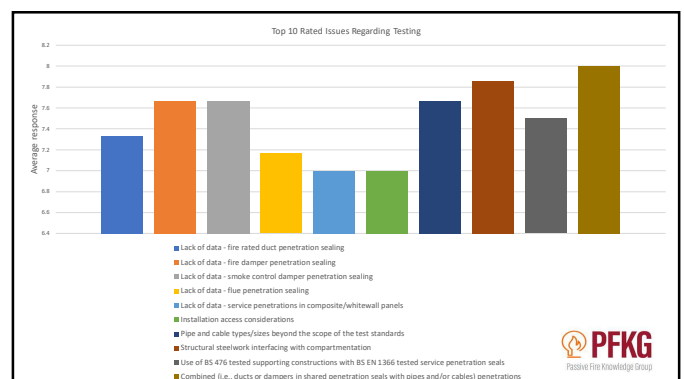
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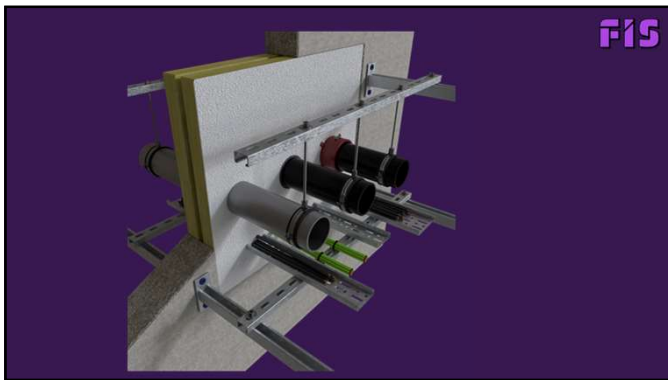
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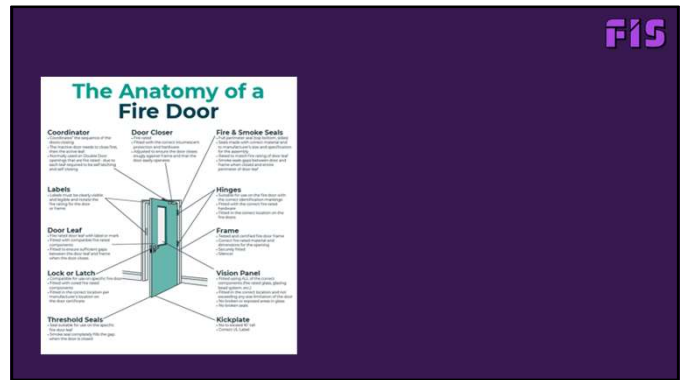
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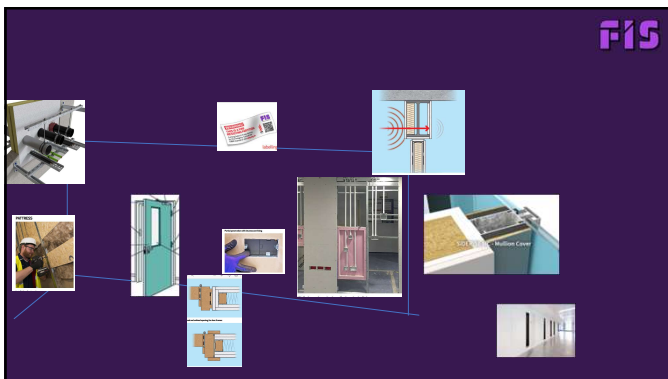
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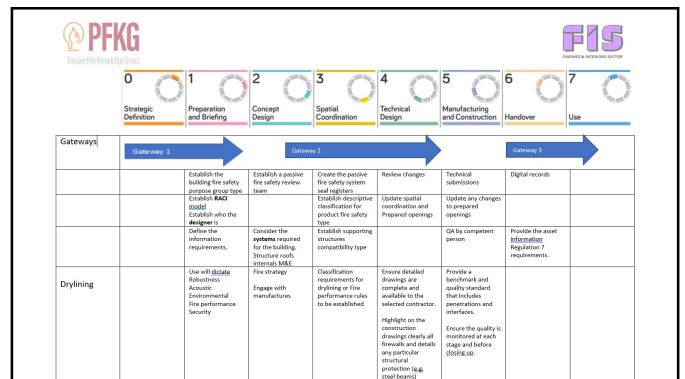
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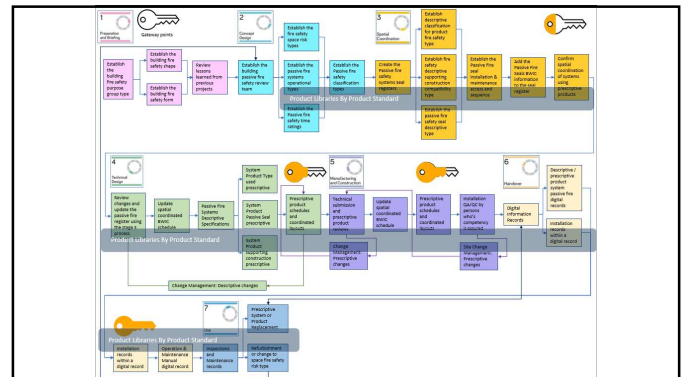
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PFKG Passive Fire Knowledge Group		FIS Fire Incident System	
Passive fire protection to openings (Fire stopping)	Early engagement with building and fire mapping manufacturers and specialists.	Mit overlay will start to define opening sizes. Establish core requirements. Penetration and detail considerations.	number of internal wall panels. Ensure the test standards align with the other elements and include workmanship and tolerance standards.
Doors		Check door position against room alignment and door opening compliance with the supporting structure.	Ensure details of openings and mapping requirements included in the design details.
Interface with structure		Consider interface with structural beams, especially those with reactive coatings. Also consider building movement.	Only use 3rd party certified installers. Implement structural inspection plan at each stage.
FIS guidance	Checklist of items	Checklist of items	Checklist of items

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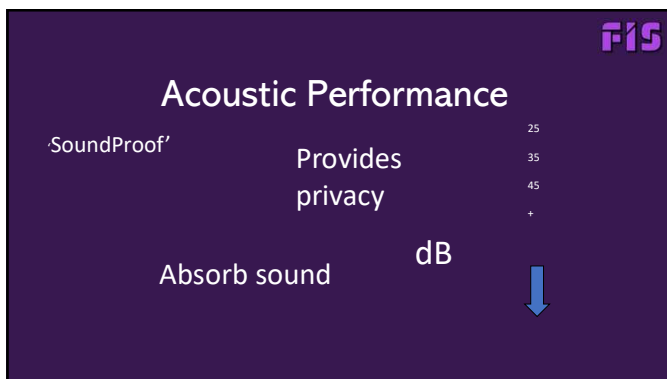
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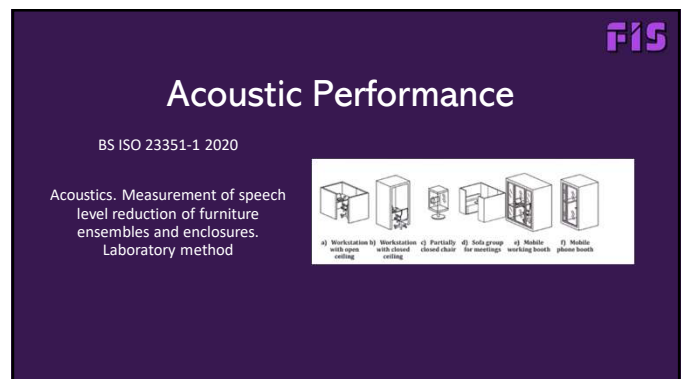
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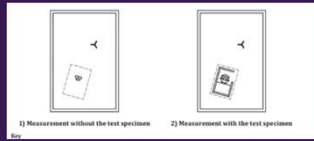


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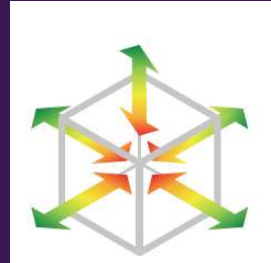
Acoustic Performance

BS ISO 23351-1 2020

Acoustics. Measurement of speech level reduction of furniture ensembles and enclosures. Laboratory method



73



74

Next Steps

- Validation at Salford University
- Presentations to Acousticians
- Presentations to Designers

75

Benefits

- Acousticians will know that there is real verifiable and usable data
 - Differentiate from the crowd
 - Stop a race to the bottom
 - Ensures quality performance

76

It's about Integrity...



- Honesty
- Transparency
- Consistency
- Verification

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Discussion 3:

1. What common compliance challenges do you currently experience?
2. What is the biggest quality issue? How can we improve it?
3. Where do we think the Building Safety Act will create the most challenge? Most opportunity?
4. What aspects of competence are most difficult to manage?

JC: 14:05 – 14:35

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BREAK

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CM – 14.35 - 14:45 mins

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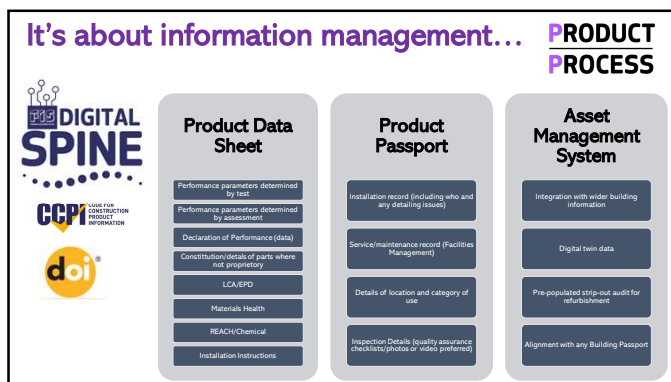
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Digital Information Management, BIM and the Golden Thread

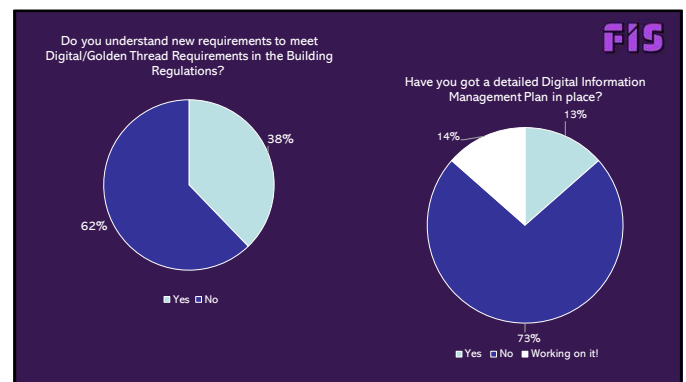
Iain McIlwee, FIS CEO

IM – 14.45-14:50

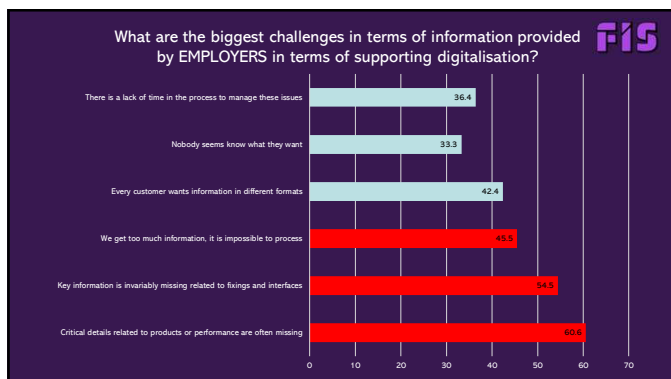
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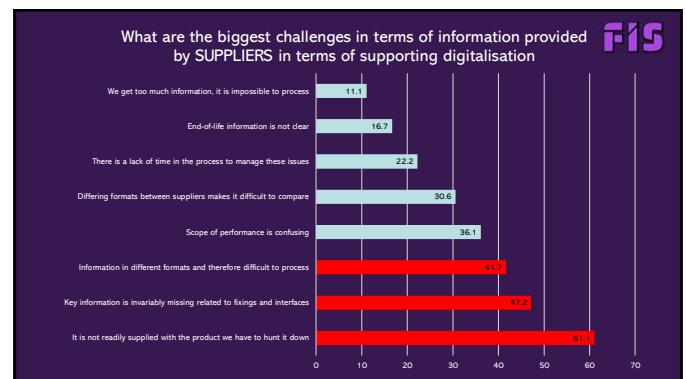
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84

slido




What parts of your construction process are you under most pressure to digitalise?

① Start presenting to display the poll results on this slide.

85

slido



What key software do you use?

① Start presenting to display the poll results on this slide.

86

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Creating a Golden Thread of Information to support Building Management, Building Passport

Rupert Parker, Building Passport

IM – 14.50-15.05

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B BUILDING PASSPORT.

FIS Industry Day Presentation
Rupert Parker
CEO & Founder, Building Passport



Golden Thread

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B BUILDING PASSPORT.

'Building a Safer Future'

89

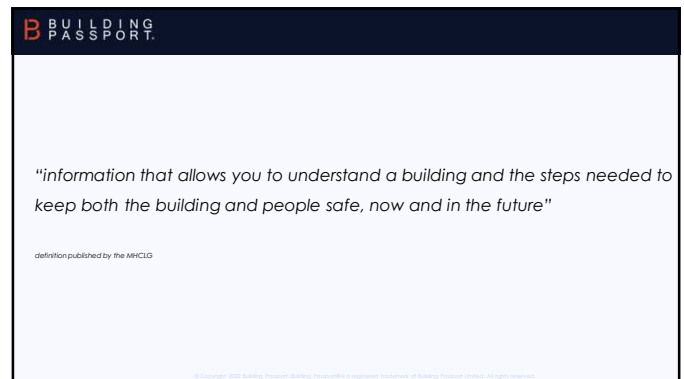
B BUILDING PASSPORT.

"there needs to be a *Golden Thread* for all complex and high-risk buildings so that the original design intent is preserved and recorded, and...any changes go through a *formal review process* involving people who are *competent* and who understand the key features of the design".

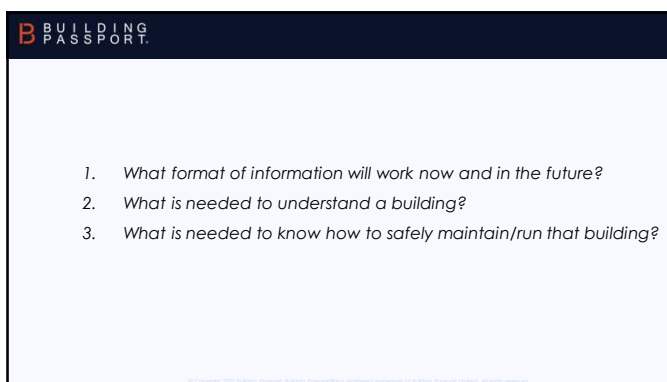
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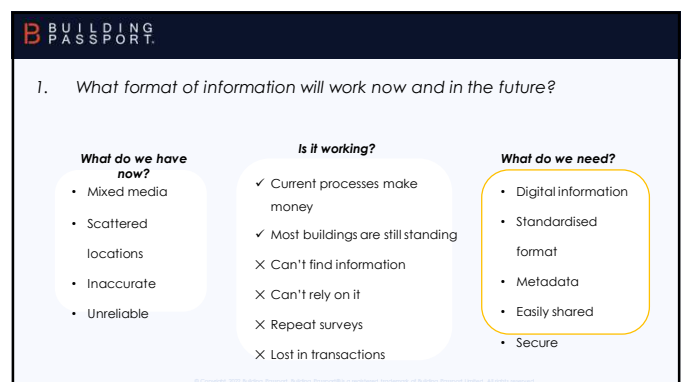
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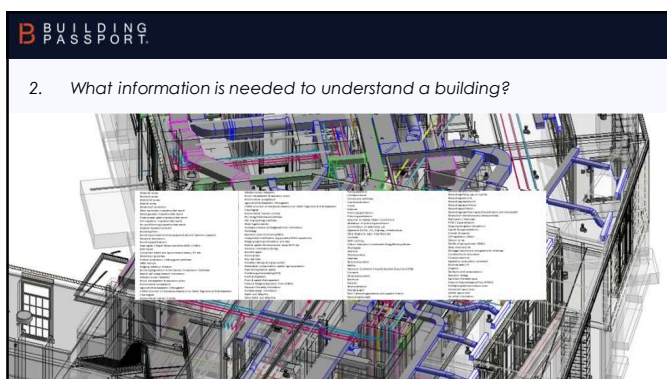
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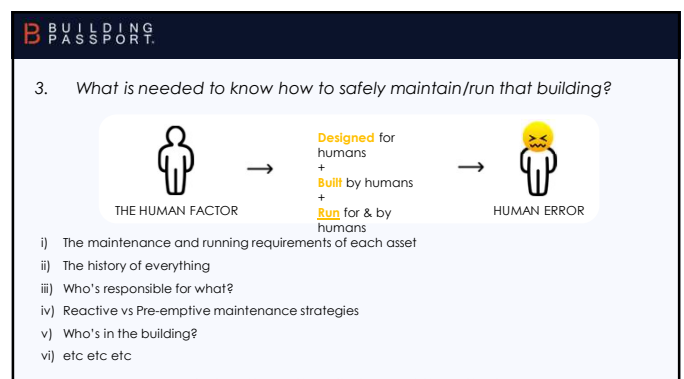
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96

BUT WHAT IF WE GET IT RIGHT?

97

from the "Explanatory Notes to the Draft Building Safety Bill"

...the GT will make sure "that the **right people** have the **right information** at the **right time** to ensure buildings are safe and building safety risks are managed throughout the building's lifespan"

98

from the "Explanatory Notes to the Draft Building Safety Bill"

...using digital storage means the "**original design intent** and any **subsequent changes** to the building are **captured**, **preserved** and **used** to support safety improvements".

99

In summary...

the **Golden Thread** is a **digital** library evidencing all necessary **safety information** relevant to a building over the **course of its life**

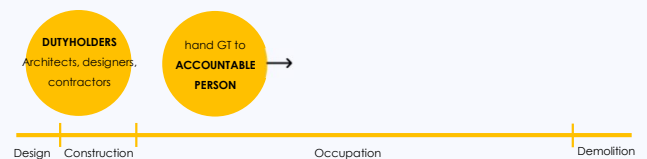
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Over a building's lifespan...



101


Over a building's lifespan...



102

B BUILDING PASSPORT.

We've got to tie this all together



Robust information management

103

B BUILDING PASSPORT.

- Designed for this purpose
- Used throughout building's lifespan
- Simple

104



105



106

B BUILDING PASSPORT.

Welcome to Building Passport

Email:

Password: [Forgot your password?](#)

☐ I don't have an account

107

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THANK YOU

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What does the Golden Thread Look like in Practice

Tony Millen, FIRE DNA

IM – 15.05-15.10

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FireDNA™
Monitoring Passive Fire Products

The golden thread in a disconnected industry

Tony Millen – Chief Product Architect

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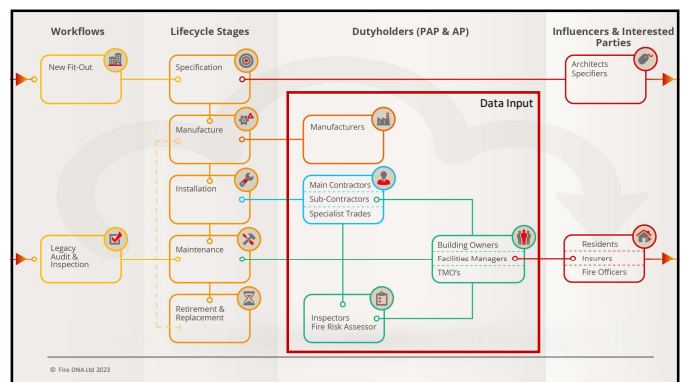
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Digital Golden Thread ...an industry conundrum

How to **deliver data** from 'cradle to grave', passing through multiple owners **without it distorting**?

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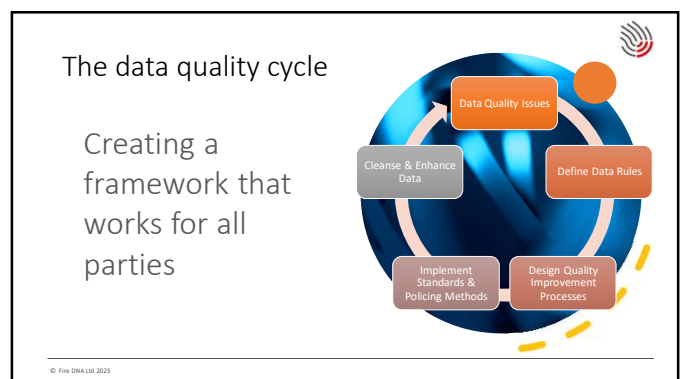
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The data quality cycle

Centralising data entry, organisation, delivery and accessibility



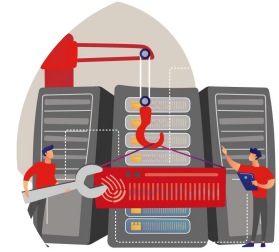
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The core principles we live by...

- Standard buildings don't exist
- Users are not all data analysts
- Networks don't always reach the basement of a building
- Devices don't always play by the rules
- Change is inevitable

So....we built fluidity into the architecture



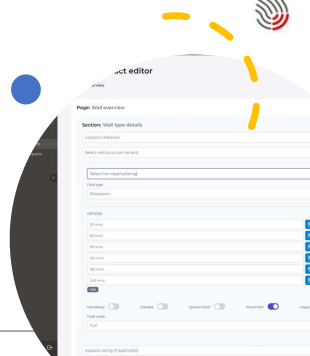
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The platform framework

Agile framework that allows for rapid templates consisting of field creators and customisable data options that detail the DNA of any passive fire product.

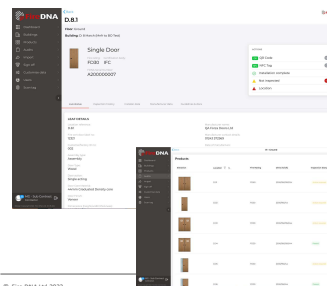
Ability to define document and photograph attachments at field level, along with inspection requirements and mandatory data sets



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Intuitive data entry for users not analysts



Data layering across all product lifecycle points covering specification, manufacture, installation, inspection, remediation and replacement

Data rules at key sign off points to protect and control

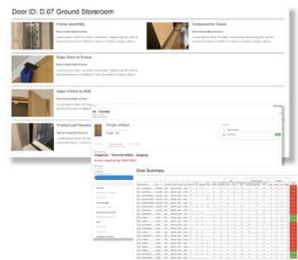
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Data tracking and analysis

- Consistent data delivery
- Data sharing and collaboration
- Real-time onscreen data tracking and auditing
- Risk & compliance integration
- Downloadable reports



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We help to ensure residents have access to comprehensive information about fire safety in their building



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Panel Discussion: The Golden Thread

IM: 15:10 – 15:20

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Improving the fit-out process, commissioning contract and procurement

Iain McIlwee, FIS


IM – 15:20-15:30

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Modern Methods of Procurement

Are the contractual and procurement processes being adopted across our sector hindering investment, stalling innovation and completely at odds with effective risk management, quality, safety and reducing waste in construction and how can we deliver better value through procurement?



Effective time and resource????

IM: 15:20 – 16:00

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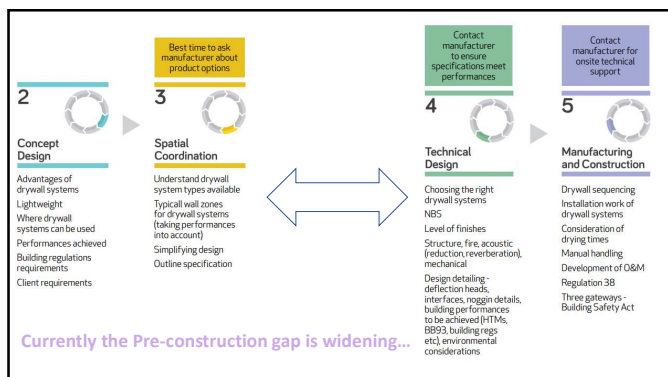
What we know already

- **Improving the procurement process** will play a large part in setting the tone for the construction project. This is where the drive for quality must start (Hackett Report, 2018).
- There is a need to **integrate and clarify design responsibilities** irrespective of the chosen procurement route (Latham, 1994).
- **Standardised contract terms** can simplify and speed up procurement processes and improve transparency of expectations (Construction Playbook, 2022).
- **Equitable financial arrangements and certainty of payment** are crucial to successful project delivery (Industrial Strategy, 2013)

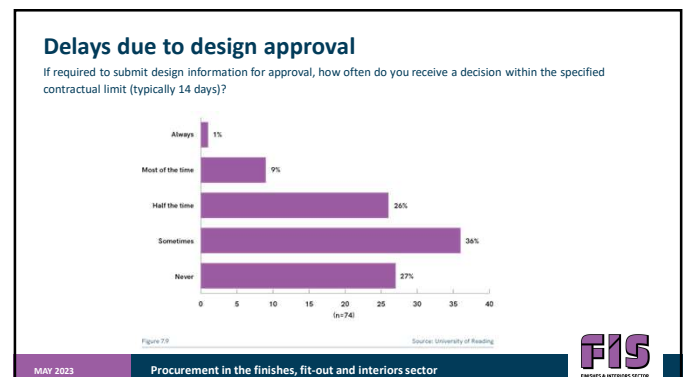
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FEBRUARY 2023 Procurement in the finishes, fit-out and interiors sector

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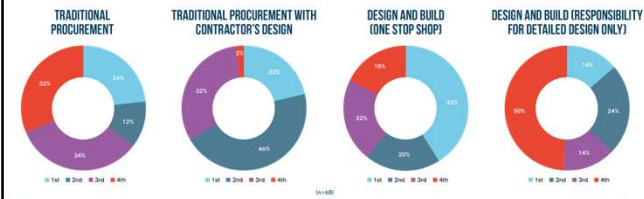


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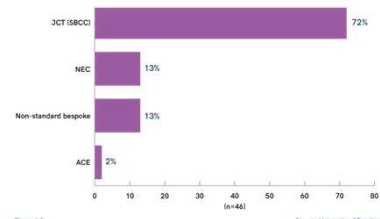
Please rank the following procurement methods to show which are the most commonly used in past 12 months?



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Forms of contract

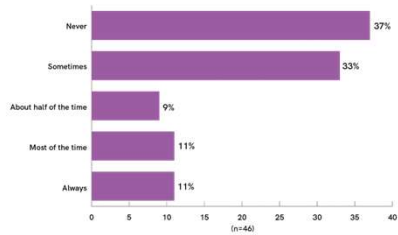
Under which form of contract are you most often appointed?



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Contract amendments

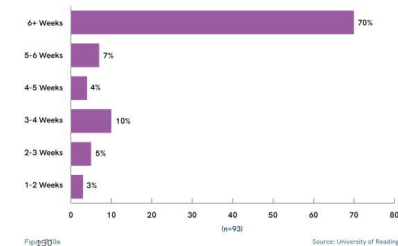
If you are usually engaged on a standard form of contract, how often is it unamended?



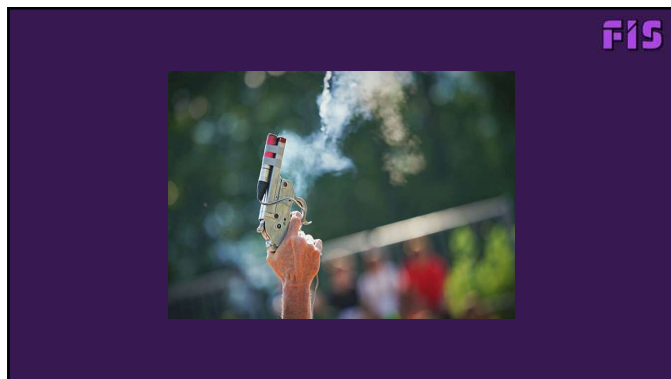
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Typical lead time from contract award

What is the typical lead time from initial contact (e.g., invitation to tender) to notification of contract award?



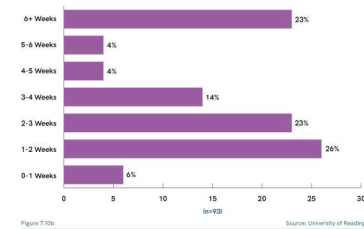
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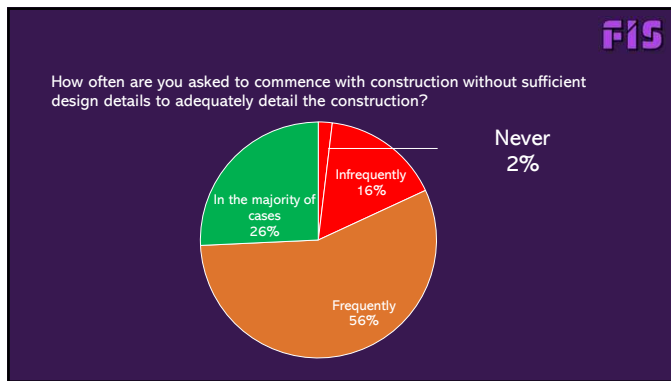
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Typical lead time from notification of contract

What is the typical lead time from notification of contract award to the date you are required to commence on site?



132



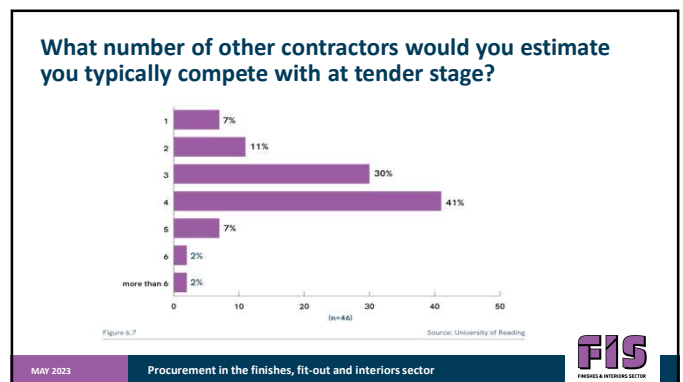
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17% of Drylining is re-work

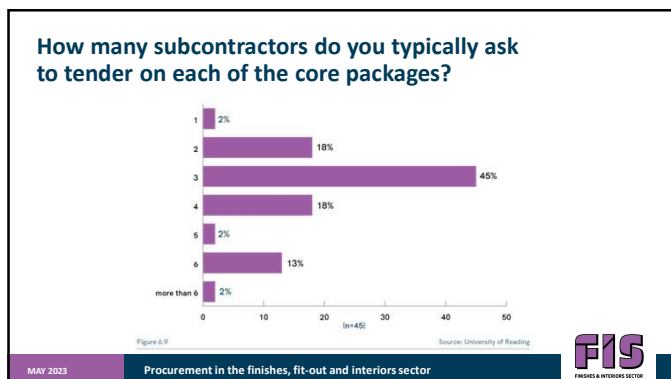
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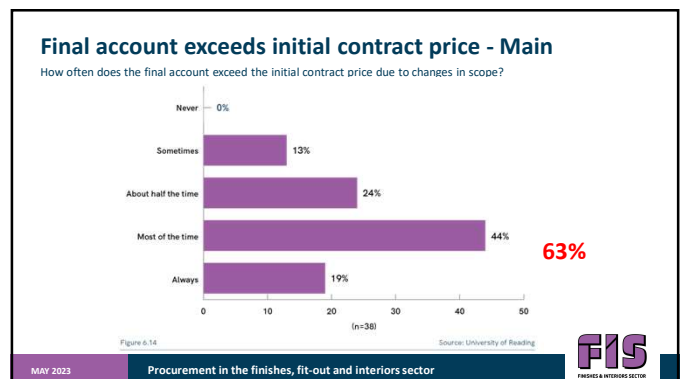
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Promptness of payment

Reflecting on the last 12 months, how long after your initial application for payment do you get typically paid?

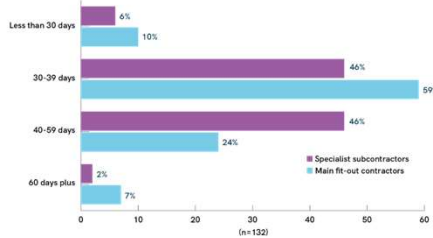


Figure 6.1

Source: University of Reading



MAY 2023

Procurement in the finishes, fit-out and interiors sector

FINISHES & INTERIORS SECTOR

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Enlightened practices



As a company that relies 100% on sub-contracted services, we highly value relations with our supply chain partners and with a view to improving our ability to procure, we actively seek to pay all subcontractors on time, if not early. This approach promotes resource availability at the time of procurement since we recognise that cash is the lifeblood that makes the industry work.

Box 6.6

Source: Quote by anonymous respondent



MAY 2023

Procurement in the finishes, fit-out and interiors sector

FINISHES & INTERIORS SECTOR

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slido



Would your business run more smoothly if you took more deposit?

① Start presenting to display the poll results on this slide.

141

slido



Would it improve the way you work with the supply chain?

① Start presenting to display the poll results on this slide.

142

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How much is reasonable as a deposit?

① Start presenting to display the poll results on this slide.

143

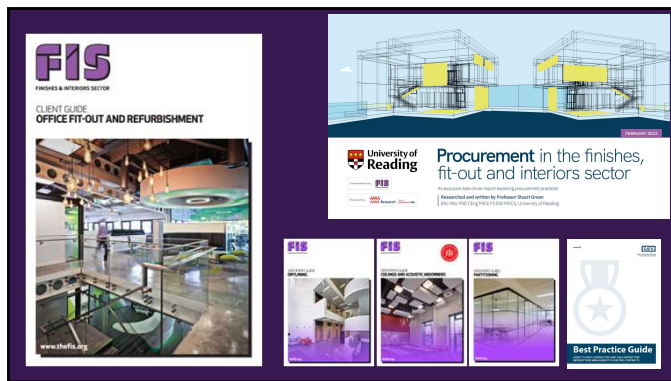
Discussion 5:



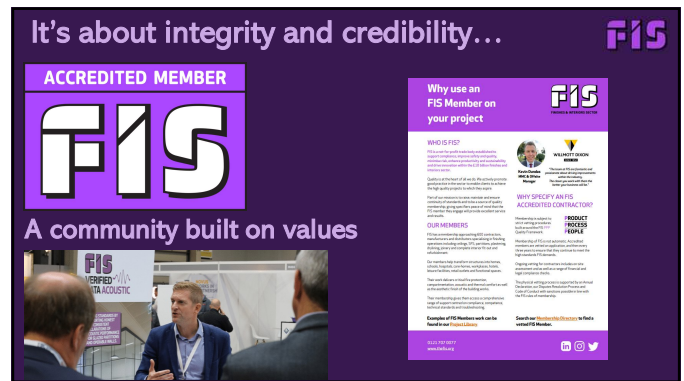
1. How can we shift away from a race to the bottom on competitive works?
2. How can we create a culture led by a "Responsible No"?
3. How do we help differentiate better businesses?
4. How do we present this better so clients become better customers?
Are frameworks the answer?
5. What more can FIS do to help?

IM: 15:30 – 16:00

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