

The logo for FIS (Finishes & Interiors Sector) features the letters 'FIS' in a bold, white, sans-serif font with a thick black outline. The letters are centered at the top of the slide. The background is a purple gradient with a faint, repeating pattern of a building's interior structure, possibly a staircase or a grid of beams, creating a sense of depth and architectural focus.

FIS

FINISHES & INTERIORS SECTOR

The Building Safety Act and its impact on the fit-out sector

Opening from the Chair: How we need to adapt to a new regulatory environment

Iain McIlwee, FIS Chief Executive

Why the Gateways are so important and what Building Control is looking for

Martin Taylor, Technical Director, LABC

Implementing Competence Plans

Bobby Chakravarthy, Partner Arcus Consulting LLP and Director My Pro Pass

Looking beyond High Risk Buildings – wider implication of the New Regulatory Environment,

Paul Armstrong, Training Academy Lead Assent Building Control & FSBRG (Fire Safety Buildings Regulations Group) member



Iain McIlwee
Chief Executive, FIS

How we need to adapt
to a new regulatory
environment

Building Safety Act: Compliance



Building Safety Regulator
Implementation and Enforcement

Building
Advisory
Committee

Construction
Products
Regulator

Committee
on Industry
Competence

Residents
Panel

Gateway 1
Pre-
Planning

Gateway 2
Pre-
Construction

Gateway 3
Pre-
Occupation

Occupation
Phase

CLIENT

PRINCIPAL
DESIGNER

DESIGNER

PRINCIPAL
CONTRACTOR

CONTRACTOR

ACCOUNTABLE
PERSON

New Regulator

BSR, HSE led overseeing the safety and standards of all buildings

Legacy

Defective Premises Act
Building Liability Order
Construction Products
Cause of Action

Proportionality

Tighter control for Higher Risk Residential Buildings

Building Safety Act

30 pieces secondary legislation to follow

Competence

Those they appoint meet the competence requirements for their roles.

Rigid Control Procedure

The requirement to maintain and manage a golden thread of information

Demonstration of performance



Martin Taylor

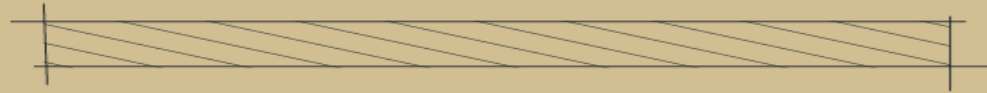
Technical Director, LABC

Why the Gateways are so important and what Building Control is looking for

Building Safety Act – Why are Gateways Important and what are Building Control Looking For?



FIS Conference
February 2023



Martin Taylor LABC

- Member of post Grenfell **expert panels**
- Member of the **working groups** established as part of Dame Judith Hackitt's Review of Building Regulations and Fire Safety
- Currently a member of the **Joint Regulators Group (JRG)** – expert group advising Government and BSR on the implementation of Building a Safer Future via BSB/BSA.
- Member of the further **working groups** that report into JRG trialling new regime with Early Adopter Contractors
- Member of the **Building Advisory Committee (BAC)**

Why are we here?

- Approaching 6 years on from the Grenfell tragedy on the night of 14 June 2017 where fire broke out in the 24-storey Grenfell Tower block of flats in North Kensington West London just before 1:00 am BST; it caused 72 deaths, more than 70 others were injured and 223 people escaped.
- Greatest loss of life in a residential fire in a century.
- Led to an unprecedented response from Government.



Where are we now?

- Independent Review of Building Regulations and Fire Safety, Ongoing changes to legislation and guidance (ADB & Reg 7).
 - Limited combustibility of external walls and threshold for sprinklers from 30m to 11m
- 20th July 2020 draft Building Safety Bill published
- Pre-legislative scrutiny of the draft Building Safety Bill call for evidence concluded 14th September - published their response 24th November.
- Various readings of Building Safety Bill July 2021
- Lords report/committee stages.
- Royal Assent 28th April 2022 – Building Safety Act 2022



Where are we now?

- Issued on 1st June 2022 further amendments to Approved Document B:
 - Bring in recommendations from GTI phase 1
 - Secure information box for FRS (over 11m)
 - Evacuation alert system for FRS (over 18m) to alert change in strategy during an incident.
 - Combustible cladding ban (over 18m) now extends to include hotels/hostels.
 - 11m+ Resi (ext surface and insulation/filler)
 - MCM PE banned in all buildings.
 - Temporary exemption on cavity trays.
- Take effect 1/12/22 (application deposited prior, commence within 6 months)
- Circular Letter 22/8/22 – AD B, single stair approach not suitable for very tall buildings.
- Live consultation on further ADB amendments (single stairs).

The screenshot shows an email from HM Government. The header includes 'ONLINE VERSION' and 'HM Government'. The subject is 'The Building Regulations 2010' with a green bar containing 'Amend Approved'. The recipient list includes: 'The Chief Executive: Unitary, Metropolitan, District and London Borough Councils in England', 'The Town Clerk, City of London', 'The Clerk, Council of the Isles of Scilly', 'The Sub-Treasurer, Inner Temple', 'The Under Treasurer, Middle Temple', 'The Head of Building Control: Unitary Metropolitan, District and London Borough Councils in England, City of London, Council of the Isles of Scilly', and 'Approved Inspectors'. The email is dated 'June 2022' and '22 August 2022'. The body text discusses concerns over design proposals for very tall residential buildings with single stairs and mentions the Building Regulation Advisory Committee (BRAC). It states that the Department agrees with BRAC and is concerned that some very tall residential buildings are being designed on the incorrect premise that the guidance in the Approved Document is suitable for these types of uncommon building situations without due consideration by the designers on the applicability of the guidance. It asks designers to consider the suitability of the design guidance in Approved Document B and the need for robust, evidence based, design by suitably competent professionals, particularly in relation to fire and structural safety issues of uncommon building situations such as very tall residential buildings proposed with a single stair. It concludes that building work must be designed and built to meet all relevant requirements of the Building Regulations and that it is necessary to follow the correct procedures and meet the functional requirements and to provide clear evidence of



Building Safety Regulator

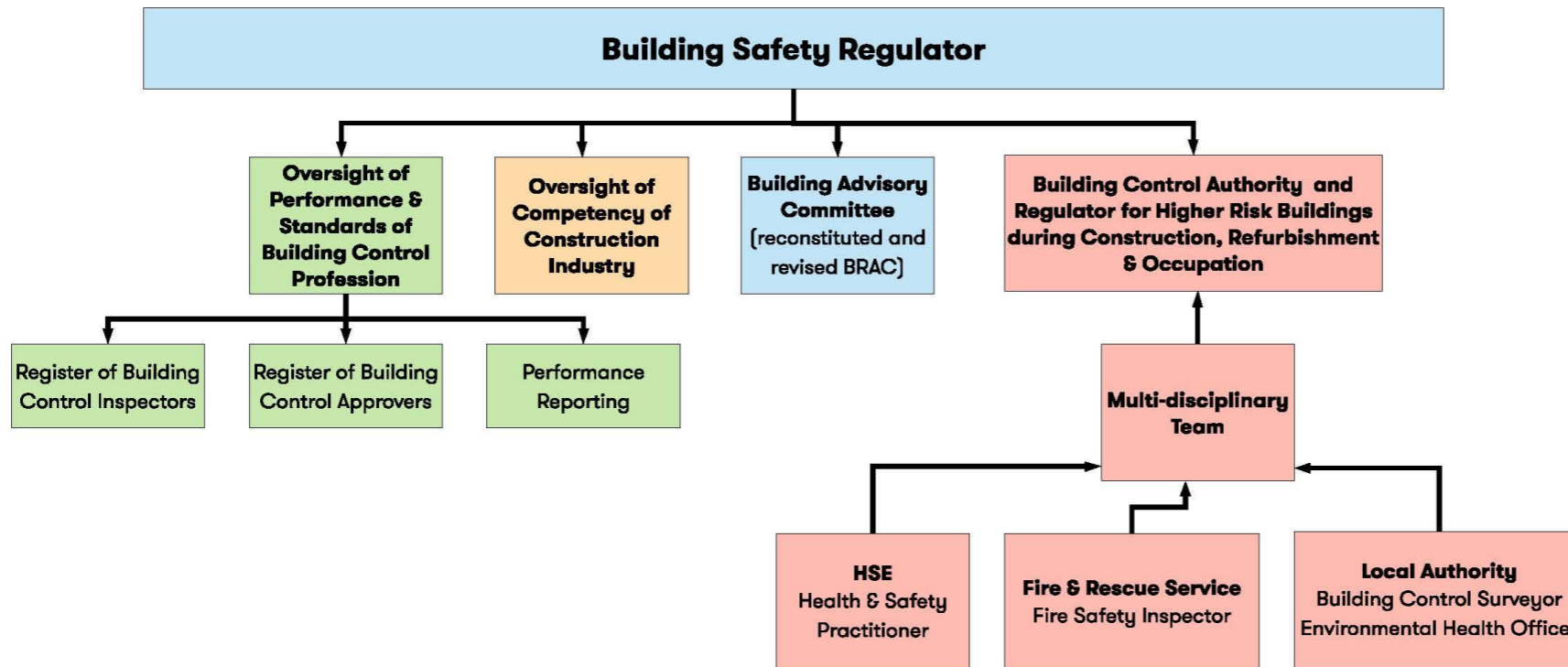
- New National Building Safety Regulator [BSR] within the HSE that has three main functions
- Oversee the safety and standard of **ALL** buildings
- Directly assure the safety of higher- risk buildings, as the BCB
- Improve the competence of people responsible for designing, building or inspecting building work and new rules to ensure buildings are regularly inspected and remain safe.
- BSR now established, recruitment underway.



Higher Risk - Scope

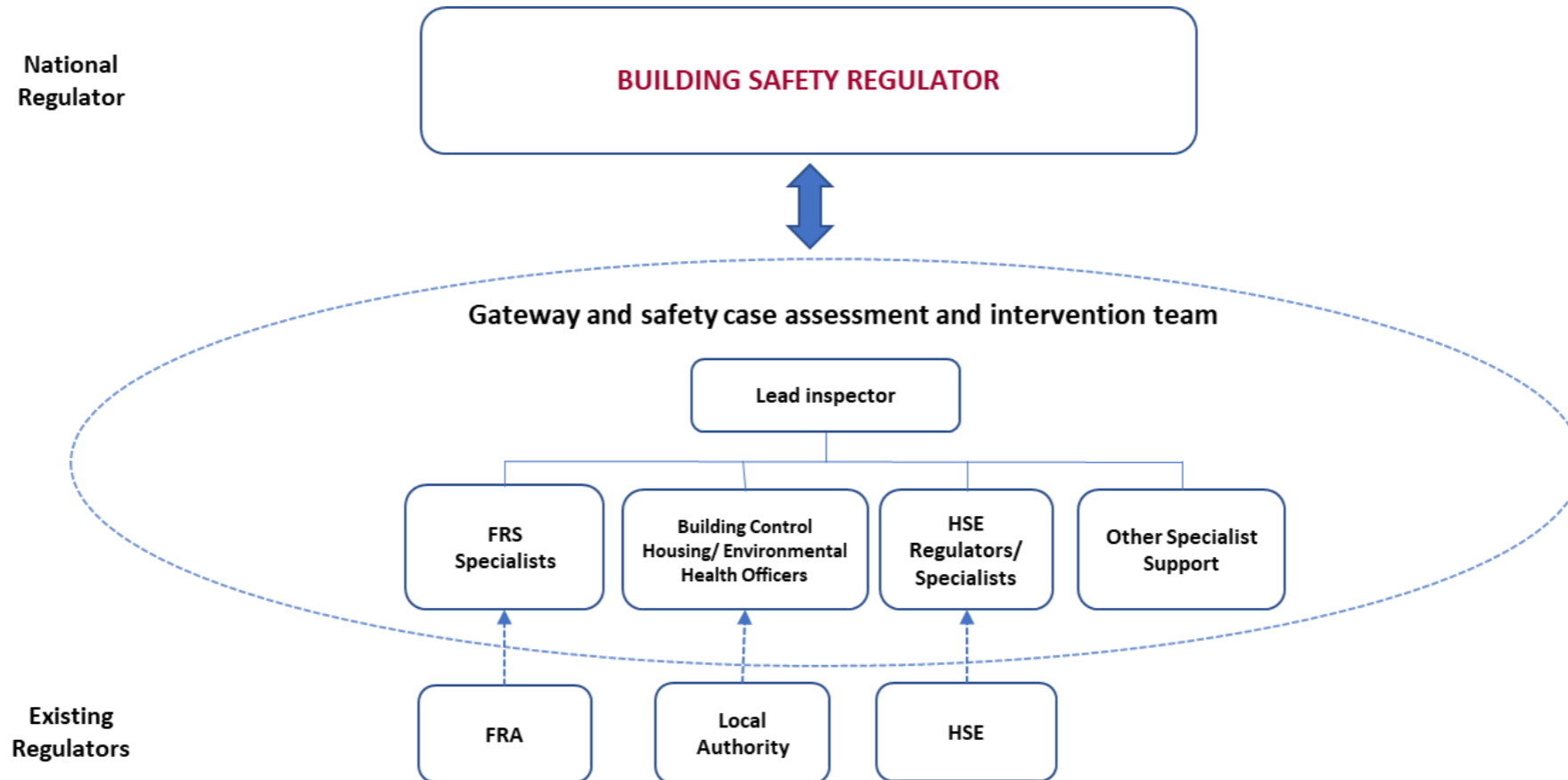
- Higher Risk Building
- At least 18m in height or has at least 7 storeys.
- Contains at least 2 residential units (design/construction and ongoing control through occupation).
- It also applies to care homes and hospitals meeting the same height threshold during design and construction only (not occupation).
- BSR via Secretary of State **can vary Scope as required** – much debate currently, 11m etc. as per recent Part B revisions.

Wider Role of BSR



Proposed Building Safety Regime

Proposed BSR Model – Regulation of Higher Risk



Golden Thread – shared through lifecycle of building

Planning
Gateway 1

Submission of fire strategy (as part of planning papers) to Planning Authority

BSR is statutory consultee. Planning permission decision by Planning Authority

Construction
Gateway 2

Submission of plans and other prescribed documents to BSR

BSR is building control body (working through MD Team). Permission to start construction given by BSR

Construction
Gateway 3

Submission of prescribed documents to BSR

Build phase inspected by MD Team. On completion of construction BSR approves decision to occupy

Occupation

Submission of safety case to BSR

Safety case documentation assessed by MD Team. BSR grants building safety certificate

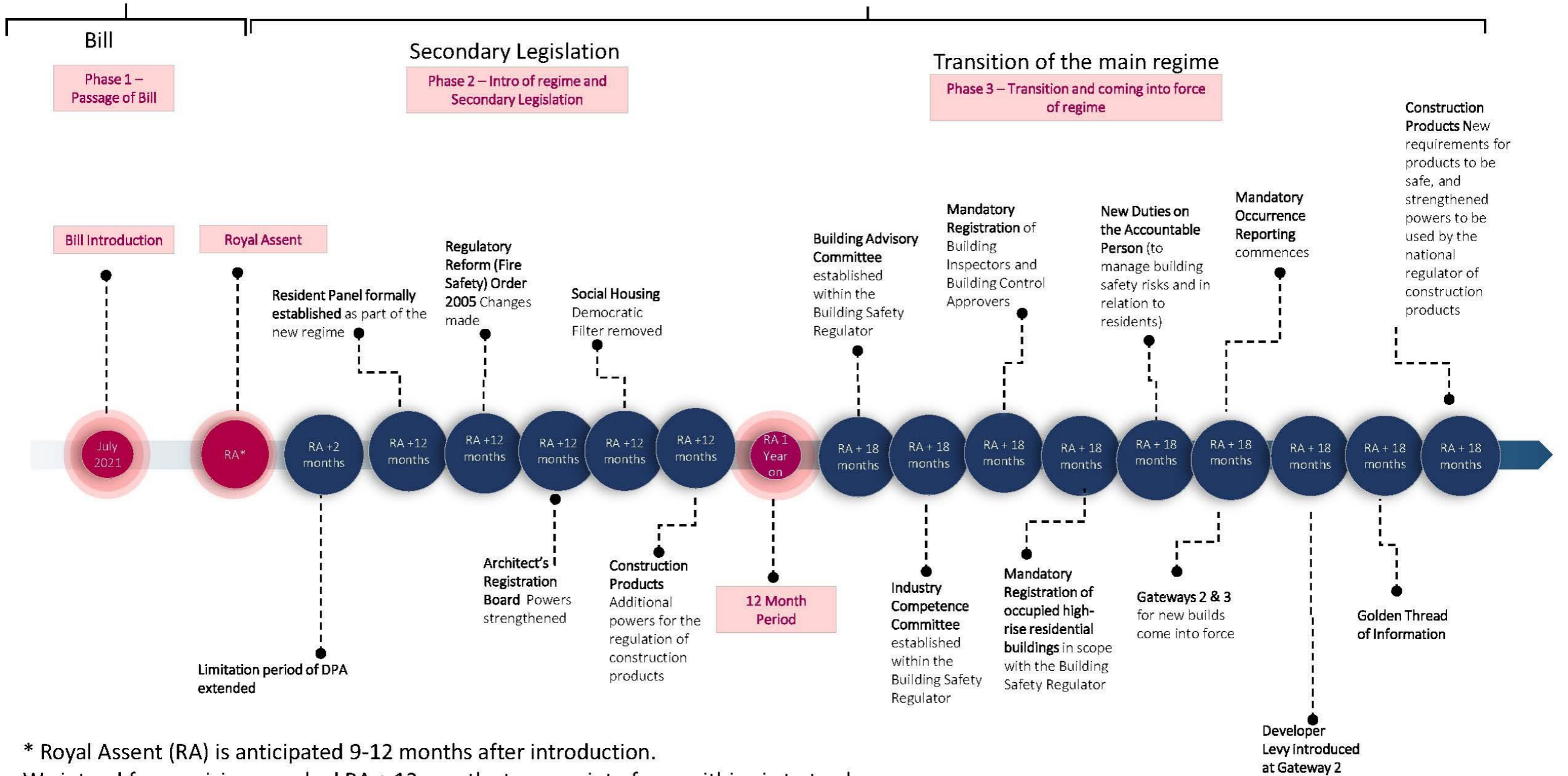
What are Building Control Looking For?

- All information up front.
- Ownership of risk, design through to occupation.
- Competence across all disciplines.
- Building Control will become a regulated profession and be able to demonstrate proven competence.
- Back to being a regulator working as part of an MDT for HRB.
- Compliance and **STOP** Notices for all building work.

Fit Out Sector - We Don't Do High Rise?

- Common misconception - BSR has a wider role to provide stronger oversight of safety and performance of all buildings.
- Assisting and encouraging competence across the industry
- Duty holder regime for all work to ensure who is responsible for compliance
- Bill creates powers to prescribe competence requirements into Building Regulations (Principal Designer, Principal Contractor etc.)
- Provision to improve competence and accountability levels in Building Control – **Registered Building Inspector.**

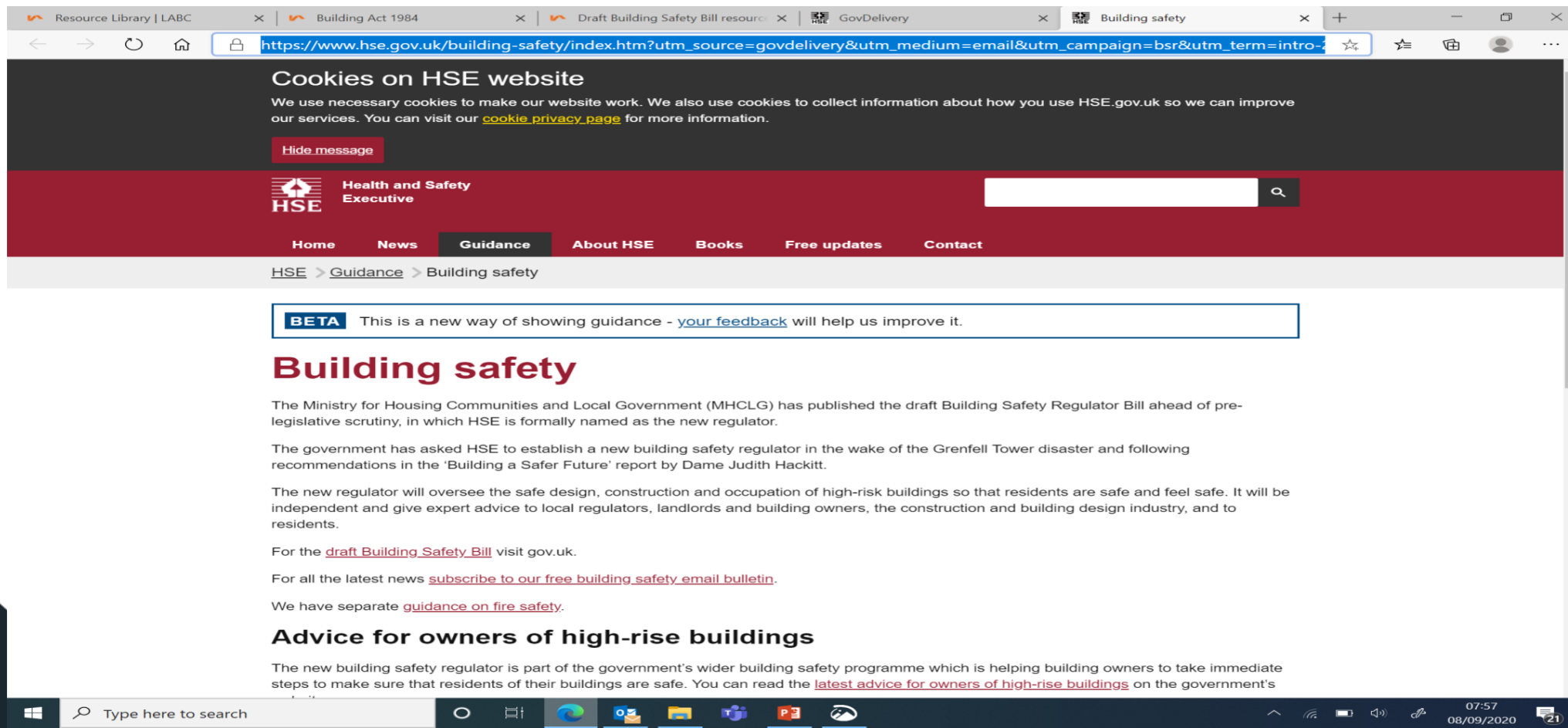




* Royal Assent (RA) is anticipated 9-12 months after introduction.
 We intend for provisions marked RA + 12 months to come into force within six to twelve months of Royal Assent.
 We intend for provisions marked RA + 18 months to come into force within twelve to eighteen months of Royal Assent.

HSE eBulletins

https://www.hse.gov.uk/building-safety/index.htm?utm_source=govdelivery&utm_medium=email&utm_campaign=bsr&utm_term=intro-2&utm_content=bulletin-23-jul



The screenshot shows a web browser window with several tabs open: 'Resource Library | LABC', 'Building Act 1984', 'Draft Building Safety Bill resource', 'GovDelivery', and 'Building safety'. The address bar contains the URL: https://www.hse.gov.uk/building-safety/index.htm?utm_source=govdelivery&utm_medium=email&utm_campaign=bsr&utm_term=intro-2&utm_content=bulletin-23-jul. A cookie notice is displayed at the top, followed by the HSE logo and navigation menu. The main content area features a 'BETA' banner and a section titled 'Building safety' with introductory text and links.

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Health and Safety Executive
Home News **Guidance** About HSE Books Free updates Contact

HSE > [Guidance](#) > Building safety

BETA This is a new way of showing guidance - [your feedback](#) will help us improve it.

Building safety

The Ministry for Housing Communities and Local Government (MHCLG) has published the draft Building Safety Regulator Bill ahead of pre-legislative scrutiny, in which HSE is formally named as the new regulator.

The government has asked HSE to establish a new building safety regulator in the wake of the Grenfell Tower disaster and following recommendations in the 'Building a Safer Future' report by Dame Judith Hackitt.

The new regulator will oversee the safe design, construction and occupation of high-risk buildings so that residents are safe and feel safe. It will be independent and give expert advice to local regulators, landlords and building owners, the construction and building design industry, and to residents.

For the [draft Building Safety Bill](#) visit gov.uk.

For all the latest news [subscribe to our free building safety email bulletin](#).

We have separate [guidance on fire safety](#).

Advice for owners of high-rise buildings

The new building safety regulator is part of the government's wider building safety programme which is helping building owners to take immediate steps to make sure that residents of their buildings are safe. You can read the [latest advice for owners of high-rise buildings](#) on the government's

Thank you

Martin Taylor LABC

martin.taylor@labc.co.uk

07766 493 885





Paul Armstrong

Training Academy Lead Assent
Building Control & FSBRG

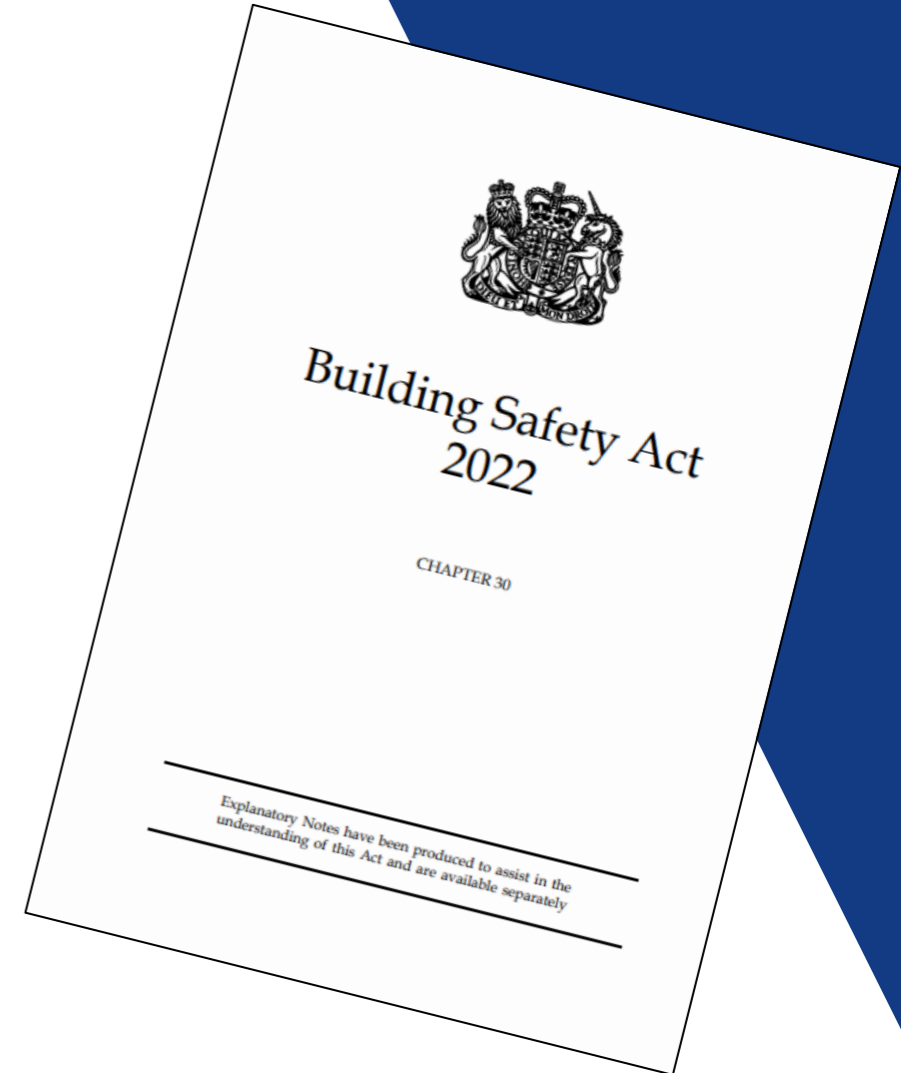
Looking beyond High Risk
Buildings – wider implication of
the New Regulatory
Environment

The Building Safety Act

Looking Beyond High Risk Buildings

Paul Armstrong

Building Safety Act 2022





Building Safety Regulator HSE

HSE Announcement



Peter Baker has
been appointed
as the new Chief
Inspector of
Buildings





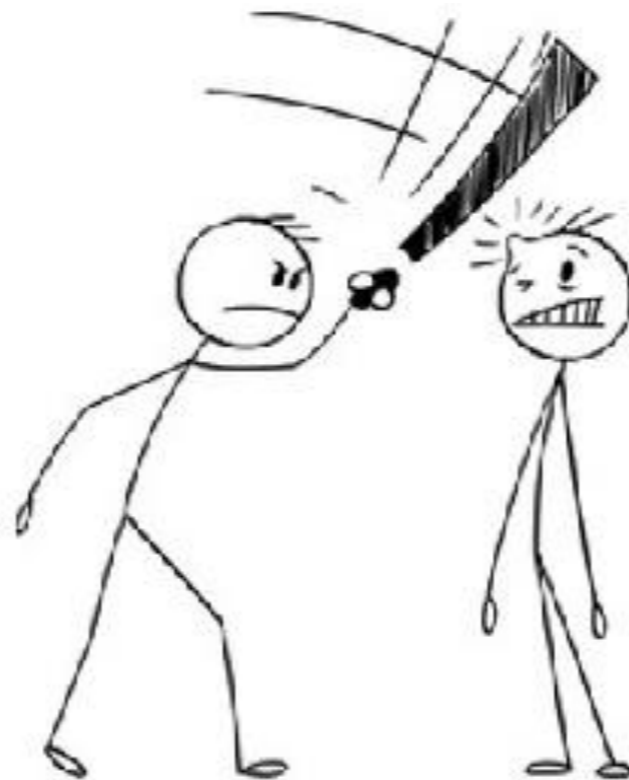
Building Safety Act 2022

The Act and subsequent Secondary Legislation introduce:

- New, more stringent, regulatory regime for England.
- Competency within construction.
- New construction products regime regulated by a new Construction Products Regulator

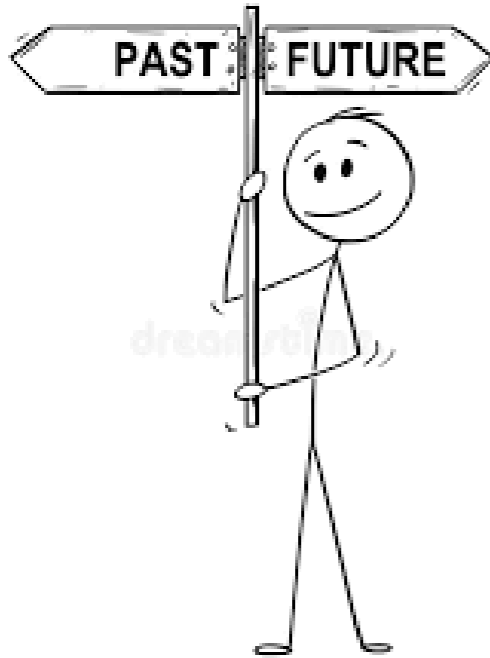
Building Safety Act 2022

New, more stringent, regulatory regime for England.



Building Safety Act 2022

New, more stringent, regulatory regime for England.



Accountability

“Code compliance”

Prescriptive approach

“Golden Thread”

Building Safety Act 2022

New, more stringent, regulatory regime for England.

FCM3/
FIRE DETECTION AND ALARM SYSTEMS COMMISSIONING CERTIFICATE

DETAILS OF THE CLIENT
Client: _____
Address: _____ Postcode: _____

DETAILS OF THE FIRE DETECTION AND ALARM SYSTEM
Address: _____
Extent of system covered by the commissioning: _____

SYSTEM EXAMINATIONS AND TESTS
All equipment operates correctly.
Installation work is, as far as can reasonably be ascertained, in accordance with an acceptable standard.
The on-site system has been inspected in accordance with the requirements of Clause 38 of BS 5839-1:2002.
The system performs as required by the specification prepared by: _____
Taking into account the guidance contained in BS 5839-1:2002, the system has been found to comply with the requirements of Clause 38 of BS 5839-1:2002.
The documentation described in Clause 40 of BS 5839-1:2002 has been provided to the user. (Enter a period of either one week, two weeks, three weeks or four weeks as recommended by the signature provider or insert N/A if not applicable.)

CERTIFICATION OF COMMISSIONING
By signing this certificate, the signatory certifies that the system has been installed in accordance with the requirements of BS 5839-1:2002 and that the system is in accordance with the requirements of BS 5839-1:2002. (Enter a period of either one week, two weeks, three weeks or four weeks as recommended by the signature provider or insert N/A if not applicable.)
The signatory certifies that the system is in accordance with the requirements of BS 5839-1:2002 and that the system is in accordance with the requirements of BS 5839-1:2002. (Enter a period of either one week, two weeks, three weeks or four weeks as recommended by the signature provider or insert N/A if not applicable.)
The signatory certifies that the system is in accordance with the requirements of BS 5839-1:2002 and that the system is in accordance with the requirements of BS 5839-1:2002. (Enter a period of either one week, two weeks, three weeks or four weeks as recommended by the signature provider or insert N/A if not applicable.)

PARTICULARS OF THE ORGANIZATION COMMISSIONING THE SYSTEM
Organization: _____
Address: _____ Postcode: _____

DESIGN SPECIFICATION AND RELATED REFERENCE DOCUMENTS
Design Specification Ref No: _____ Date Issued: _____ Electrical Installation Certificate No: _____
Design Drawings Ref No: _____ Date Issued: _____ Fire Alarm Design Certificate No: _____
"As Filed" Drawing Note: _____ Date Issued: _____ Fire Alarm Installation Certificate No: _____

This form is based on the model in Appendix G3 of BS 5839 Part 1: 2002.
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Page 1 of 1



Lorient Polyproduites Ltd

BBA APPROVAL INSPECTION TESTING & CERTIFICATION
Agrément Certificate 92/2841
Product Sheet 1

FD 30

floor assembly, the seals
assembly,
they are installed (see
ribed herein. These
are installed, used and
Jaire Curtis-Thomas
Chief Executive

A website at www.bbacerts.co.uk
or by contacting the BBA direct.

WALKERS LANE
Watford
Herts WD25 9BA

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www.bbacerts.co.uk

Page 1 of 1

Building Safety Act 2022

Competency

Building Control Draft Framework issued October 2022

Introduction of 4 Classes

Assessment

Licensed for 2 years

Building Safety Act 2022

National Construction Products Regulator

- Oversea construction products regulation.
- Lead and co-ordinate market surveillance.
- Carry out enforcement action.

Building Safety Act 2022

Construction Products Register

- Predates Building Safety Act. (Brexit)
- End of recognition of CE mark on 30th June 2025.
- New UKCA mark.

Building Safety Act 2022

Summary

- New, more stringent, regulatory regime for England.
- Competency within construction.
- New construction products regime regulated by a new Construction Products Regulator

Building Safety Act 2022

Help and further information

- BSR eBulletin
- FSBRG lisahendricks@assentbc.co.uk
- Assent paularmstrong@assentbc.co.uk



Bobby Chakravarthy

Partner Arcus Consulting LLP and
Director My Pro Pass

Implementing Competence
Plans



Implementing Competency



About Me



Bobby Chakravarthy

Designer /Architect

Partner - Arcus Consulting

Global Board Trustee – Institution of Occupational Safety and Health (IOSH)

Past President - Association for Project Safety (APS)

Fellow - Chartered Association of Building Engineers

Co-Founder – My Professional Passport (MyPrOPass)

Co Founder/Mentor - Statwig



Bobby Chakravarthy



@Bobbychaks



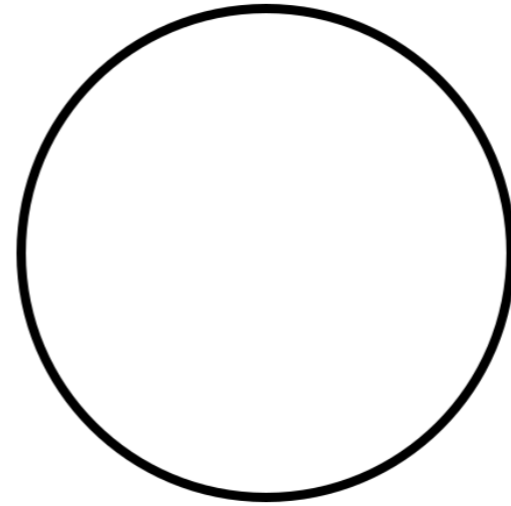
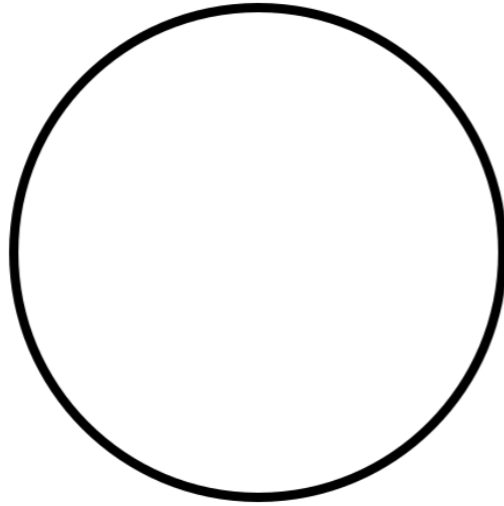
Professional competence means having requisite knowledge, skills, and abilities to provide quality services as defined by the technical and ethical standards of the profession.

Illusions of competency

- **Over Confidence** – “I know this” (you don’t)
- **Hindsight Bias** – “I knew that” (you didn’t)
- **Foresight Bias** – “I will remember this” (you won’t)



Illusion of Competency - Test





The design on the front side of the current:

Four different portraits of the Queen have been used, with the latest design **by Jody Clark** introduced in 2015.

The design on the reverse side of the current:

12-sided coin features four emblems to represent each of the nations of the United Kingdom –

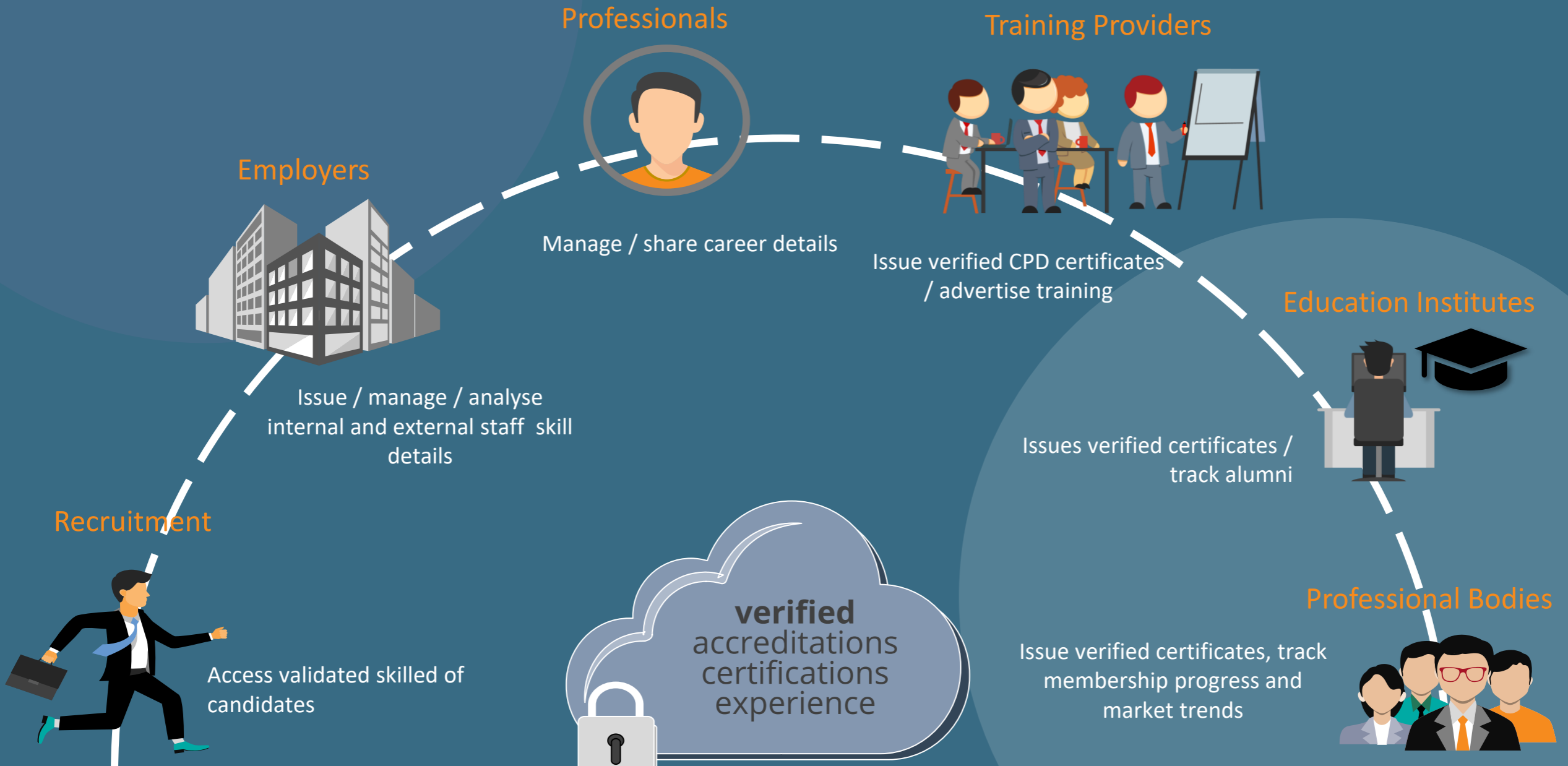
the English *rose*,
the *leek* for Wales,
the Scottish *thistle*, and
the *shamrock* for Northern Ireland

All emerging from a single stem within a crown representing the union.





WHAT IS MPP?





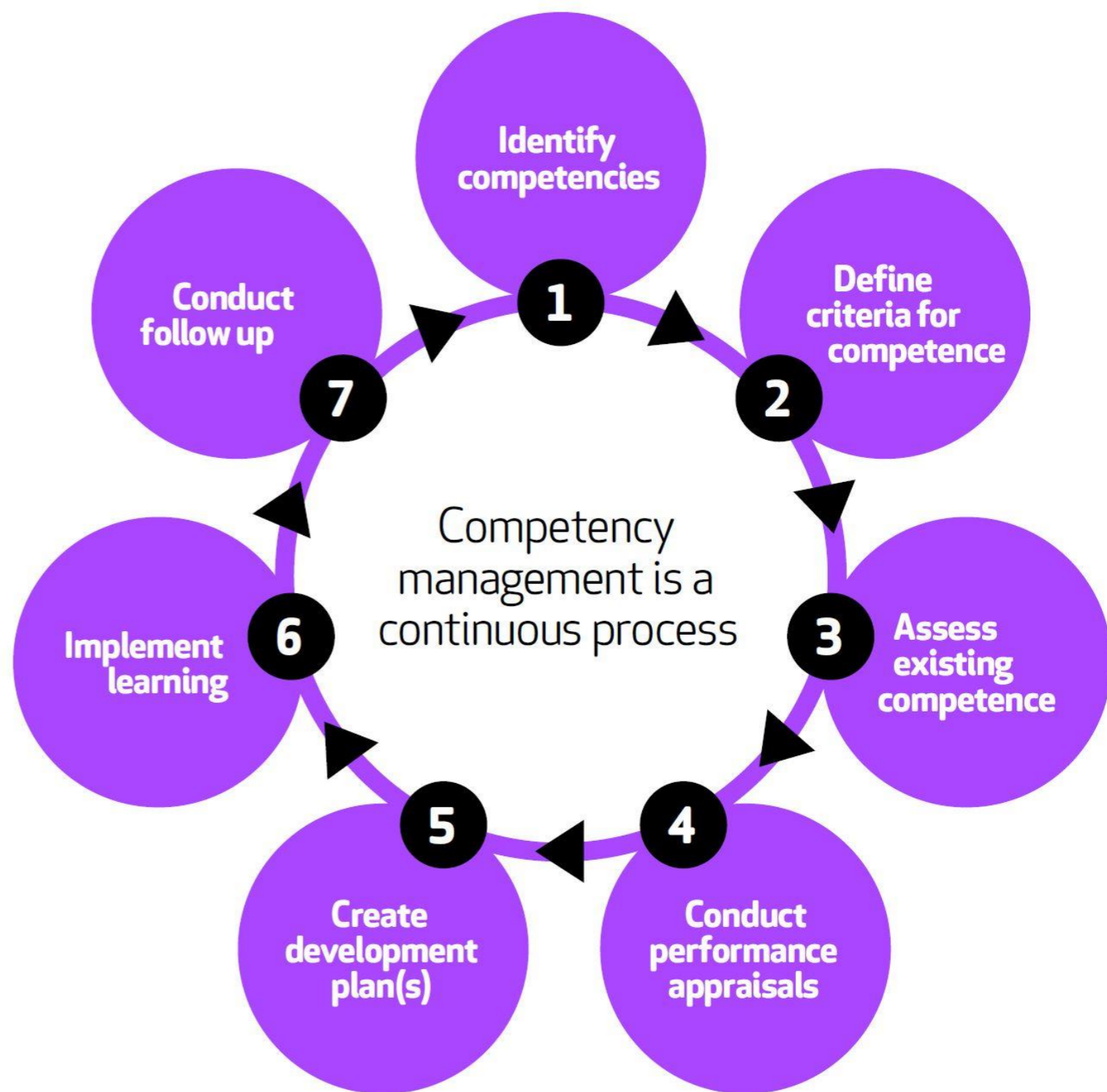
What is competency?

- Competency management is the process of identifying, managing and developing employee competencies.
- It aligns employees' skills and behaviours with the organisation's goals
- When used as a framework to recruit, develop, engage and retain employees, it gives organisations a competitive advantage.
- A CMP must be able to track the competence requirements of the organisation and identify any remaining and/or emerging gaps.
- It should also be able to track the experience of people and add to their learning to provide an evidence base for assertions of competence.





- How do you achieve competency?
- How do you demonstrate Competency ?





Legal Requirements

Building
Advisory
Committee

Construction
Products
Regulator

Committee
on Industry
Competence

Residents'
Panel

GATEWAY 1
pre-planning

GATEWAY 2
pre-construction

GATEWAY 3
pre-occupation

OCCUPATION
PHASE

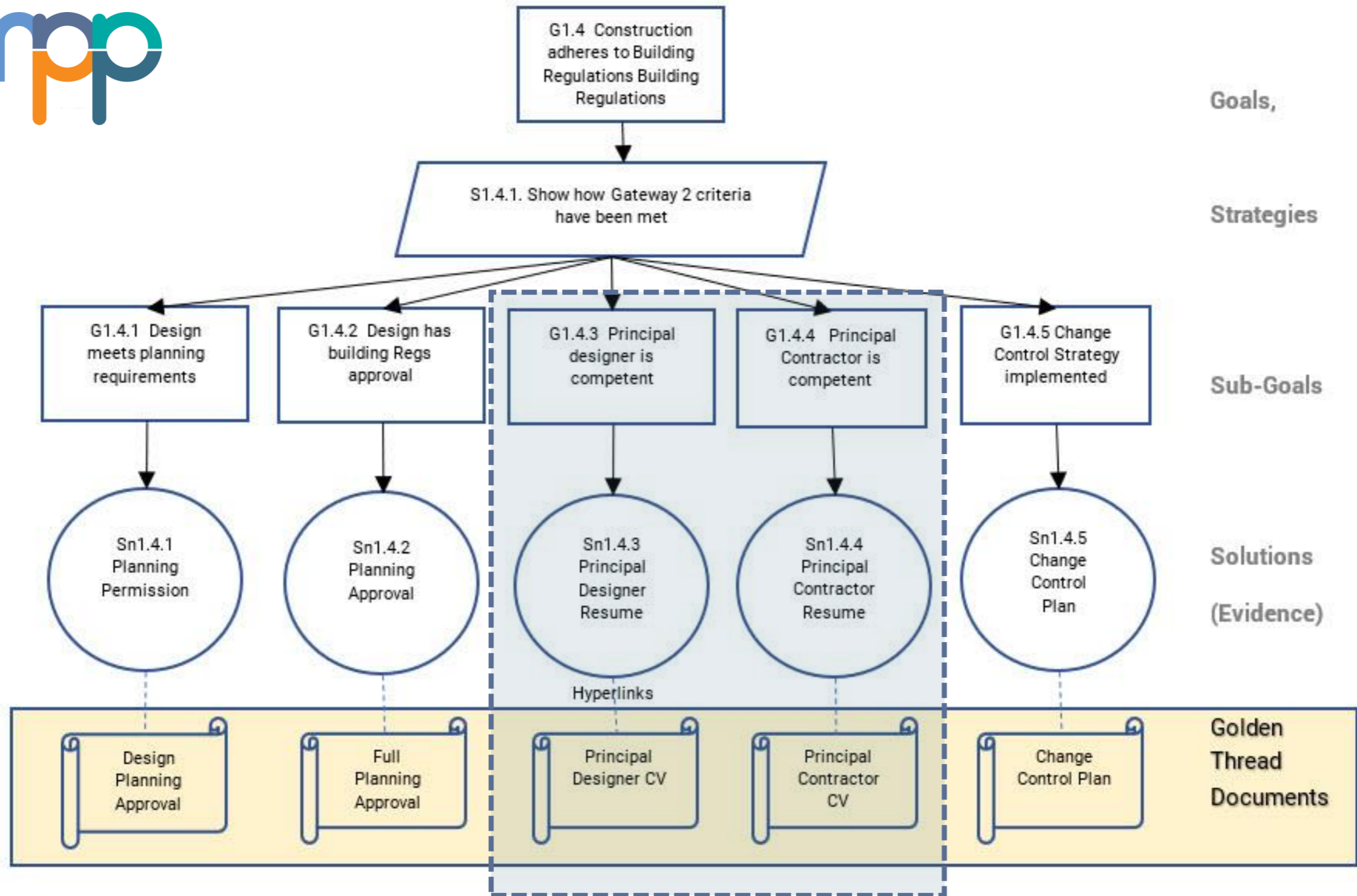
Client

Principal
designer

Principal
contractor

Accountable
person

Building
safety manager



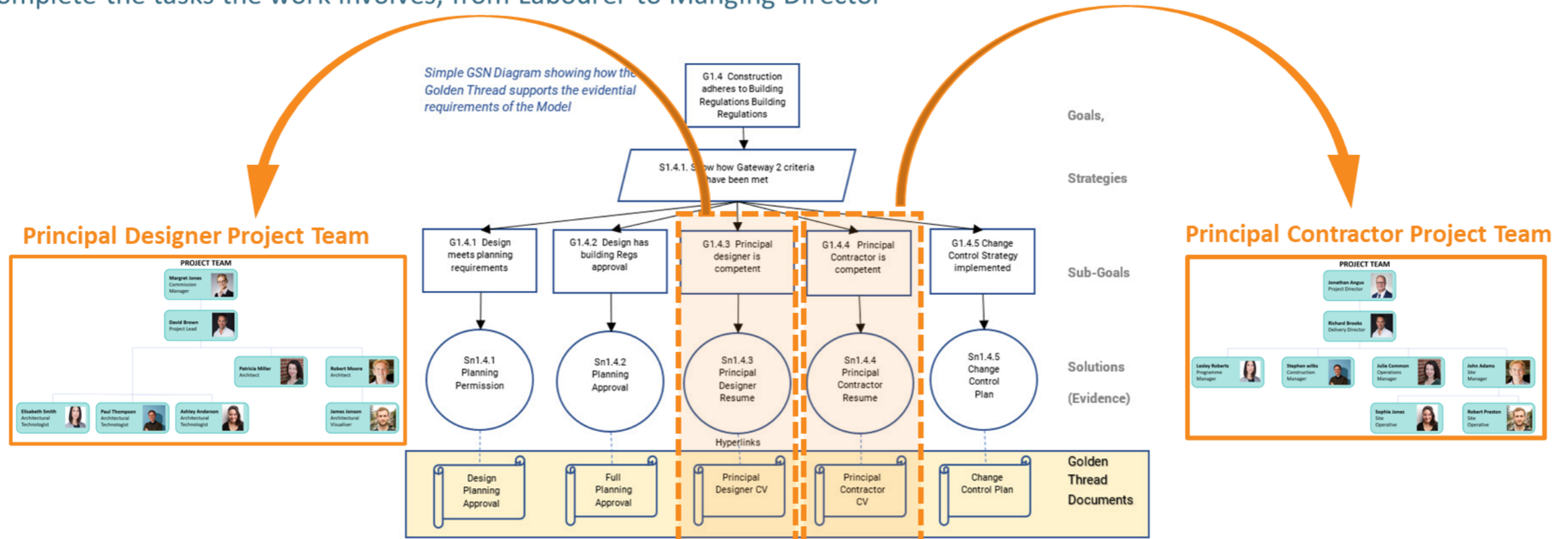


Competency Focus Areas

Within the building Safety Act, the documentation of competence requirements apply to all building works are directly linked to the following two areas

- Principal Designer (including the Design team)A
- Principal Contractor (including the Contractor team)

It means everyone engaged to work in construction at every level will need to be able to prove that they are competent to complete the tasks the work involves, from Labourer to Manging Director





Managing Competency Gateway 2

Principal Designer Project Team

PROJECT TEAM

Jonathan Angus
Project Director

Richard Brooks
Delivery Director

Lesley Roberts
Programme Manager

Stephen Wilks
Construction Manager

Julie Common
Operations Manager

John Adams
Site Manager

Sophie Jones
Site Operative

Robert Preston
Site Operative

Principal Contractor Project Team

PROJECT TEAM

Margret Jones
Commission Manager

David Brown
Project Lead

Patricia Miller
Architect

Robert Moore
Architect

Elisabeth Smith
Architectural Technologist

Paul Thompson
Architectural Technologist

Ashley Anderson
Architectural Technologist

James Jonson
Architectural Visualiser

Competency capture using MyProPass



Export competency summary for HSE submission





Principal Contractor Competency Record Example

Site Operative / Dry Liner

Skills

- Education certificates (HND, NVQ)
- Level 2 VQ Diploma in Interior Systems
- CSCS Card Qualification
- Formal training

Attitude

- Any Level 3 Diploma certificates
- Managing site Staff and training new operatives
- Onsite skills improvement programme Certificates

Knowledge

- Formal training & Continuous Professional Development Certificates
- Industry/FIS Webinars and CPDS certificates
- Informal learning self-certification

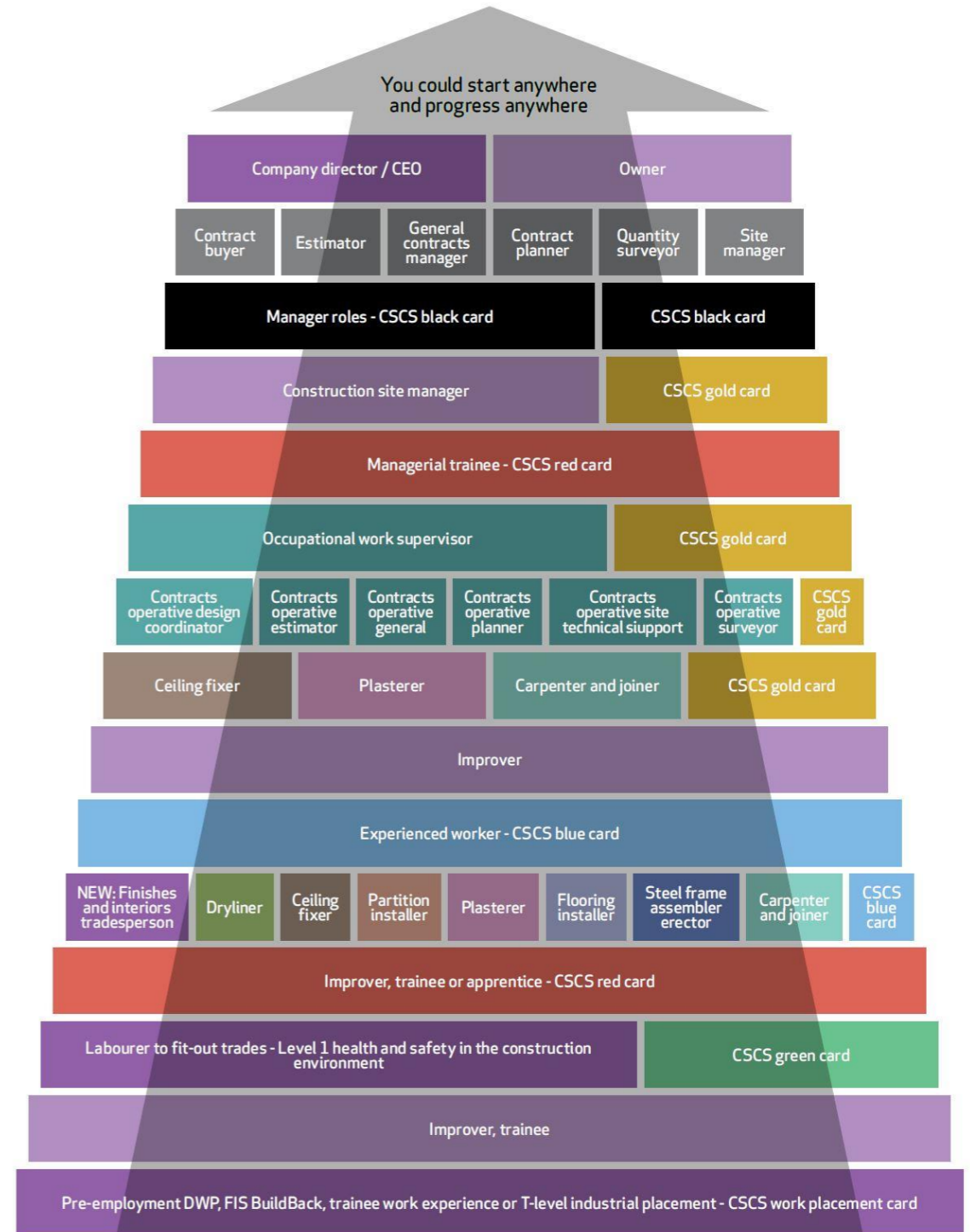
Experience

- Project specific work experience certificates
- Health, safety and welfare in construction certificates
- Additional specialist system training and FIS Accreditation

All records captured and digitally stored in MyProPass



- MyProPass can provide a structured pathway for learning and development.
- Track progress of skills development and competencies.
- We can capture all of these requirements of competency in one single digital place.
- Provide single point of access to check, manage and verify both individual and corporate competency requirements.





Final thoughts ...

70%



of construction companies
believe those who do not adopt
digital ways of working will go
out of business

62%



believe the sector is behind
others when it comes to
adopting digital technologies

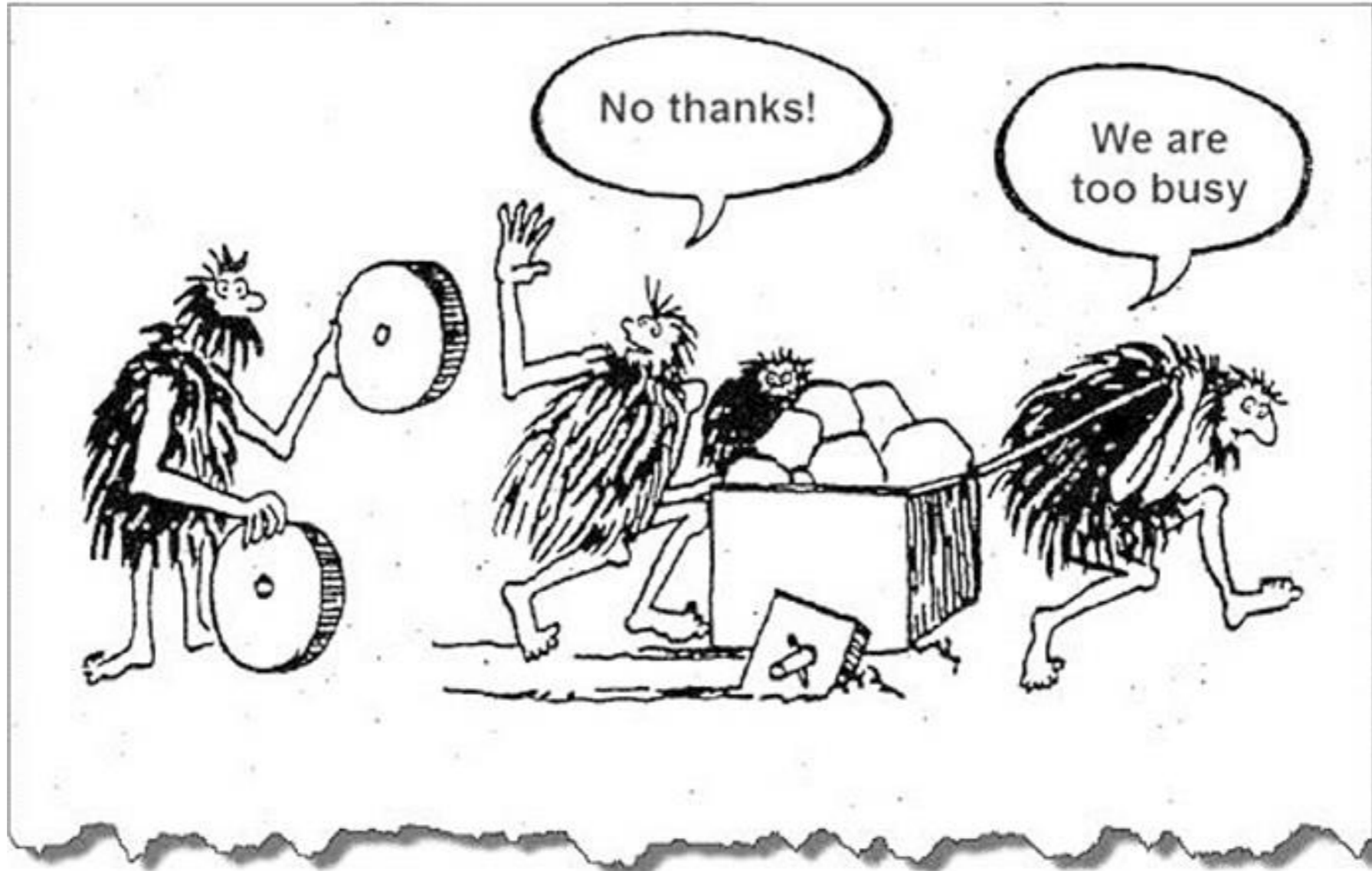
89%



agree that digitisation will
transform the way they work



Innovate and digitisation is key





FIS

FINISHES & INTERIORS SECTOR

Panel Debate



FIS

FINISHES & INTERIORS SECTOR

We'll be right back