

Build UK Industry Response Group and Independent Review of Building Regulations Member Briefing – 28 November 2017

Objective

Member briefing to provide opportunity for Build UK members to hear the priorities of the Government's Building Safety Programme and hear Dame Judith Hackitt's emerging views on the Review of Building Regulations and Fire Safety, and feed in their perspectives.

Overview of Building Safety Programme

- After the Grenfell Tower fire, the Department for Communities and Local Government (DCLG) established the [Building Safety Programme](#) to determine whether there was an imminent risk to other buildings.
- The aim of the programme is to ensure residents of high rise buildings are safe and feel safe from the risk of fire, now and in the future.
- There are four strands of the Building Safety Programme:
 - Identify the buildings which are not safe – the programme focussed on identifying high rise residential buildings with unsafe cladding systems. Public sector and social housing buildings over 18m have now been identified and work to identify the private sector residential buildings will be completed shortly.
 - Making Buildings Safe – Seven large scale systems tests have been completed and [consolidated advice issued](#). The Industry Response Group will help coordinate the construction industry's response to the challenges
 - Identifying the changes needed to make buildings safe – Dame Judith Hackitt's Independent Review of Building Regulations and Fire Safety
 - Making the changes needed to make buildings safe – Implementing recommendations from the Independent Review, Public Inquiry, Expert Panel and other sources.

Capacity and Capability of Construction Industry

- The Industry Response Group is advising on capacity and capability within relevant sub-sectors to deliver work at pace and look at ways to mobilise the industry.
- DCLG has a clear picture of public sector and social housing buildings over 18m and is currently collecting data on private sector residential buildings over 18m that are at risk due to their cladding and insulation system combinations. These numbers will also be considered when advising on capacity and capability within the industry.
- Several mitigation measures are under consideration including;
 - Training initiatives
 - Programming/ prioritisation of work
 - Construction Industry Council developing a qualification and accreditation process for fire safety consultancy.

During the discussion, members urged the Government to ensure that buildings are reviewed holistically, as well as the containment of fire internally and externally. Members suggested that there is presumption within the industry that Dame Judith Hackitt's Review will result in changes to Building Regulations and therefore obtaining compliance against specification is challenging, while there is also a growing trend from building owners specifying non-combustible systems in both high and low rise buildings which will impact capacity with lead times already increasing.

Flowchart and briefing note for building owners

- DCLG, in consultation with the Industry Response Group and the Expert Panel, has developed a flow chart to guide building owners through the process of remediation and an accompanying note to assist building owners in assessing what measures they should consider taking to make their buildings safe.
- While the focus of this note is for buildings with ACM material, the Expert Panel will shortly be publishing a guidance note on non-ACM systems.
- The publication of this work is imminent and Build UK will disseminate the information to members.

BRE is publishing, with the permission of the manufacturer, the details of systems which have previously [achieved the BR 135 classifications](#) for their external cladding systems.

Independent Review of Building Regulations and Fire Safety

- Dame Judith Hackitt's review has mapped the current regulatory system and process through a buildings life cycle which has highlighted overlap, gaps and inconsistency, while submissions to the review's [Call for Evidence](#) coalesce around key themes:
 - Lack of clarity on roles and responsibilities
 - Competency of individuals at all stages of a buildings life cycle
 - Complexity of regulations and guidance
 - Enforcement and sanctions
 - Testing and marketing of products
- The review's interim report, which will be published in December, will suggest a major overhaul of the Building Regulations system, especially for high-rise to create a risk based approach underpinned by cultural change in the industry.

Members welcomed Dame Judith's open and game changing approach to the recommendations made by the review. The industry has made huge strides on Health & Safety in recent years, and the same cultural shift now needs to occur in quality building.

Next Steps

- Build UK will continue to work with the Construction Products Association and the Construction Industry Council on the Industry Response Group to provide advice and guidance to DCLG's Building Safety Programme.
- Build UK will continue to provide regular updates to members and highlight the publication of the briefing note for building owners and the interim review of building regulations.
- Members are asked to continue to provide intelligence and information to [Laura Smith](#) for the Industry Response Group to consider and action.