

The Building Safety Act etc



Peter Caplehorn



working across
24,000
companies



with an annual turnover
of more than

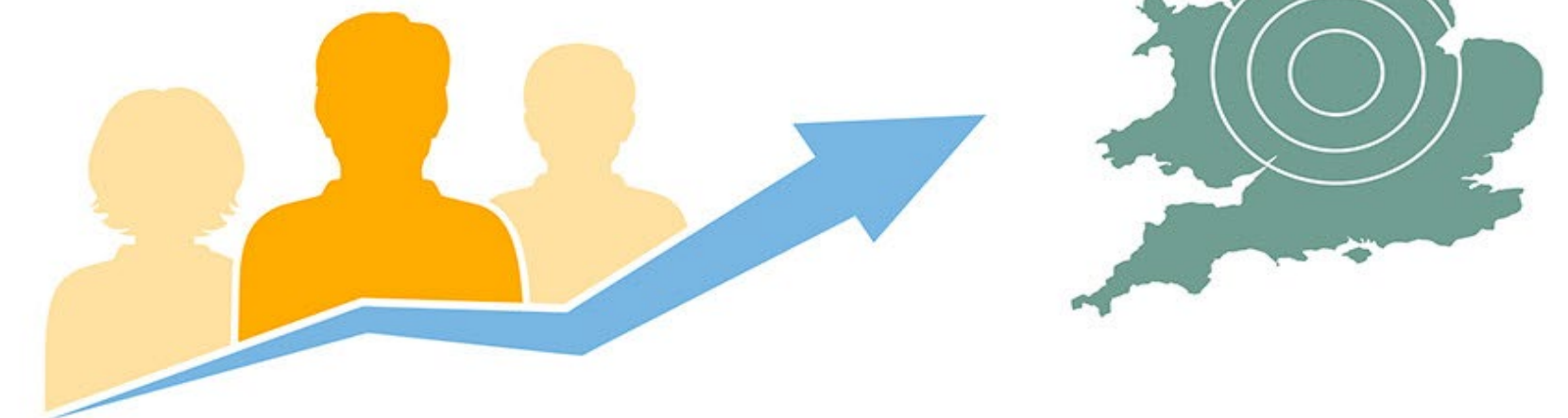
£60 billion



Our Industry

directly provides

337,000 jobs



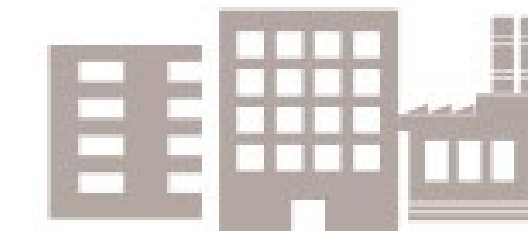
with its heart across the **Midlands** and **North**

78% Products made in the UK used in the UK

Our Industry



directly provides
337,000 jobs



working across
24,000
companies



with an annual
turnover of more than
£60 billion



85% of the industry by value



What do we want and when do we want it

Some questions

Do we want a safer industry

Do we want to recapture our reputation

Do we understand how we got here

Do we feel there is more to do

Are we prepared to do it

Yes ? Then

Herald in the greatest period of change
in decades

Building a Safer Future

Independent Review of Building
Regulations and Fire Safety:
Final Report

Recent history

Five years on from Grenfell -

We have the BSA

We have the BSR

We have the product regulator OPSS

Competence improvements being deployed

A product competence framework

A code for construction product information

A building a safer future charter

Significant remediation work

Ongoing analysis of testing and certification

Review and revision of the approved documents

Much happening much ongoing and

The Grenfell public enquiry final report this year...



Building Safety Act 2022

CHAPTER 30

Explanatory Notes have been produced to assist in the
understanding of this Act and are available separately

Building Safety Act

Biggest act through parliament in recent times -

An Act of 6 Parts

1. Introduction and Scope
2. Establishing the new Regulator, Committees and Powers
3. Major revision and reform of the Building Act 1984 (England & Wales) including the definition of higher risk buildings
4. The new Higher Risk Buildings Regime in operation (*residential*)
5. Construction Products, Architects Registration (UK wide)
6. Technical clauses relating to liability, Crown Application, transitional arrangements and other legal provisions

The Act also contains enabling provisions relating to the costs of building remediation

Plus several schedules

BSA Implications

Creation of the building safety regulator

A new approach for all construction (inc high rise residential)

Surveillance and sanctions powers

Liability backward and forwards

OPSS focusing on product areas

Several new committees BAC, ICC, etc

A new structure for building control

Emphasis on competence, compliance and verification

A 10 further SI's expected before summer recess



Implications for products sector

Part 5 includes provisions relating to construction products:
All construction products made available on the UK market should be regulated.

The BSA requires –

Construction products to be safe.

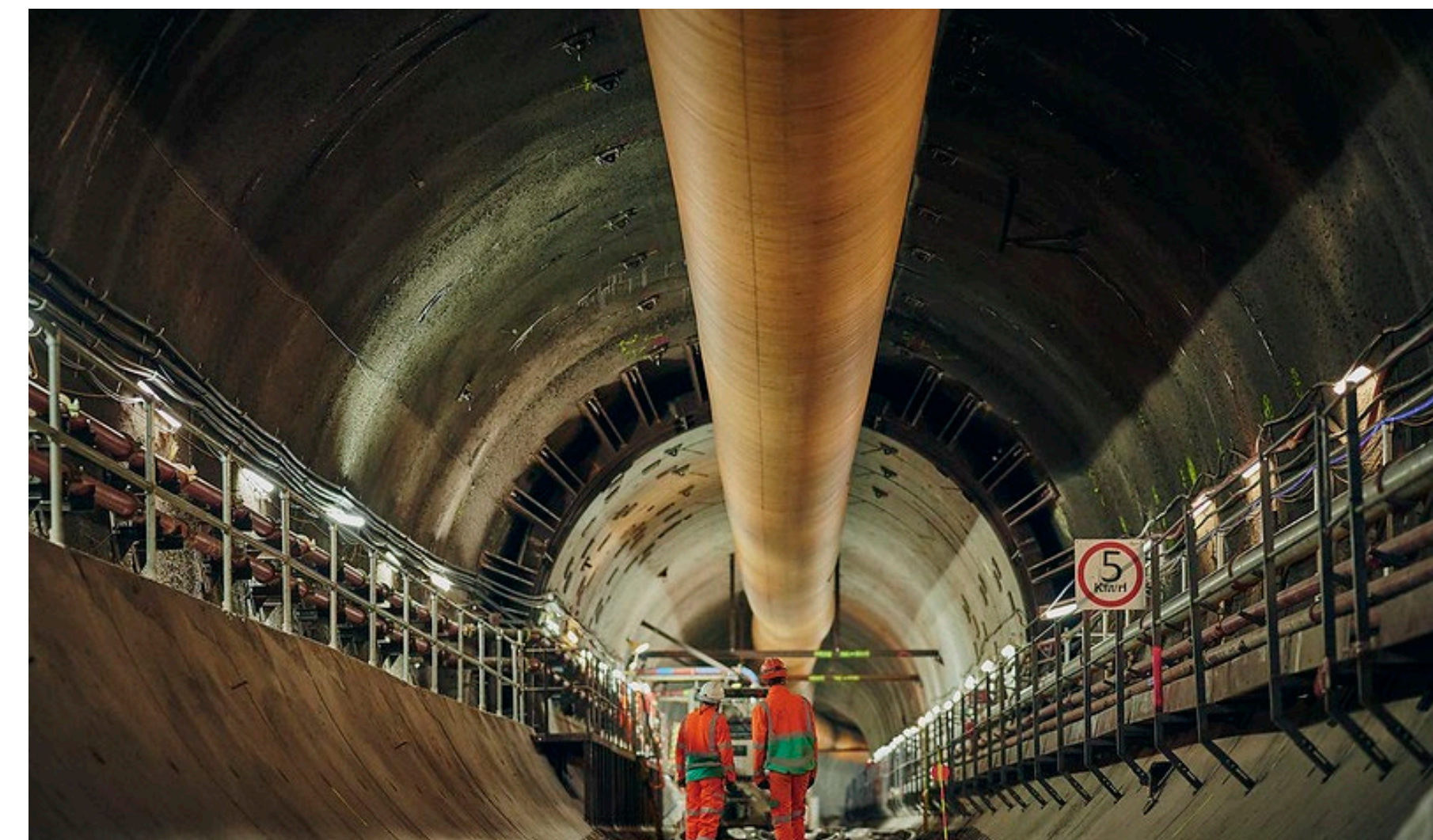
Create a statutory list of ‘safety critical’ construction products.

Introduces new liabilities on materials producers for defective products

- 15 years back and forward.

In addition to the existing product safety regulatory regime.

Creates “building liability orders” and amends the Defective Premises Act 1972.



Implications for products sector

OPSS product regulator

Part 5 also gives the Secretary of State the power to regulate construction products for the whole of the United Kingdom.

To ensure that it remains fit for purpose.

Creates a new National Regulator for Construction Products within the Office of Products Safety and Standards.

OPSS sits within DBT, DLUHC will retain responsibility for construction products policy and DLUHC Ministers will remain accountable to Parliament.



Implications for products sector

Duty holders (CDM is the model)
PD PC And BS Manager role .

British standards and framework standards
BS 8670 / 01,2,3
Fire assessments BS 9908 2022

Development of competence standards
WG12 Framework in to BS

Industry response required now awareness
training industry guidance



Code for Construction Product Information CCPI

Clarity of information-

DJH Challenged product information

Development of the CCPI taken 3 years

Held up last year but now in full operation

CCPI audits company approach and information

Ensures information is -

Clear, Accurate, Up-to-date, Accessible and Unambiguous.

Supported by Government DBT, DLUHC BSR OPSS

Industry and professional bodies PM report and DJH

Supporters membership opening soon

Gearing up and first waves being processed



Be aware

A lot of change in the next few months

Need to keep updated

Embrace new methods and and processes (Gateways)

Paul Morrell report on product testing recommendations

Most new processes mean better business (CCPI)

Challenges remain UK CA, Reach, (BS 476)

Competence work ongoing

It is important for everyone to be up to date understand the new world and act on it for their benefit their businesses benefit and All those who reside in or occupy the buildings we produce.

**NOW
IS THE
TIME
TO
ACT**