

**NOTE TO: JOINT SERVICES COMMITTEE**

**DATE: 02/11/2020**

**TOPIC: BUILDING CONTROL BUILDING SAFETY BILL UPDATE**

**REPORT BY: MIKE TUCKER (BUILDING CONTROL MANAGER)**

## **1 INTRODUCTION**

- 1.1 The purpose of this report is to update members regarding the progress of the Building Safety Bill and the implementation of the new enforcement regime for the Building Regulations under the Building Safety Regulator.

## **2 REPORT**

### **2.1 Time Table for transition to the Building Safety Regulator**

- 2.1.1 A timetable that lays out key benchmarks for the transition of powers to the Building Safety Regulator has now been published

#### 2.1.2 2021

- Develop high level end to end model of the new regime – January 2021
- Interim Competence Committee established – January 2021
- Appointment of a Chief Inspector - February 2021
- Appointment of a Digital Partner - March 2021
- Interim Residents Panel – March 2021
- Stake holder engagement and duty holder campaign – March 2021
- **HSE becomes Statutory Consultee I Gateway 1 (Planning) – April 2021**

#### 2.1.3 2022

- The Building Safety Regulator Enforcement Policy Statement, Enforcement Management Model and tools being developed – January 2022
- Full Competence Committee in place – October 2022
- **Registration of Building Control Inspectors commences – October 2022**
- Building Safety Regulator enforcement powers come into effect bring introduction of compliance notices and stop notices– October 2022
- Audience Group workshops – October 2022
- The Building Advisory Committee (BAC) replaces the Building Regulation Advisory Committee (BRAC) – October 2022
- Full Residents Panel starts – October 2022
- Key documents published – October 2022

- Guidance for regulators on formation of multi-disciplinary teams
- Guidance for duty holders on gateways
- Guidance for approved persons on safety cases

#### 2.1.4 2023

- Regional show and tells sharing experience to date – January 2023
- Building Safety Regulator national launch event – April 2023
- First Building Safety Regulator strategic plan published after agreement with Ministers and Residents Panel - March 2023
- First Higher Risk Building will pass through the gateways to complete the system

#### 2.1.5 2024

- First case review – April 2024

#### 2.1.6 2025

- Target operating model reached – April 2025

#### 2.1.7 2027

- First independent review of the Building Safety Regulator

## **2.2 Validation of Competency**

2.2.1 As highlighted in the above plan from October 2022 it is intended that Building Inspectors at all levels will require to be registered with the Building Safety Regulator.

2.2.2 In order to register it will be necessary to pass a competency assessment at the appropriate level for the work carried out. Levels are identified as,

- Level 3 -Technical Support operative
- Level 4 - Low rise domestic
- Level 5 - Commercial and low rise flats
- Level 6 - High rise and complex

2.2.3 The definitions of high rise and complex are still subject to change

2.2.4 Competency assessment must be UKAS audited and accredited to ISO:17024

2.2.5 LABC have set up a competency assessment scheme (currently the only scheme) for this purpose and is overseen by an impartiality committee made up of prominent construction industry experts.

2.2.6 Five of our staff gained accreditation in November 2019 at the Level 6 which is the highest level.

2.2.7 Validation schemes for Levels 4 and 5 are currently being developed but details have not been published. Self-directed training pathways for Level 4 and 5 have been published by LABC but they require a significant time commitment to complete and then a validation exam of unknown nature must be passed.

- 2.2.8 Other schemes from organisations such as professional bodies are in development but there is no information currently available for potential candidates. We are therefore left with four Surveyors requiring validation but options are still not clear.
- 2.2.9 Registration is only valid for 4 years and then further validation and evaluation of work experience is required to maintain registration.
- 2.2.10 This is an unprecedented requirement and poses significant challenges to our terms of conditions for our staff which will need to be considered in detail.