

Independent Review of Building Regulations and Fire Safety

Foundation for Science and Technology

24 January 2018

Risk & Regulation – a contextual overview

- ▶ Subject close to my heart, and that of the FST.
- ▶ Some interesting comparisons with the 'journey' of other industry sectors.
- ▶ Driving systemic change vs. quick fix.
- ▶ Learning lessons for the broader benefit.

Review Timeline

- ▶ Review announced on 28 July 2017.
 - Reporting jointly to Housing Secretary and Home Secretary.
 - End-to-end review looking at fire safety system as a whole and the people working within it.
 - Assess effectiveness of building and fire safety regulations, with a focus on multi-occupancy high-rise residential buildings.
 - Make recommendations that will ensure we have a sufficiently robust regulatory system for the future.
- ▶ Terms of Reference – 30 August 2017
- ▶ Mapping, Call for Evidence, stakeholder bilaterals & roundtables
- ▶ Interim Report – 18 December 2017
- ▶ Summit meeting – 22 January 2018
- ▶ Final Report – Spring 2018

Review Methodology

- ▶ Systems based approach.
- ▶ Clear to see why the current system does not work.
- ▶ Radical overhaul required at systems level.

Interim Report - Overall Findings

- ▶ There needs to be a significant culture change to increase ownership and responsibility.
- ▶ Current regulatory system for ensuring fire safety in high rise and complex buildings is not fit for purpose.
- ▶ Problem connected to the culture of the construction industry, building management, and the effectiveness of the regulator that oversees it.
- ▶ This applies throughout the building life cycle, both during construction and occupation.
- ▶ Industry needs to own and take responsibility for managing and maintaining integrity of buildings once they are in use.

Interim Report – Emerging Themes

- ▶ **Regulations & guidance** complex and unclear.
- ▶ Clarity of **roles and responsibilities** is poor.
- ▶ Means of assessing and ensuring **competency** is weak.
- ▶ **Compliance, enforcement and sanctions** processes are too weak.
- ▶ **Route for residents** to escalate concerns is unclear and inadequate.
- ▶ The **system of product testing** is not clear.

Interim Report – Direction of Travel (1)

- ▶ **Regulation & guidance** – more risk-based approach. Less Government, more sector-based risk ownership.
- ▶ **Roles and responsibilities** – clearer senior accountability across life-cycle.
- ▶ **Competence** - raising standards, greater accreditation across design, construction, inspection and occupation.

Interim Report – Direction of Travel (2)

- ▶ **Compliance and enforcement** – ‘golden thread’ - design intent (or proper change control) sustained with regular reviews & gaming more clearly penalised.
- ▶ **Residents’ voice** - clearer, quicker route for residents’ concerns to be addressed.
- ▶ **Product testing** – more effective testing/certifying process. Marketing easier to interpret.

Interim Report – Recommendations

- ▶ Report includes short-term recommendations, which fit with direction of travel. For example:
 - Work on restructuring Approved Documents
 - Use of desktop studies should be restricted
 - Professional bodies to propose how to improve standards.
- ▶ The second phase of work will drive all these forward – including work with industry, other external stakeholders and across Whitehall.

The Next Phase

- January 22 Summit – launch-pad for next phase.
- Explicit ‘call to action’ to industry to recognise magnitude of change required.
- Joint industry and Review Team policy work, under the systemic umbrella of the review.
- Work streams answering key outstanding questions, and how to implement change.
- Role for Civil Servants and for external industry experts.
- Final report Spring 2018 – continued systemic approach.

Whole System Approach

Category (A) Defences/Barriers:
preventing initiating event
from leading to hazard

Category (B) Defences:
effect-reducing
defences/ameliorations

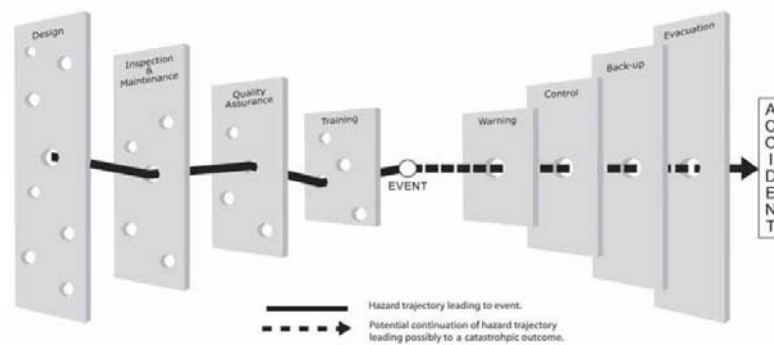


Figure 18.4: 'Composite Model'

Provided courtesy of Charles Haddon-Cave QC

Discussion

- How did we get to this point?
- The importance of taking a systems approach to the review.
- Broader lessons for creating better, simpler, more effective regulatory frameworks?
- Creating the new framework for high-rise and complex buildings:
 - culture
 - risk ownership and responsibility.

Thank you

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