

# BRISTOL



## UPDATE ON BUILDING SAFETY



# Building Safety Act

The Building Safety Act 2022 (the Act) requires all buildings in-scope of the new more stringent regulatory regime to be registered with the Building Safety Regulator (BSR).

An in-scope building is defined as any residential building, measuring 18 meters and above, or 7 stories or higher, with 2 or more residential dwellings. Bristol Council has 62 existing high-rise buildings, but 57 'in scope' that need to be registered. We only have 57 in scope as 5 buildings were interconnecting and they are being registered as one.

The process has been divided into three stages:

- **Stage 1** – Registration by the 30 September 2023
- **Stage 2** – Key Building Information- within 28 days from registration, but not later than 5 November 2023
- **Stage 3** – Building Safety Cases – by the 1 April 2024

# Registration

Each building will be prescribed a unique property reference number by the Building Safety Regulator.

We must register all our buildings by the 30 September 2023.

## **Current status 26/09/23**

All buildings in scope have been registered within agreed timescales.

# Key Building Information

## Key Building Information (KBI's)

Following the initial registration, the Principal Accountable Person (John Smith – Executive Director) is responsible for submitting the structure and safety information to the HSE within 28 days of an application to register. For example we have to provide assurance around

- structure of the building
- fire protection and detection
- type of cladding
- roofing materials and list any works that took place since the building was constructed i.e. new windows, roof etc.

Teams worked very hard to provide required information and we managed to submit our key building confirmation for all buildings ahead of deadline.

# Building Safety Cases

- By April 2024 managers of buildings with seven storeys or more (18m or more) must submit a Safety Case Report for each building to the Building Safety Regulator.
- A Principal Accountable Person will be responsible for ensuring the Safety Case Report is completed and remains up to date.
- The safety case report needs to make an argument, supported by evidence, that Bristol City Council have taken all reasonable steps to manage building safety risks.
- Failing to submit or submitting an incomplete Safety Case Report is a criminal offence under the Building Safety Act 2022. Therefore, high-rise residential safety managers must meet all the requirements.
- This will be submitted on a 'risk based' approach. Risk will equate to the height of buildings, the number of people living in them and if buildings have flammable cladding on them or any structural issues. Building Safety Team is planning to risk score the buildings by the end of November 2023.
- The Building Safety Regulator will invite Principal Accountable Persons (PAPs) to apply for a building assessment certificate over a period of five years. Once invited to apply to submit a building safety case, boroughs will have 28 days to apply.