



Building Safety Regulator

The Building Safety Act 2022

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The Regulator

The Act sets up a Building Safety Regulator.
Its three main functions will be:

1. To keep the safety & standards of ALL buildings under review
2. Promote competence for ALL buildings (not just those currently in scope) including industry and professionals working on buildings, and building control bodies
3. Lead the delivery of the new, more stringent regulatory regime for buildings currently in scope - Higher Risk Buildings (HRBs)



Building registration

Higher-risk buildings:

- Duties under Part 4 – October 2023
- BSR will begin assessing Building Assessment Certificate applications – April 2024
- Registered HRBs will be called in over an initial 5 year period

[Register a high-rise residential building
\(buildingsafety.campaign.gov.uk\)](https://buildingsafety.campaign.gov.uk)



Legislation

Building Safety Act 2022 (Commencement No.4 and Transitional Provisions) Regulations 2023

1 April 2023

Section 5 – Duty to keep safety and standards of buildings under review

Section 6 – Facilitating improvement in the competence of industry and building inspectors

6 April 2023

Sections 33 – 35 – Building regulations, dutyholders and competence



Building control professional codes & standards

April 2023

Building Inspector competence framework

Operational standards rules

OSR monitoring arrangements

Strategic context for regulatory framework

- The Building Safety Regulator (BSR) oversees building control bodies (individual professionals, local authorities, and registered building control approvers)
- From Spring 2024 building control bodies and professionals must follow mandatory codes and standards for building control



**Building Inspector
Competence Framework
(BICoF)**

Transitional period to April 2024
April 2023



Dutyholders

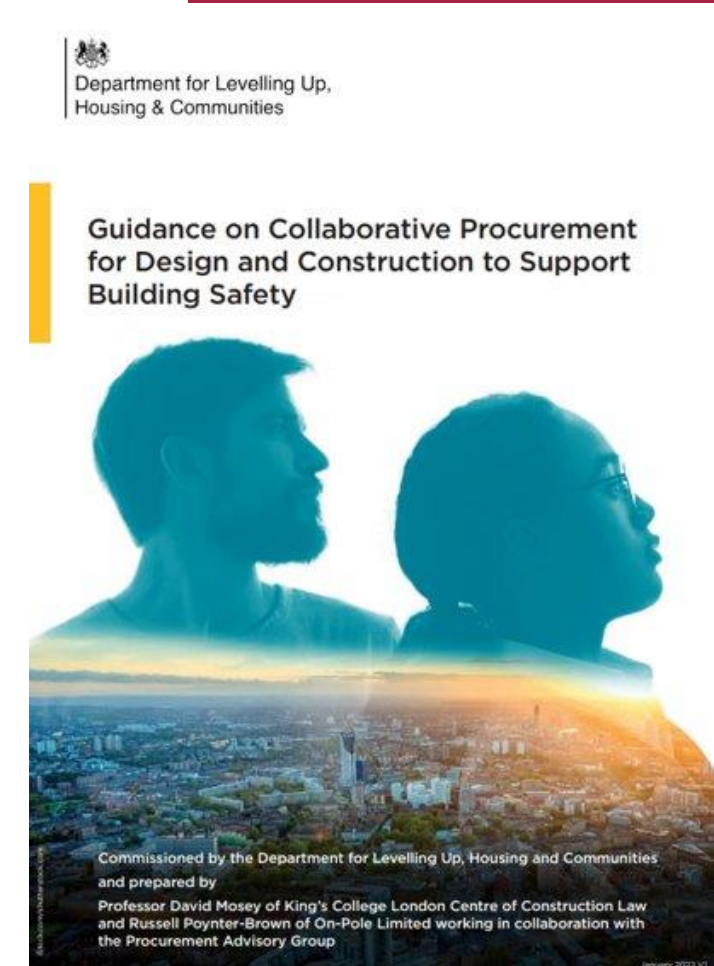
The Building Safety Act 2022 amends the Building Act 1984 to:

1. Create powers to prescribe requirements on those who procure, plan, manage and undertake building work
2. Introduce new enforcement powers for building control authorities

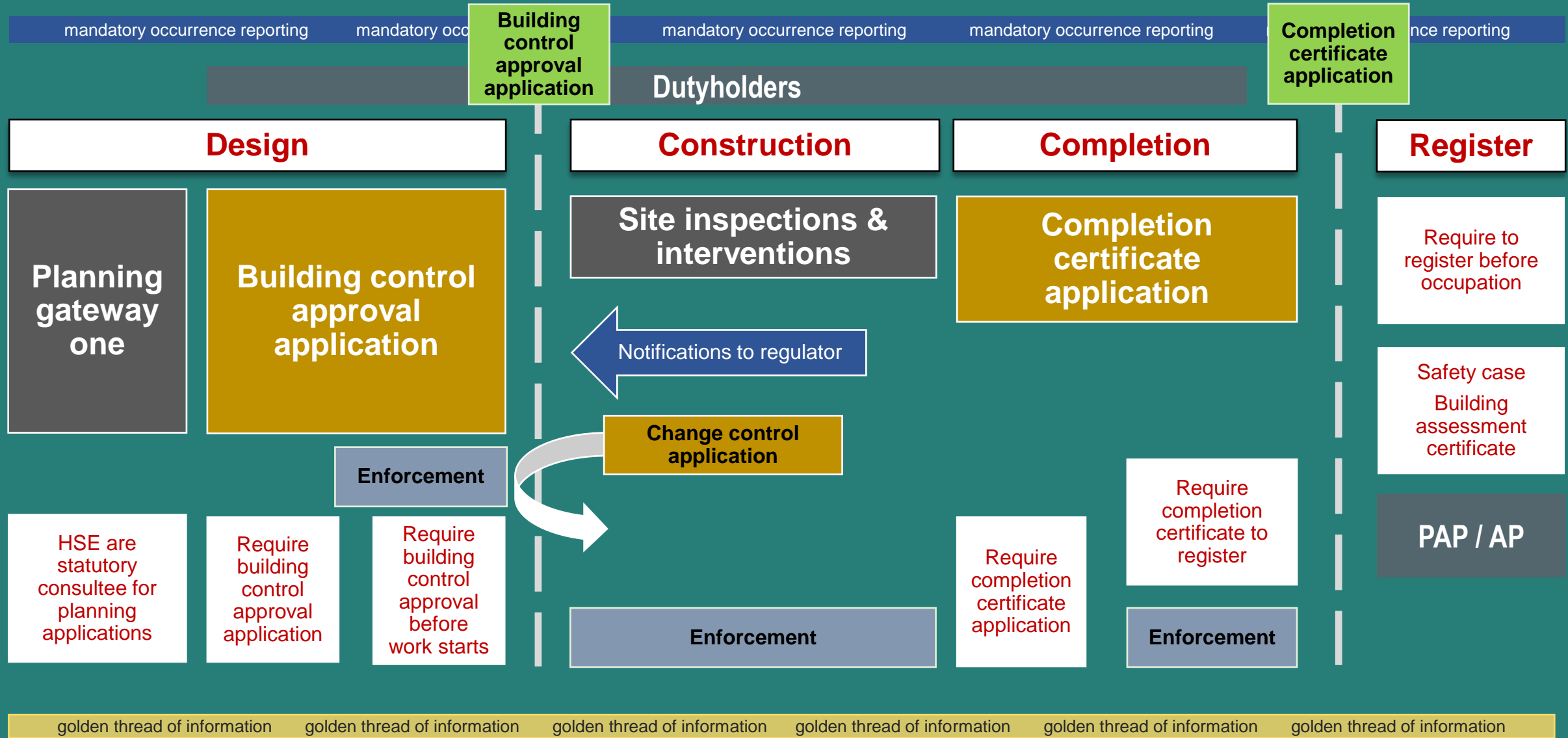


Building control approval applications

- A construction control plan describing the strategies for managing building work to maintain building regulations compliance
- A competence declaration confirming that the client is satisfied that their Principal Designer and Principal Contractor are competent to carry out their roles; and written records of the steps the client has taken to be satisfied of their competence



Building control regime



Keep up to date

HSE are producing an e -Bulletin which contains regular updates on all things BSR please visit HSE's webpages and search for building safety.

<https://www.hse.gov.uk/building-safety/index.htm>

