

Building Safety Regulator strategic plan

2023 - 26



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Foreword

The Grenfell Tower fire on 14 June 2017 was a tragedy that shook the nation and, as we know to our shame and bitter regret, cost the lives of 72 people. As we fix the problems of the past and improve the buildings of the future, we must be animated by our duty to prevent a similar tragedy from ever happening again.

The fire exposed a sector with a broken and fragmented culture, in need of fundamental reform: a regulatory system that allowed egregious behaviour to go unchecked; homes clad in combustible materials that should never have been used; building owners failing to take responsibility; and regulators without the power or the capacity to enforce vital standards. These failures put at risk the lives of far too many.

The Building Safety Act 2022 represents the biggest overhaul of building and fire safety regulation in a generation. But it is just one step in a larger journey: we are not at the destination. We continue to work hard to transform our built environment, and the culture of those who shape and nurture it.

I want to make clear to residents and leaseholders living in high-rise buildings that establishing the Building Safety Regulator means the authority and powers are now in place to help make, and keep, their homes safe. There will be real and serious consequences for building owners and developers who do not meet their obligations. We will tolerate neither evasion nor delay. Parliament has charged the Regulator with ensuring high-rise buildings with unsafe external walls are remediated swiftly – a mission that I once again affirm today.

To change the culture of a system, the Regulator must reach further. It will continue to deepen our collective understanding of the built environment – a complex system with complex dynamics – to inform policy, research, and standards and improve our picture of risks. The Regulator will work with the government and other regulators to support the professions, occupations and trades to improve and expand their capabilities, and ensure technical guidance is fit for purpose. The system that regulates our buildings must be practical and comprehensible. The Regulator must lead the sector in creating a built environment fit for the future. This first three-year strategic plan is a significant moment in this mission. It looks forward, and lays out a solid foundation on which the Regulator can build its ambition in future years.

The Regulator must create an environment where everyone - industry, residents, freeholders, leaseholders and more - is active in their responsibility for ensuring not only the safety, but also the quality, our buildings. The Regulator should be the resounding voice that answers the clarion call for transformation.

The new regime will take shape, evolve and strengthen over time. We will see fundamental improvements to the safety and standard of buildings in England. We will see increased competence and accountability among those working in the built environment. And we will have buildings that are safer for the generations to come.

RT HON MICHAEL GOVE MP

*Secretary of State for Levelling up, Housing and Communities
Minister for Intergovernmental Relations*



Introduction

This Strategic Plan sets out how we, the Building Safety Regulator, will carry out our building safety functions in England in the first three years of operation – April 2023 to March 2026.

This Strategic Plan describes the work the Building Safety Regulator has been established to deliver, how we will go about it, and what we aim to achieve.

Our Strategic Plan is designed to keep a focus on the priorities to deliver the new building safety regime, and it will be kept under continuous review, especially in response to the Grenfell Inquiry Phase 2 Report.

By setting out clear objectives and a performance framework, we can effectively target our future interventions and regulatory activities.

The Health and Safety Executive's Annual Business Plan will detail how we will bring our Strategic Plan to life.

The Building Safety Regulator's Strategic Plan is required under Section 17 of the Building Safety Act 2022.

The Strategic Plan has been consulted on with the Residents' Panel and agreed by the Secretary of State for Levelling Up, Housing and Communities.

Mission

Our Mission is **protecting people and places**.

Our vision is to create a built environment where everyone is competent and takes responsibility to ensure buildings are of high quality and safe, so residents and other building users are confident that the tragedies of the past will never be repeated.

We want to:

- improve the safety and standards of all buildings;
- make sure residents of higher-risk buildings are safe and feel safe where they live; and
- help restore trust in the built environment sector.

We will do this by:

- delivering consistent standards within the building control profession;
- overseeing and driving improvements across the built environment;
- regulating the planning, design and construction of new higher-risk buildings;
- ensuring those who are responsible for higher-risk buildings manage risk so that residents are safe; and
- working in partnership with co-regulators.

Scope

The Building Safety Regulator's remit

The Building Safety Regulator is responsible for overseeing the safety and performance of all buildings in England, and must keep under review:

- the safety of people in or about buildings in relation to risks as regards buildings; and
- the standard of buildings.

The Building Safety Regulator is the Building Control Authority for **higher-risk buildings**, which broadly are buildings with at least two residential units that are at least 18 metres in height or at least seven storeys. During design and construction, we will be responsible for overseeing compliance with building regulation requirements. During occupation we will be regulating those who are responsible for the management of **building safety risks**, which are the spread of fire and structural failure.

The Building Safety Regulator will oversee and monitor the performance of all Building Control Bodies in England and the competence of professionals delivering building control functions.

We must exercise our building safety functions with a view to:

- securing the safety of people in or about buildings in relation to risks arising from buildings; and
- improving the standard of buildings.

We must also provide assistance and encouragement to facilitate the improvement of the competence of those working in the built environment.

Working in partnership with co-regulators

The Building Safety Regulator will develop strong relationships with other regulators in the system, such as the Social Housing Regulator and Housing Ombudsman. Sharing knowledge, expertise and data, we will work with them and other government bodies in delivering on our mutual aims to improve building safety and ensure the best outcome for residents.

Our work on higher-risk buildings will involve multi-disciplinary teams, and we have been working with others in the Joint Regulators Group to develop the new building safety regime.

Our co-regulators include:

Fire and rescue authorities

Fire and rescue authorities have a duty to enforce the provisions of the Fire Safety Order (2005) in regulated premises, where it applies to the structure, external walls and any common parts of the building including flat entrance doors.

Local authorities

Local authorities have a duty to keep housing conditions in their area under review. The Housing Act (2004) requires an assessment of hazards and the risk they pose to the health and safety of occupants and visitors. In addition, local authorities act as building control bodies to check that building regulations are being complied with.

Office for Product Safety Standards (OPSS)

The OPSS have responsibility for the national regulation of construction products, leading and co-ordinating market surveillance and enforcement in this sector across the UK.

Delivering consistent standards within the building control profession

The Building Safety Regulator will introduce a new approach to building control in England by creating a regulated building control profession that is more accountable to all citizens and will see buildings consistently meeting building standards.

Activities

Establishing a new regulated building control profession

We will establish building control as a regulated profession, with new requirements and standards that apply across both public and private sector providers of the profession, levelling the playing field for the first time. This will ensure both private and public sector building control bodies, and all building control professionals, are operating consistently to the same high standards.

This will enable greater collaboration and knowledge sharing across the profession and establish clearer career paths, helping to address entry hurdles and retention issues to increase capacity. There will be a responsibility to promote building control competence and to deliver a strategy to improve this over time.

Increasing the competence and capability of the building control profession will improve the regulation of building work, which will help restore trust in the built environment.

Focus areas (2023-2026)

Setting a common standard of competence

The Building Inspector Competence Framework published in April 2023 provides, for the first time, a clear universal standard for the development and assessment of building inspectors.

We will work with third parties to support their development of schemes to assess professionals against the Framework, providing us with assurance that the members of the register have demonstrated their competence to undertake the activities of a Registered Building Inspector to an appropriate level.

Building inspectors will not be able to undertake certain roles after April 2024 if they have not registered with the Building Safety Regulator. Assessment by one of the available schemes will be a pre-requisite of registration.

Assuring the performance, behaviours, and outcomes of building control bodies

We have developed and published Operational Standards Rules (OSRs) that will allow us to monitor and ensure effective delivery of building control functions in the public and private sector. The OSRs are underpinned by the competency requirements and codes of conduct.

The OSRs require building control bodies to provide data returns to us and will help inform our inspection activity. We will ensure two-way communication between ourselves and building control bodies. For example, through a data request of building control bodies to assist determination of the scale of a problem, including type and number of buildings and dutyholders affected. Additionally, building control bodies will be inspected to ensure their compliance with the OSRs and codes of conduct.

Outcomes

Improved competence, standards, and consistency

There will be improved compliance and enforcement of building regulations and standards as the quality, effectiveness and efficiency of building control activity improves through organisational investment in professional skills. This will ensure better and consistent building practices resulting in better quality buildings.

Increased public confidence in building control

Greater transparency and accountability will lead people to trust the building control profession to regulate building work appropriately, with increased confidence in the integrity of the profession and that previous failings have been addressed.

A respected profession

We want to see the building control profession grow as improved status leads to the attraction and retention of talent, with it being seen as a positive career choice for those entering the workforce.

Overseeing and driving improvements across the built environment

The Building Safety Regulator will increase our knowledge of the built environment and will use this to drive improvements in building safety and standards in all buildings. We will support those working in the built environment to take responsibility for driving a sustained and meaningful culture change, incentivising continuous improvement and, when necessary, addressing non-compliance.

Activities

Identifying and assessing emerging risks to the safety and standard of all buildings

The Building Safety Regulator will remain abreast of changes and trends within the built environment. We will develop a proactive understanding of innovation, new and emerging legacy issues, their impact on building safety and standards, and what action is required. We will gather and analyse information from a variety of sources, such as through feedback and advice from formal committees, input from stakeholders, targeted research, and analysis of data. We will use the skills, knowledge, and expertise of the Building Advisory Committee to help us with this. Prioritising action on the highest risks, our understanding in this area will ensure we are responsive and able to drive improved performance of building safety and standards.

Providing expert advice and producing technical standards

We will provide expert advice on building safety and standards, supporting the delivery of the government's aims and priorities. This includes bringing forward proposals to amend regulations where necessary. The Building Safety Regulator will be the government authority on construction and building guidance and will lead the development of policy relating to Approved Documents, ensuring they are regularly reviewed, and produce technical advice on the building regulations. We will have a plan of work to ensure that all guidance on the building regulations is reviewed regularly and kept up to date with emerging trends, utilising our identification and assessment of risks, and prioritising the areas of most concern. Through our advice and guidance, we will ensure that regulations are clear and effective, to deliver better and consistent building practices.

Promoting and improving competence standards essential to safety

We will focus and assist those working in the built environment to make significant changes that ensure the competence of individuals is prioritised. Our work with the new statutory Industry Competence Committee (ICC) will help us understand the strategic

opportunities and targeted interventions most likely to change behaviours across multiple built environment sectors that are required to deliver sustained cultural change. The Building Advisory Committee will use industry experience and up to date knowledge to play an active role in facilitating the need for those working in the built environment to step up and take responsibility for compliance with the building regulations. We will also support the sector in developing and producing their own guidance. By promoting the competency of those working in the built environment, we can enable an improvement in related factors such as the delivery and quality of housing stock.

Focus areas (2023-2026)

Identifying and assessing emerging risks

We have developed a forward-looking and outcomes-based system of regulatory oversight which will:

- be effective in monitoring and driving improved performance of those working in the built environment;
- ensure consistent, risk-based and proportionate action by regulators; and
- be responsive in developing best practice and setting priorities for the sector.

We have many sources of information, from working with the Building Advisory Committee, the Industry Competence Committee, our diverse group of stakeholders, other government departments, commissioning insight and research, and data from voluntary and mandatory occurrence reporting. We also have information gathered from our regulation of the building control profession and HSE's regulation of worker health and safety and those affected by work activity.

We will draw any relevant themes emerging from these intelligence sources, prioritising the highest risks, and share through a variety of routes. For example, sharing information across building control bodies and/or Registered Building Inspectors. We will also work with stakeholders to consider communications, development of standards, safety alerts, and research. We may also make recommendations for legislative change where the evidence supports this.

Review of technical standards

A key part of keeping the safety and standards of all buildings under review will be the ongoing maintenance of the technical standards and the associated statutory guidance, the Approved Documents.

A significant programme of work is already underway as part of the continuous review and update of fire safety guidance which will deliver changes throughout the period of this strategic plan and beyond. Through our identification and assessment of emerging risks,

we will prioritise areas for action. We will also continue to provide technical advice to the Department for Levelling Up, Housing and Communities on policy priorities, in particular energy efficiency and toilet provision.

To meet the requirements in the Building Safety Act 2022, we will also undertake cost-benefit analysis and provide reports on:

- making regular inspections of, and testing and reporting on, the condition of electrical installations in relevant buildings;
- stairs and ramps in relevant buildings;
- emergency egress of disabled persons relevant buildings; and
- automatic water fire suppression systems in relevant buildings.

We will also commence a more fundamental review of the Approved Documents, as recommended by Dame Judith Hackitt.

Competence and increased leadership

The Industry Competence Committee will work to ensure confidence is gained and retained in the competence of individuals working in the built environment. Protecting the health, safety, welfare and wellbeing of people requires competent individuals to design, develop, construct and manage buildings which are safe to live in and ensure sustainable outcomes.

The Industry Competence Committee will assist those working in the built environment by developing and facilitating forums and initiatives to aid continuous improvement, as well as providing advice and guidance on good practice competence management frameworks.

The Building Safety Regulator will be responsible for publishing and maintaining the mandatory technical competencies for installers working under competent person schemes. We will also review the conditions of authorisation to ensure they are fit for purpose. We will also take on the running and updating of the competent persons scheme notification system as the Building Safety Regulator commences its role as the building control authority for higher-risk buildings.

Outcomes

The Building Safety Regulator as a trusted leader

Through working together to identify and prioritise key sector issues, we want to develop a mature collaborative relationship between the Building Safety Regulator and those working in the built environment, enabling us to improve building safety and standards together.

Those working in the built environment take ownership

Under our leadership, those working in the built environment will take ownership for identifying and addressing key sector issues, considering residents and other users of the built environment, and ultimately becoming more accountable and responsible for managing the risks they create.

Improved competence and consistency of practices

We expect to see those working in the built environment engaging and investing in activities to raise and enhance competence, creating a culture where obtaining the necessary competence will be seen as a core requirement across all levels of the workforce, which will bring about an improvement in all related aspects of building work.

Buildings consistently meet building standards

In collaboration with those working in the built environment, standards and safety issues will be regularly reviewed, driving understanding and consistent application of building regulations, ensuring the safety and quality of buildings.

Regulating the planning, design, and construction of new higher-risk buildings

Our work will ensure that all those involved in the design and construction of higher-risk buildings (HRBs) work collectively to meet the functional requirements of all building regulations, so that buildings are of good quality for people to live in, and building safety risks are minimised.

Activities

Ensuring fire safety is incorporated into planning of new higher-risk buildings

The Building Safety Regulator is a statutory consultee for fire safety matters for planning applications. We provide advice to local planning authorities about fire safety matters related to land use planning considerations thus promoting high standards of fire safety design at the earliest opportunity in the development process. This makes sure that new building work is designed with fire safety in mind, so that we can have safer housing in the future.

Improving design and construction

The Building Safety Regulator will be the single biggest building control authority for England, and will work with clients, designers, and contractors to ensure they have systems in place to plan, manage and monitor design work as well as assuring construction. We will have the authority to reject applications if they fail to meet building regulations and will be responsible for granting final building control approval before a new HRB can be occupied. This approach will drive a cultural change as the functional requirements of building regulations are considered at each stage of every new HRB's design and construction, rather than late in the process when mitigation measures become progressively more difficult to implement. Through the design and construction process, we will ensure that we have safer buildings so that residents can feel safe in their own homes.

Focus areas (2023-2026)

Planning Gateway One

We will continue to deliver support to local planning authorities on applications for new high-rise buildings, ensuring that fire safety is designed at the earliest stages of development. This will create a norm in which those submitting applications engage fire expertise at the conceptual stage and follow extant standards or develop designs which

offer an equivalent level of protection. Over time this will result in buildings with better fire safety integration, protecting those who live there.

We are already seeing the effect we can have on the design of new high-rise buildings in England. In the first two years of Planning Gateway One (August 2021-2023), we have commented on over 3000 planning applications. Data is showing a substantial improvement in the quality of applications being submitted, in August 2022 we raised objections on 59% of applications but only objected to 31% of planning applications in August 2023. We will be continuing to work with Local Planning Authorities and developers to ensure that fire safety is addressed as early as possible in the design of buildings.

Building Control Authority for higher-risk buildings

Since October 2023, we are the building control authority for HRB's implementing a more stringent regime for their design and construction. Dutyholders must obtain building control approval from the Building Safety Regulator before starting building work, before significant changes are made during construction, and when building work is completed.

We expect those who develop, build and work on these buildings to properly consider the requirements of the building regulations and assure themselves that their building will meet these expectations. This includes making mandatory occurrence reports (MOR) when necessary to the Building Safety Regulator. It is their responsibility to make sure that legal requirements are being met. This will require a shift in culture in those carrying out design and construction work.

Our work in HRBs will involve multi-disciplinary teams bringing together building inspectors, fire and rescue service colleagues and (as required) other specialists. Where we are not satisfied that the functional requirements of the building regulations are being met, we will take action. This could include refusing to allow the building to be constructed or occupied, and enforcement action if required.

We believe this approach will drive improvements in culture, with every organisation taking responsibility for the compliance of their designs, plans and building work. Better buildings will result from the new regime that meet all the requirements of the building regulations and provide better homes for people.

Outcomes

Safer buildings

Those involved in the design, planning and construction of HRBs will become accountable for the risks they create. They will have to consider and address safety issues early. The building control process will ensure that there is greater scrutiny and oversight throughout the construction process. Buildings will meet the functional requirements of the building regulations and will adhere to the standards expected of places to live.

Greater trust in safety

Our role as the building control authority will increase resident confidence. This will help residents feel safe when they move into a new higher-risk building and feel assured when work is carried out in their building.

Ensuring those who are responsible for higher-risk buildings manage risk so that residents are safe

The Building Safety Regulator will ensure that the organisations who are responsible for occupied higher-risk buildings (HRBs), the Accountable Persons, manage building safety risks appropriately and engage with residents in a collaborative and responsive way.

Activities

Assuring the safety of higher-risk buildings during occupation

We will ensure Accountable Persons identify the safety risks of fire spread and structural failure in their building and put in place proportionate measures to manage them safely. We aim to assess all existing occupied HRBs within five years, prioritising buildings primarily on height and number of dwellings. We will also assess new builds and conduct investigatory work, where appropriate, based on intelligence. Our work will ensure that residents are safe and those who fail to manage building safety are held to account.

Placing residents at the heart of the new regime

We want to make sure that residents are safe and feel safe where they live.

Residents will be at the heart of the new regime. Along with new rights to receive information about the safety of their building, residents will be involved in decisions about their building's safety and have their complaints about building safety risks dealt with quickly and effectively, with an escalation route to the Building Safety Regulator if this does not happen.

We will ensure Accountable Persons are engaging with residents and enabling them to have a voice in key decisions affecting them. We will consult the Residents' Panel (commenced in January 2023) to inform the development of policy, guidance, and communication.

Focus areas (2023-2026)

Assessing currently occupied buildings

Accountable Persons will be required to identify and assess building safety risks and take all reasonable steps to ensure those risks are mitigated and controlled to a proportionate level on an ongoing basis. The information necessary to achieve this will be contained in a

‘Safety Case’. A ‘Safety Case Report’ will include a summary of this information which will demonstrate to the Building Safety Regulator how the Accountable Persons are meeting their duties.

We will be carrying out assessments to make sure that Accountable Persons are identifying and managing building safety risks, complying with their duties under the new legislation, and keeping residents safe. We understand some Accountable Persons will need support with understanding their requirements and reaching compliance.

All occupied HRBs will have at least one clearly identifiable Accountable Person, known as the Principal Accountable Person. All Accountable Persons must ensure they meet the duties placed on them; the Principal Accountable Person has a co-ordinating role in the management of building safety. Principal Accountable Persons of existing HRBs must have registered these buildings with the Building Safety Regulator by 1 October 2023, and new HRBs must be registered before they are occupied. By early 2024, we will have analysed registrations to create a complete picture of the HRBs in England for the first time. We will be creating a searchable portal with this information as the national register of higher-risk buildings.

It will take around five years for the Building Safety Regulator to assess the performance of the Accountable Persons for all existing buildings for the first time, alongside any new buildings that come into scope in the same period. We will manage this by placing buildings into five annual groups primarily based on height and number of dwellings, so the tallest buildings with the greatest number of dwellings will be assessed earlier.

Following receipt of information at registration, we may also move buildings between groups. For example, buildings with un-remediated aluminium composite material (ACM) cladding will be assessed in the first year, regardless of height or number of dwellings.

We will be working with co-regulators to enforce the law so that any buildings with outstanding fire safety and structural concerns are fixed without delay. We will share intelligence and work in partnership to identify the best enforcement tactics to deploy—using all of the tools available to us so that buildings are remediated, residents are safe and those who fail to do the right thing are held to account.

By April 2026 any work on remediating dangerous cladding will be completed or underway, and we will take action on those that are not compliant.

Handling complaints and mandatory occurrence reports

Accountable Persons are legally required to make mandatory occurrence reports (MOR) to the Building Safety Regulator. MORs are structural and fire safety occurrences which meet what is known as the risk condition, which is that if the occurrence is unremedied, there is the potential for a significant number of fatalities or serious injury to a significant number of

people. It will be a criminal offence for a dutyholder to not make a MOR when legally required to do so.

In addition, we will put in place a contact system which will act as a route of escalation for resident complaints. Relevant complaints and MORs will be assessed, investigated, and dealt with by the Building Safety Regulator in an appropriate, timely and proportionate manner, using one of the intervention methods available.

Outcomes

Safer buildings

As those responsible for their buildings assess and manage the building safety risks, there will be a reduced risk of incidents relating to structural failure or the spread of fire.

Through MORs we will be able to capture building safety risks that could have the potential to significantly impact safety and assess the relevance to other buildings. This will help drive intelligence-led enforcement, promote a safety-conscious culture change, and improve safety standards and best practice across the built environment.

Greater trust in safety

Residents will have greater trust in the safety management of their building and feel more confident to identify and report building safety issues.

Our approach

We will establish ways of working to guide the effective delivery of our regulatory activities from April 2023 to March 2026, ensuring that the safety of residents remains central to our approach.

Clear communications and meaningful engagement

We will communicate clearly to those affected by our regulatory activities. We will conduct research with stakeholder groups in order to tailor our approach to maximise effectiveness.

A proportionate and effective regulator

We believe in firm, but fair, enforcement of the law. It is our policy that all enforcement action should be proportionate to the risks, the level of non-compliance and to the seriousness of any breach of law.

We will take enforcement action where necessary to secure the safety of people in and around buildings and improve the standards of buildings.

We want residents, dutyholders, and other regulators to trust us to act proportionately, effectively and efficiently.

Flexible, adaptive, and responsive

As the new regulatory regime takes shape, we will ensure that we have sufficient flexibility to adjust it as necessary, for example, in response to the Grenfell Inquiry Phase 2 Report. We will also evaluate and monitor our impact to ensure we are delivering the change we want to see.

Working in partnership with others

We will develop strong relationships with other regulators in the system, such as fire and rescue services, local authority building control services and the Office for Product Safety Standards, and support them and other government bodies in delivering on our mutual aims to improve building safety, sharing knowledge, expertise, and data.

We will also engage with industry and professional bodies who influence the built environment, including insurers and financiers, to utilise their leverage in improving building safety and support them in producing their own guidance.

Evaluation and performance

Evaluation

We will monitor and evaluate our work in a way that maintains ‘line of sight’ between activities and the impact they generate to ensure the safety of residents. Our evaluation will monitor the immediate outcome of our activities to ensure that they are operating as expected and starting to drive the culture change that we want to see. We will continue to listen to residents as part of our evaluation, collecting their views and experiences about the changes they are seeing in the safety management of their buildings. We will measure progress towards our long-term goals, including the economic outcomes of the Building Safety Regulator. We will learn from our evaluation activity to continually improve what we do.

Strategic reporting

Strategic reporting will draw on several sources to provide performance data, including operational performance and the qualitative and quantitative outputs of our insight work, which support the monitoring and evaluation of our impact.

Our strategic performance reporting and performance management will draw on operational and financial key performance indicators, and a range of qualitative and quantitative data and insights.

Our plan to develop performance reporting reflects that there is a difference between metrics, key performance indicators and targets. From day one, we will monitor and manage metrics and provisional key performance indicators. Over a three-year horizon, these will be baselined, and performance targets developed.

Adapting assumptions

As the Building Safety Regulator and its functions are new, the first year of our operation will involve tracking assumptions in our operating model and assumptions on delivery methods, expected volumes, and metrics, for both evaluation and reporting purposes. Where these assumptions may need resetting, we will adapt our approach in the following years and may revise our strategic plan accordingly.

RoadMap: April 2023-March 2026

Year one (April 2023-March 2024) – Implementation

Increasing the Building Safety Regulator’s profile and setting direction for those working in the built environment, ensuring stakeholders are aware of their new duties and roles.

April 2023

- Registration of occupied higher-risk buildings opens.
- Operational Standards Rules which set the performance standards in relation to the exercise of building control functions in the public and private sector published, to come into effect April 2024.
- The Building Safety Regulator takes on responsibility for technical policy.
- Building Inspector Competence Framework published.

May 2023

- Submission of ‘Key Building Information’ on higher-risk buildings opens.

June 2023

- Professional Conduct Rules for Registered Building Control Approvers published.
- Code of Conduct for Registered Building Inspectors published.

September 2023

- The Industry Competence Committee (ICC) commences. The ICC will advise the Building Safety Regulator and those working in the built environment on competence needs of those working in the built environment, support implementing competence, and develop an evidence-based strategy to improve competence.

October 2023

- Deadline for registration and submitting ‘Key Building Information’ for existing occupied higher-risk buildings.
- Registration of building inspectors (RBIs) and building control approvers (RBCAs) commences.
- The Building Safety Regulator becomes the Building Control Authority for higher-risk buildings (HRBs) in England - existing HRB projects not meeting the transitional requirements transfer to the Building Safety Regulator.

Early 2024

- All other duties applying to Accountable Persons and Principal Accountable Persons in higher-risk buildings come into force.
- Residents' complaints system opens.
- Taking action on un-remediated higher-risk buildings.
- The Building Safety Regulator will have created the national register of higher-risk buildings, providing a searchable portal of higher-risk buildings in England for the first time.

Performance reporting

- Analyse and report on metrics and provisional key performance indicators.
- Monitor assumptions; analyse root causes of variance.
- Adapt resource plans as necessary.
- Update models and forecasts as necessary.

Year two (April 2024-March 2025) – Consolidation

Enforcing the regulatory regime and establishing the regulated building control profession

Spring 2024

- The Building Safety Regulator starts to call in occupied higher-risk buildings for assessment of their compliance with the new duties to assess and manage building safety risks- if satisfied of compliance with duties, the Building Safety Regulator will issue a 'building assessment certificate'.
- In our first year of assessing occupied higher-risk buildings, we aim to have assessed about 20% of buildings which represent 37% of residential dwellings- we will prioritise assessments, for example, any buildings with un-remediated ACM cladding will be assessed in the first year.
- Building inspector and building control approver registration becomes mandatory, building control restricted functions and activities can only be carried out by registered inspectors.
- The Building Safety Regulator will investigate allegations of non-compliance with rules, regulations and codes relating to the building control profession.
- Planned inspections of Building Control Bodies begin and will be prioritised based on intelligence and risk. 20% of all Local Authorities and RBCA's will be inspected and actioned appropriately in the first year. Information collected from building control bodies to measure compliance with the OSRs, and inspection results will be assessed to establish a baseline of building control activities and compliance with the OSRs.

Performance reporting

- Refine performance reporting processes.

- Continue to adapt resource plans.
- Manage forecasts; monitor forecast variance.
- Baseline metrics and key performance indicators.

Year three (April 2025-March 2026) – Steady state

Operating the new regulatory regime and functions on a steady state basis, reviewing the Building Safety Regulator's effectiveness and devising the strategy for the next three years.

Beyond March 2026

- By April 2026 we aim to have assessed about 40% of occupied higher risk buildings which represents 65% of residential dwellings.
- Any work on remediating dangerous cladding will be completed or underway, and we will take action on those that are not compliant.
- By October 2026, the Building Safety Regulator will have completed a cost-benefit analysis of making regular inspections of the condition of electrical installations in relevant buildings with a view to improving the safety of persons in or about relevant buildings, the Building Safety Regulator will also consider what further provision or guidance may be needed regarding:
 - stairs and ramps in relevant buildings;
 - emergency egress of disabled persons from relevant buildings; and
 - automatic water fire suppression systems in relevant buildings.

Performance reporting

- Review activities and key performance indicators against desired outcomes and behaviours.
- Develop balanced scorecard – a performance management tool to measure the effectiveness of an activity against the strategic goal.
- Establish targets against key performance indicators.



Further information

This publication is available on the HSE website at www.hse.gov.uk/building-safety

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