

What should I be including in my **Building Safety Case** & Building Safety Case Report?

Information that will be required to build the Safety Case

The Building Safety Act 2022 introduces a set of new roles and responsibilities for those who manage occupied, high-rise residential buildings and requires the Accountable Person to gather certain types of information about the building. This is called the "golden thread" of information and may comprise some or all of the following:

- ✓ Height measurement including number of storeys
- ✓ Floor plans incorporating the flat numbers (also required to comply with The Fire Safety (England) Regulations 2022)
- ✓ Evidence of fire door inspections (required for compliance with above also)
- ✓ Refurbishment details and any construction information
- ✓ Asbestos management surveys (where relevant)
- ✓ The fire risk appraisal of the external walls (FRAEW) in accordance with PAS 9980
- ✓ The building's fire strategy and fire risk assessments
- ✓ Structural safety information highlighting any adaptations since construction
- ✓ Information about the services and utilities within the building (gas, electrics, water) including information on any upgrade works
- ✓ Details on property compliance
- ✓ Information about the safety management system and emergency planning
- ✓ Information on any compartmentation issues
- ✓ Resident profile

You will need some of the above to register your building with the Building Safety Regulator (BSR). You will also need to include some of it in your building's Safety Case Report (which we are able to put together for you). This will show that you have taken all reasonable steps to manage building safety risks.



A Building Safety Case comprises the information that demonstrates that the Accountable Person is taking action to identify, manage and mitigate fire and structural risks, whilst also demonstrating what is being done to address these risks.

The guidance from the Health and Safety Executive (HSE) and our views and knowledge as subject matter experts from our experience in this sector, means we can provide guidance as to what should be included in your Building Safety Case.

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Registration of existing buildings will begin in April 2023, with the Building Assessment Certificate process expected to commence in April 2024.

The key elements as outlined in the Act, comprise of the following tasks that those responsible for occupied, high-rise residential buildings will be required to complete:

- ✓ **Register your building with the Building Safety Regulator (BSR)**
- ✓ **Perform a building safety risk assessment**

The Building Safety Risk assessment should cover a variety of worst case scenarios, such as fire spreading across a number of compartments and what you will do to address these scenarios.
- ✓ **Introduce measures to manage building safety risks**

This should provide an action plan covering elements that will need to be completed at a later stage where you may be missing information or be required to provide additional inspections and surveys. This can be put into an action plan which can be used as a live document that will be reviewed and updated as required.
- ✓ **Prepare a Safety Case Report for their building to give to BSR on request**

The Safety Case Report is a document that summarises your safety case. It identifies your building's major fire and structural hazards and incorporating the items above, it shows how you are managing the risks as far as you are able to.

For more information on what is required to satisfy the above requirements, please get in touch with Chris Stansell. We are able to offer a 'one stop shop' in addressing collectively each of the above listed items, ensuring that you meet your duties in achieving compliance with the Building Safety Act. Our team of experts are on hand to provide all relevant advice as required, and are qualified to provide the above information.



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