

BUILDING SAFETY REGIME

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The guide is regularly reviewed
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BACKGROUND

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The [Building Safety Act](#), which became law in April 2022, is the foundation of a new building safety regime for the construction sector.

A significant amount of secondary legislation will be introduced over the next two years, together with supporting guidance from industry, and there is a major programme of remediation work underway to replace cladding deemed to be unsafe.

Following the fire at Grenfell Tower on 14 June 2017, Dame Judith Hackitt was appointed by the Government to undertake an independent review of Building Regulations and fire safety, with a focus on their application to high-rise residential buildings.

Her final report, [Building a Safer Future](#), was published in May 2018 and set out the need for a cultural shift in the industry to embed the ‘systemic change’ introduced by legislation and support the delivery of buildings that are safe.

This guide provides an **overview of the new building safety regime** and will be updated as new legislation and guidance is introduced.

“There is insufficient focus on delivering the best quality building possible, in order to ensure that residents are safe, and feel safe.”

“We need to adopt a very different approach to the regulatory framework covering the design, construction and maintenance of high-rise residential buildings which recognises that they are complex systems where the actions of many different people can compromise the integrity of that system.”

Dame Judith Hackitt
Chair of the Industry Safety Steering Group

Courtesy of Berkeley Group

The Building Safety Act is the foundation of the new building safety regime.

It introduces new requirements through secondary legislation and reforms existing legislation, with the intention of providing clarity on how buildings should be constructed, maintained and made safe.

The Act applies to **all** buildings and includes additional requirements for Higher Risk Buildings (HRBs).

This guide sets out how the Act applies in England, although parts of the new regime do also apply in Scotland, Wales and Northern Ireland.

Higher Risk Building – Definition

- At least 18 metres in height or at least seven storeys, **and**
- Contains at least two residential units or is a hospital or care home*.

The Secretary of State can introduce new regulations in the future to define any other structure as a Higher Risk Building if deemed appropriate.

* The Building Safety Regulator will only regulate hospitals and care homes during the design and construction phases.



Courtesy of Wates Group

NEW BODIES

The Act creates three new bodies to provide oversight of the regime

- **Building Safety Regulator** to oversee the safety and standards of all buildings.
- **National Regulator for Construction Products** to oversee and enforce a more effective regulatory regime for construction products.
- **New Homes Ombudsman** to enable owners of new build homes to raise complaints.

NEW RESPONSIBILITIES

The Act defines new responsibilities

- **Accountable Persons** have a range of duties in relation to occupied Higher Risk Buildings to ensure that they are registered, building safety risks are managed, and the concerns of residents are addressed.
- **Building Owners, Landlords and Developers** are required to pay for the remediation of historical safety defects and may need to pay the Building Safety Levy on new residential projects.
- **Dutyholders** are required to manage building safety risks during the design and construction of all buildings.

NEW SYSTEMS

The Act introduces new systems

- **Building Control** will become a new regulated profession.
- **Competence** will be required of all individuals appointed to work on projects, and organisations must demonstrate they have the right organisational capability.
- **Gateways** are 'decision' points at three key stages of a Higher Risk Building: before planning permission is granted, before building work can begin, and before a building can be occupied.
- **Golden Thread** of information must be created, stored digitally, and updated throughout the lifecycle of a Higher Risk Building.
- **Mandatory Occurrence Reporting** to the Building Safety Regulator of fire and structural safety occurrences in Higher Risk Buildings which could cause a significant risk to life safety.

EXISTING LEGISLATION

The Act reforms existing legislation

- **Architects Act** has been amended to give the Architects Registration Board new powers to monitor and assess the competence of architects throughout their careers.
- **Building Act – Section 38** will be brought into force, allowing a claim for compensation for damage caused by a breach of Building Regulations.
- **Building Liability Orders** will extend the liability for projects undertaken by a company to any associated companies, such as a parent or sister company.
- **Defective Premises Act** has been amended to extend both the liability period in which a claim can be made and its remit to include refurbishment work.
- **Fire Safety Order** has been strengthened to ensure residents receive relevant fire safety information.

OTHER ACTIVITIES

Other activities outside the scope of the Act

- **Cladding remediation programmes** provide financial support to remediate or replace unsafe cladding.
- **External Wall System (EWS1) form** is a consistent way of confirming that cladding on a residential building has been assessed by a suitable expert.
- **London Mayor's Building Safety Standards** require a higher standard of safety for new buildings in London.

The Building Safety Act creates three new bodies to provide effective oversight of the new regime.

BUILDING SAFETY REGULATOR

The Building Safety Act established the [Building Safety Regulator](#) which is led by the Chief Inspector of Buildings at the Health and Safety Executive (HSE).

The objective of the Building Safety Regulator is to secure the safety of people in and around buildings, improve the standard of buildings, and support individuals and organisations with responsibilities to fulfil their duties.

The Building Safety Regulator charges fees for the services it provides.

The Building Safety Regulator has committed to:

- ✓ Exercising its powers in line with regulatory best practice
- ✓ Taking a consistent and proportionate approach to implementing and enforcing the new regulatory framework
- ✓ Targeting enforcement activity at cases where action is needed
- ✓ Working closely with existing regulators, local authorities, and fire and rescue authorities.



Courtesy of Berkeley Group

The Building Safety Regulator will lead the implementation and enforcement of the new regulatory framework.

For Higher Risk Buildings

- ✓ Ensuring compliance with the three Gateway stages with the power to stop:
 - work from starting
 - work already underway
 - occupation of a completed building
- ✓ Ensuring that the HSE fulfils the role of a statutory consultee for planning applications
- ✓ Fulfilling the role of Building Control Authority
- ✓ Ensuring that a 'Golden Thread' of information is provided
- ✓ Maintaining a register of occupied Higher Risk Buildings
- ✓ Setting out the requirements for a Mandatory Occurrence Reporting system.

For All Buildings

- ✓ Overseeing the safety and standards of all buildings
- ✓ Taking action against building owners, dutyholders and Accountable Persons that do not meet their legal obligations
- ✓ Overseeing Building Control Bodies and their inspectors
- ✓ Maintaining a register of Building Control Bodies and Building Inspectors
- ✓ Helping the built environment industry, Building Control Bodies and Building Inspectors to improve their competence.

“2023 marks the introduction of the new regulatory framework under the Building Safety Act. Industry must engage with the Building Safety Regulator from the very earliest stages of a project to ensure Higher Risk Buildings in England are designed and constructed to be safe and built to the appropriate standards.

The time for talking about the reforms is over: industry now needs to act.”

Peter Baker
Chief Inspector of Buildings

The Building Safety Regulator will establish and maintain three committees:

Building Advisory

Committee which will provide advice and support to the Building Safety Regulator.

Industry Competence

Committee which will provide advice to the Building Safety Regulator and industry on competence-related matters.

Residents' Panel made up of Higher Risk Building residents and representatives who will provide input and real-life experience into guidance, documents and research.

NATIONAL REGULATOR FOR CONSTRUCTION PRODUCTS

The Building Safety Act will establish a stronger regulatory framework for construction products through secondary legislation. The Office for Product Safety and Standards (OPSS), which regulates a wide range of products with a focus on their safety and integrity, has extended its remit to take on responsibility as the **National Regulator for Construction Products**.

The OPSS, together with local Trading Standards, has powers to enter business premises, inspect and test goods and equipment, and examine documents.

As the regulator for construction products, the OPSS aims to deliver:

- ✓ safer construction products, better buildings, and improved protection for people and communities
- ✓ confidence and growth in the construction products market through effective regulation and enforcement.

The legislation that will establish the National Regulator for Construction Products and its role is not yet in place.

Courtesy of Berkeley Group

The National Regulator for Construction Products is expected to:

- ✓ Work with national and local regulators to provide clarity and support to businesses on compliance with the law
- ✓ Provide targeted, proportionate enforcement of the [Construction Products Regulations](#)
- ✓ Oversee improvements in the investigation of concerns and market surveillance of construction products
- ✓ Act firmly and fairly where product risks exist, which may include removing non-compliant products from the market and prosecution in the most serious cases.

Combustible Cladding

In December 2018, the use of combustible materials in and on external walls was [banned](#) for all new buildings with a storey at least 18 metres above ground level, which either contained one or more dwellings or were hospitals, residential care homes, student accommodation and dormitory buildings for boarding schools.

In December 2022, [additional requirements](#) were introduced which:

- extend the ban on the use of combustible materials in and on external walls to hotels, hostels and boarding houses at least 18 metres above ground level
- amend the list of [combustible materials](#) covered by the ban
- set limits on the combustibility of materials used in and on external walls of residential buildings which are between 11 – 18 metres in height.

CE & UKCA Marking

A CE or UKCA mark (UKCA mark only from 1 July 2025) is required in Great Britain for products and kits (products placed on the market by a single manufacturer as a set of at least two separate components that need to be put together to be incorporated into the construction works) that have a [Designated Standard](#) (Harmonised European Standard).

Code for Construction Product Information

The Construction Products Association has developed the [Code for Construction Product Information](#), which sets out the information that should be provided by manufacturers to those specifying or installing their products, including clear and unambiguous evidence to support any claims made. Manufacturers can pay to have their information assessed and independently verified.

NEW HOMES OMBUDSMAN

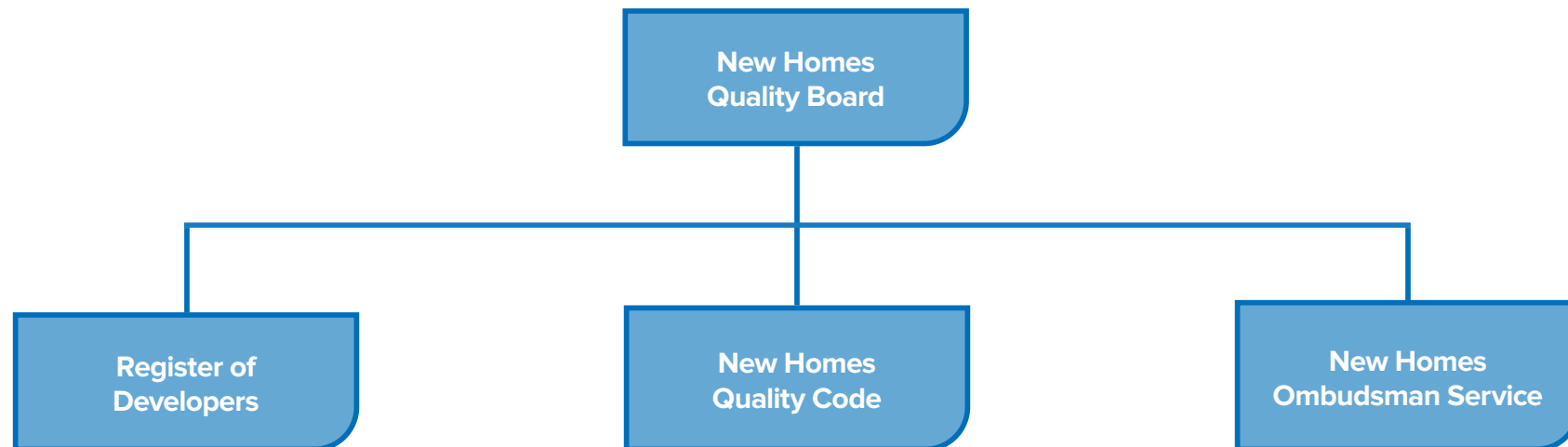
The Building Safety Act requires a New Homes Ombudsman to be established to help owners of new build homes resolve issues with their properties that the developer has been unable or unwilling to fix.

This has resulted in a new framework led by the [New Homes Quality Board](#) to oversee reforms in the build quality of new homes as well as the customer service provided by developers.

It is an independent not-for-profit body which aims to improve developer behaviour, deliver a consistently high standard of quality and service for new build homes, and strengthen redress for customers where this high standard is not met.

The New Homes Quality Board will:

- ✓ Appoint and oversee the performance of the independent New Homes Ombudsman Service
- ✓ Oversee compliance with the New Homes Quality Code
- ✓ Hold the Register of Developers
- ✓ Collect an annual registration fee from developers to fund the new arrangements
- ✓ Sanction poorly performing developers
- ✓ Report and publish details on industry performance
- ✓ Provide support and information to customers and industry.



Register of Developers

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board.

[Registered Developers](#) agree to follow the New Homes Quality Code and comply with decisions of the New Homes Ombudsman Service and can be removed from the register if they do not meet the required standards.

New Homes Quality Code

The [New Homes Quality Code](#) establishes ten mandatory requirements which must be complied with by Registered Developers.

New Homes Ombudsman Service

The [New Homes Ombudsman Service](#) provides a free and independent service to help owners of new build homes resolve issues with their properties during the first two years, which the Registered Developer has been unable or unwilling to fix.

It will impartially assess and adjudicate on issues that have arisen at or after occupation and which are not major defects, as well as complaints around the reservation and legal completion of the property.

This is not yet the statutory body required under the Building Safety Act.



The Building Safety Act and secondary legislation defines new responsibilities for all those who design, build, own or manage Higher Risk Buildings, which are in addition to existing duties under the [Construction \(Design and Management\) Regulations \(CDM\)](#).

ACCOUNTABLE PERSONS

The new role of [Accountable Person](#) refers to the individual or organisation that owns or has responsibility for a Higher Risk Building during occupation, as well as any individual or organisation that is responsible for the repair or maintenance of common parts of that building, for example corridors and lobbies.

If there is just one Accountable Person for a Higher Risk Building, then that individual or organisation is deemed to be the **Principal Accountable Person**. Where there is more than one Accountable Person, the individual or organisation responsible for the structure and exterior of the building will be deemed to be the Principal Accountable Person.

Accountable and Principal Accountable Persons must be identified, along with their contact details and the parts of the building for which they are responsible.

Duties of Accountable Persons include:

- ✓ Taking all reasonable steps to prevent the spread of fire and/or structural failure, and reduce the impact of an incident should one occur.

Duties of the Principal Accountable Person include:

- ✓ Taking all reasonable steps to prevent the spread of fire and/or structural failure, and reduce the impact of an incident should one occur
- ✓ Registering existing Higher Risk Buildings with the Building Safety Regulator. This must be done between April 2023 and October 2023
- ✓ Registering all new Higher Risk Buildings with the Building Safety Regulator before they are occupied
- ✓ Preparing and updating a [Safety Case Report](#) demonstrating that building safety risks have been assessed and steps taken to control them where possible. This report will need to be made available if requested by the Building Safety Regulator
- ✓ Applying for a building assessment certificate when requested by the Building Safety Regulator
- ✓ Preparing a Residents' Engagement Strategy
- ✓ Establishing and operating an effective Mandatory Occurrence Reporting system.

The legislation that will set out the information that should be included in a Safety Case Report is not yet in place.

BUILDING OWNERS, LANDLORDS AND DEVELOPERS

The Building Safety Act makes building owners, landlords and developers responsible for the costs of rectifying historical safety defects, including the removal or remediation of unsafe cladding, on buildings over five storeys or 11 metres in height.

Developer Pledge

The largest developers have signed a [pledge](#) with the Department for Levelling Up, Housing & Communities (DLUHC) committing to remediate life-critical fire safety issues in relation to completed buildings of more than 11 metres in height that they have played a role in designing, constructing or refurbishing since 1992. They have also committed to identify and withdraw any of these buildings due to be funded by Government remediation programmes and to reimburse any funding already received for them.

Developers are **not** responsible for defects that have arisen solely as a result of alterations or failure to maintain them following the completion of construction or refurbishment work. They are also not responsible for any 'betterment' beyond what is required to remediate or mitigate life-critical fire safety issues.

There is an expectation that signatories to the pledge and other large residential developers will now sign a [contract](#) with DLUHC which formalises the commitments. The contract is more detailed than the pledge and includes a number of additional requirements.

The Building Safety Levy

The [Building Safety Levy](#) is expected to be paid by developers and charged on the majority of new residential buildings requiring Building Control Approval.

The Levy, which will be in addition to any [planning obligations](#), for example Section 106 agreements, and the [Community Infrastructure Levy](#), is expected to be based on the size of the project (either number of units or square metres) being developed and will become part of the building control process.

With an anticipated exemption for SMEs, the Levy is expected to raise up to £3 billion over the next decade to support remediation works.

The legislation that will establish the Building Safety Levy is not yet in place.

DUTYHOLDERS

The Building Safety Act introduces new duties on individuals and organisations that commission, design and undertake the construction of new buildings to ensure that they comply with Building Regulations.

It is anticipated that the dutyholders will be the same as those that have health and safety responsibilities under CDM, and they will be required to be competent and demonstrate the appropriate skills, knowledge, experience and behaviours to undertake their roles.

Dutyholders will need to work together to plan, manage, co-ordinate and monitor the design, construction and any refurbishment work to ensure that buildings comply with all relevant Building Regulations and are safe to occupy once completed.

Client	Commissions the building work
Principal Designer	In control of the design work
Designer	Carries out design work
Principal Contractor	In control of the construction and refurbishment work
Contractor	Carries out construction and refurbishment work



The legislation that will set out the responsibilities of dutyholders under the Building Safety Act is not in place.

Courtesy of Bouygues UK

The Building Safety Act introduces new systems to improve levels of competence and formalise processes, with the objective of raising standards of building safety and ensuring a more consistent approach across the industry.

BUILDING CONTROL


The Building Safety Act reforms the building control process to ensure that buildings are safe for people to live and work in.

Building control is the system whereby an approved Building Control Body – either a Local Authority Building Control department or a private company providing Building Inspectors – verifies that construction work meets the minimum standards set out in the Building Regulations and issues a completion certificate.

Work carried out by a Competent Person registered with a [Competent Person Scheme](#) does **not** need to be approved by a Building Control Body.

The Building Safety Regulator will introduce a new framework to clarify the roles and responsibilities within the building control process, which will include:

- ✓ A register of Building Inspectors which will become a regulated profession
- ✓ A register of Building Control Bodies
- ✓ A [competence framework](#) for Building Inspectors
- ✓ Operating standards for Building Control Bodies
- ✓ Codes of conduct for Building Control Bodies and Building Inspectors.



The legislation that will introduce the new requirements for building control is not yet in place.

Courtesy of Multiplex

COMPETENCE

The Building Safety Act defines competence as having the **appropriate skills, knowledge, experience and behaviours** and requires all individuals carrying out design, construction and refurbishment work to be competent for their roles.

Organisations must also demonstrate that they have the organisational capabilities, including appropriate management systems, processes, policies and resources, to fulfil their roles.

There is a legal requirement on anyone that appoints an individual or organisation to ensure that they meet these requirements.

Common Assessment Standard

The [Common Assessment Standard](#) provides a consistent, fit-for-purpose assurance of quality in the construction supply chain.

There are two levels of certification – desktop and site-based – and companies apply to a Recognised Assessment Body for the level that is most appropriate for their business based on a range of factors including trade, size and the requirements of their clients.

CSCS Cards

Cards carrying the CSCS logo provide evidence of an individual's occupation and qualifications. Almost all cards can now be checked using [CSCS Smart Check](#) which will also identify any expired or fraudulent cards.

Occupational Competence

The [Competence Steering Group](#), established in response to the Hackitt Review, set up 12 Working Groups to determine the specific competence requirements for the various occupations in the industry, including designers, managers, supervisors and installers.

Courtesy of Sharpfibre

GATEWAYS

The Building Safety Act introduces a series of ‘decision’ points, known as **Gateways**, for Higher Risk Buildings.

The three Gateways are to ensure that building safety issues have been properly considered at key stages of a project, and they require either consultation with the Health and Safety Executive (HSE) or approval from the Building Safety Regulator.

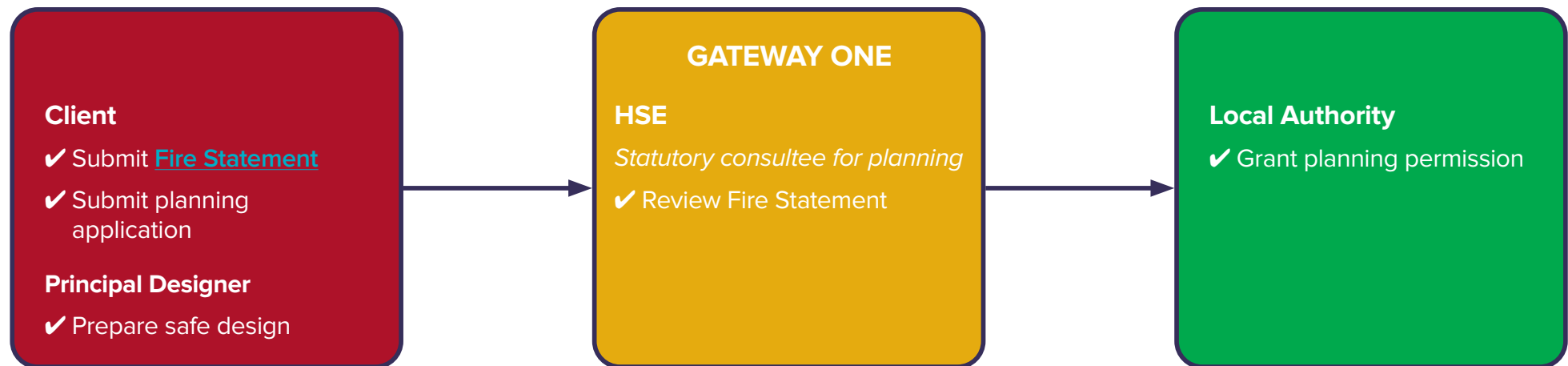
- ✓ **Gateway One** - Before planning permission is granted
- ✓ **Gateway Two** - Before building work can begin
- ✓ **Gateway Three** - Before a building can be occupied

Gateway One

Planning Gateway One is in operation and requires clients and designers to consider the fire safety needs of a project – including site layout, safe escape routes, materials, and safe access for firefighters – at the early design and planning stage and before obtaining planning permission.

The HSE is a statutory consultee for Higher Risk Building [planning applications](#) and will provide advice to the Local Authority on fire safety matters within applications prior to planning permission being granted. Clients may be asked to review their application following feedback from the HSE.

The HSE is able to provide [advice](#) on fire safety matters before a planning application is submitted.



Gateway Two

Gateway Two will be a 'stop/go' decision point when the Building Safety Regulator must be satisfied that the building complies with all relevant Building Regulations, there are arrangements in place to ensure its safe construction, and it is suitable for its intended occupation.

Building Control Approval must be obtained from the Building Safety Regulator before construction can begin, though a building may go through Gateway Two for the whole project or in stages.

Construction can only take place on parts of the building with Building Control Approval. Subject to confirmation within the secondary legislation, changes to the design or specification may require Building Control Approval and will need to go back through Gateway Two.

The Building Safety Regulator will take enforcement action if construction of any part of a Higher Risk Building takes place without the required Building Control Approval.



The legislation that will implement Gateway Two is expected to be in place by October 2023.

Gateway Three

Gateway Three will be a ‘stop/go’ decision point when building work is completed. The Building Safety Regulator must be satisfied that the building complies with all relevant Building Regulations and is safe to occupy. A completion certificate must be obtained from the Building Safety Regulator for the building which must then be registered with the Building Safety Regulator before occupation.

The Building Safety Regulator will take enforcement action if any part of a Higher Risk Building does not comply with Building Regulations or is occupied without a completion certificate or without being registered.



The legislation that will implement Gateway Three is expected to be in place by October 2023.

GOLDEN THREAD

The Building Safety Act introduces the concept of a **'Golden Thread'** of information to provide a complete record of the design, construction and occupation of each Higher Risk Building in an accurate, up to date and accessible format.

The objective is to ensure that there is a digital, single source of 'truth' of what has been built, enabling those responsible for Higher Risk Buildings to manage and maintain them safely.

Golden Thread Working Group

The [Building Regulations Advisory Committee Golden Thread Working Group](#) has advised the industry to prepare for the legislation by looking at what information is currently provided when a building is completed, as well as how it is accessed and used by the building owner and those responsible for managing and maintaining the building safely.

MANDATORY OCCURRENCE REPORTING

The Building Safety Act introduces **Mandatory Occurrence Reporting** requirements for Higher Risk Buildings.

New secondary legislation will set out the requirements for dutyholders to identify, record and report certain types of building safety events that occur during the design, construction and occupation of a building.

CROSS-UK

Collaborative Reporting for Safer Structures UK ([CROSS-UK](#)), which is run by the Institution of Civil Engineers and the Institution of Structural Engineers, provides a voluntary confidential reporting system for anyone in the industry to report fire and structural safety issues relating to buildings and other structures in the UK.



The legislation that will set out the requirements for the Golden Thread and the Mandatory Occurrence Reporting system is not yet in place.

Courtesy of Skanska UK

The Building Safety Act amends a range of existing legislation, including extending liabilities under the Defective Premises Act and giving new powers to the Architects Registration Board under the Architects Act.

ARCHITECTS ACT

The **Architects Act** has been amended to give the [Architects Registration Board](#) new powers to monitor and assess the competence of architects throughout their careers.

Its Professional Conduct Committee will now have the power to issue a reprimand, impose a fine, and suspend or remove architects from the Register of Architects. To improve transparency, disciplinary orders will also be shown on the Register.

Architects Registration Board

The title of architect is legally restricted, and the Architects Registration Board is an independent professional regulator, established by Parliament as a statutory body.

Only those individuals that have obtained the approved architecture qualifications and are deemed competent by the Architects Registration Board are allowed to join the Register of Architects and practice the profession.

BUILDING ACT

The Building Safety Act brought [Section 38 of the Building Act](#) into force, which allows a claim for compensation to be brought for ‘damage’, including damage to a property or injury to a person, caused by a breach of Building Regulations.

It applies to work undertaken on any building **after 28 June 2022** and a claim for compensation can be made by the individual who has suffered injury or damage (for example someone living in a flat who develops a respiratory condition due to damp or damage caused by a fire in the property) against those whose breach of Building Regulations was responsible for the damage.

BUILDING LIABILITY ORDERS

The Building Safety Act grants powers to the High Court to make a [Building Liability Order](#), which extends a company’s liability under the **Building Act** or the **Defective Premises Act**, or as a result of a **building safety risk** (a risk to the safety of people in or about the building arising from the spread of fire or structural failure).

In the event of a claim, it makes associated companies – such as the parent, a sister company and/or original developer – jointly and severally liable, even where the company that carried out the work has since been dissolved.

DEFECTIVE PREMISES ACT

The [Defective Premises Act](#) applies to **all** dwellings – not just those in Higher Risk Buildings – and requires those involved in constructing the dwelling to ensure that it is ‘fit for habitation’ when the work is completed. The Building Safety Act has amended the liability period and scope of the Defective Premises Act as follows:

1. For dwellings constructed **before** 28 June 2022, claims for compensation can be made within 30 years of the work being completed, rather than six.
2. For dwellings constructed **after** 28 June 2022, claims for compensation can be made
 - within 15 years of the work being completed
 - for all work on an existing dwelling, including refurbishment.

Documents related to buildings should be retained for at least the relevant liability period. This may require a review of current records and policies for retaining and storing documents to align with the new requirements.

FIRE SAFETY ORDER

The Building Safety Act introduces new Fire Safety Regulations to strengthen the [Regulatory Reform \(Fire Safety\) Order](#), which applies to the non-domestic parts of buildings of any height containing two or more domestic premises.

A Responsible Person must carry out, or appoint a competent person to carry out, an assessment of the fire risks to people on the premises or within the vicinity and review it regularly. The Fire Risk Assessment must now be recorded in writing and provided to residents.

For Higher Risk Buildings, the Responsible Person must co-operate with the Accountable Person to enable them to carry out their duties under the Building Safety Act.

Fit for Habitation - Definition

In order for a dwelling to be fit for habitation, it must be capable of occupation for a reasonable time:

- without risk to the health or safety of the occupants; and
- without undue inconvenience or discomfort to the occupants.

It is for a court to decide on the facts of whether a dwelling was fit for habitation at the time the work was completed, and the claimant will need to prove that the dwelling was not fit for habitation as a result of the work that was done. A dwelling can be found to be not fit for habitation even if the defect which has made it so was **not** evident at the time of completion.

It is also not a valid defence in a case brought under the Defective Premises Act to have followed established practice at the time.

Recovery Strategy Unit

The Department for Levelling Up, Housing & Communities (DLUHC) has set up a [Recovery Strategy Unit](#) to identify and take action, including through the courts, against developers and building owners who do not deal with identified safety defects within a reasonable timescale.

Fire Risk Assessment

- ✓ Identifies any areas where a fire might start
- ✓ Includes recommendations to reduce the likelihood of a fire starting
- ✓ Identifies fire safety measures required
- ✓ Sets out how to keep people safe in the event of a fire

There are a number of new requirements and programmes relating to building safety that are outside the scope of the Building Safety Act but should be considered as part of the new building safety regime.

CLADDING REMEDIATION PROGRAMMES

[Building Safety Fund](#) pays for the removal and replacement of unsafe non-aluminium composite material (ACM) cladding systems on residential buildings 18 metres and over in height in both the private and social housing sectors.

[Medium-Rise Scheme \(Pilot\)](#) pays for the remediation or mitigation of unsafe external wall systems (ACM and non-ACM) on buildings between 11 and 18 metres in height where a responsible developer cannot be identified.

[Private Sector ACM Cladding Remediation Fund](#) pays for the removal and replacement of unsafe ACM cladding systems on residential buildings 18 metres and over in height in the private sector.

[Social Sector ACM Cladding Remediation Fund](#) pays for the removal and replacement of unsafe ACM cladding systems on residential buildings 18 metres and over in height owned by housing associations and local authorities.

These programmes apply in England only.



Courtesy of The Insulated Render and Cladding Association (INCA)

EXTERNAL WALL SYSTEM (EWS1) FORM

An **EWS1 form** is completed by a specialist fire engineer to provide information to mortgage lenders on the type of cladding on a residential building.

The Royal Institution of Chartered Surveyors (RICS) provides [guidance](#) on when an EWS1 form is required as it depends on the type of building and the presence of cladding.

It includes an assessment, and the building is given one of the following ratings:

- **Option A** - External wall materials are unlikely to support combustion
- **Option B** - Combustible materials are present in an external wall with sub-options of:
 - **B1** - fire risk is sufficiently low that no remedial works are required, or
 - **B2** - fire risk is high enough that remedial works are required.

To ensure a proportionate approach, the assessment should be carried out in accordance with [PAS 9980](#), which provides recommendations and guidance on assessing the risk of fire spread and whether any mitigating measures are necessary.

This publication is issued by Build UK Group Limited (“Build UK”) for general information only. If you require guidance on a specific issue, you should seek your own independent professional advice.

LONDON MAYOR’S BUILDING SAFETY STANDARDS

The London Mayor has introduced his own [Building Safety Standards](#), which require a higher standard of fire safety for new buildings in London as follows:

1. The following types of buildings must include Automatic Fire Suppression Systems:
 - Purpose-built blocks of flats (including conversions, student accommodation and hotels)
 - Homes where vulnerable people live
 - Buildings housing vulnerable residents, such as care homes or sheltered accommodation
 - Schools
 - Buildings and conversions of any type that are of 18 metres or more in height.
2. All new external walls of all buildings (of any height) should contain only materials of Class A2-s1, d0 or Class A1, in accordance with BS EN 13501-1:2007+A1:2009.
3. All new, and conversions of existing, buildings must include water supplies for firefighting in accordance with Water UK’s [national guidance document](#).
4. Developers must register any in-built electrical products, including white goods, and encourage residents to register any white goods of their own.
5. Product registration, product recalls and electrical safety information should be included in the residents’ manual for all new homes.