

Building Safety Act – Implementation Update

No	Workstream Description	Deadline	Status	Current Position	Next Action
1	Council wide briefing	April-23	Ongoing	Various Briefings have now been held across the Housing & Investment Team	Ensure regular updates are fed through the teams as they occur.
2	Duty Holders – Define Duty Holders under the BSA	April-23	Completed	All roles defined, including all the Fire Safety Team roles. Included in Building Safety Policy	
3	Building Safety Signage	Oct-23	Ongoing	Trial of new digital noticeboard now installed at The Towers. Trial to also be installed at Silkin Court on screens in communal areas.	Completed – all digital notice boards are in place and operational.
4	Building Safety Case(s)	Oct-23	Completed	Version one of all Building Safety cases have been logged with the regulator.	These will be regularly updated and reviewed, as necessary.
	Register all HRRBs with Building Safety Regulator		Completed	All sites now registered	
	Develop Building Safety Case for each HRRB	Apr-24	Completed	All information now collated, apart from remedial plan for External Wall System	Fire Engineer to finalise specification, to include in wider refurbishment programme, including windows programme. The above is part of the high-rise improvement plan project. Likely to be split into two parts – we are hoping to move forward on flat front entrance fire doors and cross corridor communal doors this year.
	Building Assessment Certificates		Ongoing	<ul style="list-style-type: none"> - Safety case submissions for Brent Court and Harrow Court have not yet received approval from the Building Safety Regulator (BSR). - The remaining three buildings have received formal notice from the BSR, with submissions expected between July 2025 and March 2026. 	<ul style="list-style-type: none"> - Following the outcome for Brent and Harrow, we have engaged Vemco Consultancy to support the next phase. - Vemco is currently revising the safety cases and coordinating additional strategies and surveys to support compliance with BSR requirements.

5	Develop Building Safety Policy	June-23	Completed	Final Draft of Policy now completed and signed off.	Agreed Exec 14 th June 2023.
6	Update Fire Safety Policy to include new legislation and best practice	June-23	Completed	Final Draft of Policy now completed and signed off.	Agreed November 2023
7	External Wall Surveys	July-23	Completed	All surveys completed of external wall systems	
8	Implement Fire Risk Assessment Prioritisation Tool	April-23	Completed	FRA Programme uploaded into Prioritisation Tool, confirmed that all FRA frequencies and types are correct	
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9	Install New Secure Information Boxes	April-23	Completed	New SIBs installed in all HRRBs	
10	Information Refresh for Info Boxes	April-23	Completed	Produce added information including floors plans, vulnerability list, and all keys to communal / service cupboard doors	Fire & Rescue Service confirmed that they are happy with all information.
11	Update Servicing Intervals for all Fire Safety Assets in HRRBs	April-23	Completed	Increase servicing for AOV, s Fire Alarms, Dry Risers in all HRRBs to a monthly frequency	
12	Update Signage and Wayfinding Signs	Oct-23	Completed	The five high rises have had all signage and wayfinding updated and works complete.	This is now completed
13	Develop Building Safety Resident Engagement Strategy Develop a way of engaging with residents to seek their view on planned improvements to fire safety	Oct-23	Ongoing	Policy has been written and currently being publicised.	The Building Safety Regulator (BSR) has provided feedback on elements of the existing residential strategy. Vemco Consultancy is currently revising the strategy as part of the broader Building Safety Case (BSC) work. The updated strategy documents will be redistributed once they have been reviewed and approved.
14	Resident Communications	Oct-23	Ongoing		
	Develop Site Specific comms for resident onboarding.			completed	Given to lettings Team
	Re-Use Site Specific comms for annual update	Feb-26		Completed until February 2026	Regulation 9/10 Letters Re -sent in February 2025 with additional compliance safety info – to include gas/electric/water safety information.

					SBC website also has this information on it building safety pages.
	Develop process with Lettings Team to ensure all new residents receive building safety advice on lettings.			Outline process agreed with Lettings Team	Finalise and document process, ensure evidence of issue and store signed receipt from residents. - Lettings team have been provided with building safety information to add into their letting's packs.
	High Rise Resident Engagement programme		On going	SBC employees have been engaging with residents	<ul style="list-style-type: none"> - Building Safety now have Building inspectors visiting all blocks of flats not just the High-Rise buildings. - Quarterly meetings have been booked in so residents can attend.
15	Fire Door Inspection Programme Quarterly inspection of all communal fire doors and annual inspection of Flat Entrance Doors.	April-23	Completed	Fire Door Inspection Programme started in October 22. RFID chips installed on all doors are part of initial inspection	Import data into Asset Management System.
16	PCFRA / PEEP Training	Oct-23	Completed	Training and Templates delivered to all housing officers, in general needs and independent living schemes.	Service Delivery Managers to develop programme for PCFRAs on all ILS Residents and existing residents with known vulnerabilities.
17	Repairs – Competent Contractor	Oct-23	Ongoing	Book workshop with Repairs Team to identify and develop skills matrix.	Identify which Fire Safety workstreams should be outsourced whilst training needs analysis and skills gap is identified. currently looking to set up specialist contracts - A procurement pipeline has been created. We are now progressing these to either framework agencies or looking to run our own
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18	Emergency Evacuation Alarms	Oct-23	Completed	Reviewed requirements with HFRS for existing HRRBs. Confirmed no requirement to retrofit.	Will be required for new 18m+ ILS Scheme at Brent Court.
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19	Provider Improvement Plan				

	Update Compliance Scorecard to include FRA remedial actions,	Dec 24	Complete	Scorecard updated and used for reporting	
	Updated Compliance Scorecard to include FRA remedial actions, and block mitigation update reported to EHWG each month and Cabinet on a quarterly basis.	Mar 25	In progress	Reported to EHWG from Nov 24 Now included in quarterly performance reporting to Cabinet. Q2 and Q3 reports (Dec 24 & Mar 25), mitigation assessment in development	
	Reported as part of Corporate H&S Group	Feb 25	Complete	Reported to Corporate Risk Group Feb 25	
	Purchase and utilise new compliance IT monitoring and reporting system.	End of Mar 25	In progress	System purchased, with data upload currently underway, this will be the sole compliance system	Data cleansing is ongoing – we are focusing on those properties which currently say no certificate is present and undertaking additional checks. - Discussion to be had about accepting historical certificates as correct and focusing on the new certs.
	Outstanding fire actions contract works underway, with work prioritised, this is to include new works and overdue works complete	End of September 25	In progress	Contractor Ventro, undertaking work, with monitoring in place	
	New FRA works contract procured and works plan underway to deal with identified actions	End of September 25	In progress	Fire remedial actions tender is now live with Fusion 21	We expect this to be scored and awarded by end of September 2025
	Replacement door programme for high rise flat front and cross corridors completed	Mid 26	In progress	Gerda door contract has been awarded. Installation will start as soon as Building Control certification is received from BSR, but this can take up to 21 weeks from submission. However, doors have or are being manufactured and stored ready for installation as soon as possible, this work programme will continue into 2026.	We are meeting with Part B soon to discuss the submission for a BC notice. - The consultants are being chased weekly to complete this application – there have been delays due to additional information being required.
	General fire door repair and replacement programme in place	September 25	In progress	Currently with SBC Procurement team	Tender is written; we are awaiting legal sign off for the contracts then we can proceed with running the procurement. Expected to be out by end of September.
	Lifesaving equipment service in place		In progress	Looking at alternative options	Alternative procurement options are being explored due to excessive costs associated with current return rates.

					Considerations include incorporating the service into a new contract or seeking competitive quotes via In-Tend. Existing contractors remain available and can be utilised where appropriate.
	New electrical testing and servicing arrangements in place	End of March 25	Completed		Procurement has been completed, DPIA agreed. Waiting on legal to approve contract, but we can start with the works.
	High-Rise Resident Engagement Strategy published.	March 25	Completed	The strategy has been developed and published, has been circulated.	
	Annual Section 9 and 10 letters providing building safety advice to be sent	End of Feb 25	Complete	The section 9&10 letters have been sent to all applicable residents on the 7th of February 2025, the letter also included additional general compliance information to the residents. This information will also be promoted online, through social media and within schemes, and included within updated included in lettings packs.	
	Monitoring and information on the installation of CO and smoke alarms to be through new compliance IT system	End of September 25	In progress	Data upload to new system underway, this is including data cleansing, matching and allocation.	
	Initial new reporting and monitoring data system in place	End of Apr 25	Not started		
	Data quality and integrity checks and reviews completed to provide improved assurance	Jun 25	Not started		
	3rd Party Assurance system in place through EICR and LGSR provision	Jun 25	In progress	In place as part of LSGR regime and being updated for EIC	
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20	UK Government Response to the Grenfell Tower Inquiry Phase 2 Report				
	Recommendation 2: That the definition of a higher-risk building for the purposes of the Building Safety Act be reviewed urgently. (113.7)	TBC	Awaiting guidance	<ul style="list-style-type: none"> - This will potentially bring in buildings over 11m into the “higher Risk building” category - This would be approximately 14 flat blocks for SBC 	
	Recommendation 5: That the statutory guidance, and Approved Document B in particular, be reviewed accordingly and a	TBC	Awaiting guidance	<ul style="list-style-type: none"> - No action from SBC but may affect future works 	

	revised version published as soon as possible. (113.11)				
	Recommendation 6: That a revised version of the guidance contain a clear warning in each section that the legal requirements are contained in the Building Regulations and that compliance with the guidance will not necessarily result in compliance with them.	TBC	Awaiting guidance	- No action from SBC but may affect future works	
	Recommendation 7: New materials and methods of construction and the practice of over cladding existing buildings make the existence of effective compartmentation a questionable assumption and we recommend that it be reconsidered when Approved Document B is revised.	TBC	Awaiting guidance	- No action from SBC but may affect future works	
	Recommendation 10: That it be made a statutory requirement that a fire safety strategy produced by a registered fire engineer to be submitted with building control applications (at Gateway 2) for the construction or refurbishment of any higher-risk building and for it to be reviewed and re-submitted at the stage of completion (Gateway 3). Such a strategy must consider the needs of vulnerable people, including the additional time they may require to leave the building or reach a place of safety within it and any additional facilities necessary to ensure their safety.		In progress	- SBC will need to have fire strategy written by registered fire engineer – these are being done with the current gateway applications for works on the high-rise building	
	Recommendation 11: Assessing whether an external wall system can support a particular evacuation strategy is difficult because the necessary information is not		Awaiting guidance	No action from SBC but may affect future works	

	always available. We therefore recommend that steps be taken in conjunction with the professional and academic community to develop new test methods that will provide the information needed for such assessments to be carried out reliably				
	Recommendation 12: BS 9414 should be approached with caution, and we recommend that the government make it clear that it should not be used as a substitute for an assessment by a suitably qualified fire engineer. (113.18)		Awaiting guidance	No action from SBC but may affect future works	
	Recommendation 20: That it be made a statutory requirement that an application for building control approval in relation to the construction or refurbishment of a higher risk building (Gateway 2) be supported by a statement from a senior manager of the principal designer under the Building Safety Act 2022 that all reasonable steps have been taken to ensure that on completion the building as designed will be as safe as is required by the Building Regulations.		Awaiting guidance	<ul style="list-style-type: none"> - SBC will need to be aware of this if/when it is passed. It will be done as part of the Gateway 2 application. 	
	Recommendation 21: That a licensing scheme operated by the construction regulator be introduced for principal contractors wishing to undertake the construction or refurbishment of higher-risk buildings and that it be a legal requirement that any application for building control approval for the construction or refurbishment of a higher risk building (Gateway 2) be		Awaiting guidance	No action from SBC but may affect future works as we will need to make sure all principal contractors have the relevant qualifications to work on our buildings.	

	supported by a personal undertaking from a director or senior manager of the principal contractor to take all reasonable care to ensure that on completion and handover the building is as safe as is required by the Building Regulations.				
	Recommendation 28: That every gas transporter be required by law to check the accessibility of each [pipeline isolation] valve on its system at least once every three years and to report the results of that inspection to the Health and Safety Executive as part of its gas safety case review. (113.44)		Awaiting guidance	No action from SBC but may affect future works	
	Recommendation 47: That local resilience forums adopt national standards to ensure effective training, preparation and planning for emergencies and adopt independent auditing schemes to identify deficiencies and secure compliance.	Dec 25	In Progress	SBC have already set out a training matrix for resilience and started work to implement this. Two cohorts of gold and silver training have been delivered to SLT and 4 th tier officers. It has also been agreed that all staff will undertake emergency awareness training.	A National Qualifications Framework will be introduced by the government. We will review this when it is launched and ensure our training matrix is aligned to this.
	Recommendation 48: That a mechanism be introduced for independently verifying the frequency and quality of training provided by local authorities and other Category 1 responders.	Ongoing	Awaiting guidance	We continue to wait for updates from the government on this recommendation.	The government will be updating the National Resilience Standards which will set out these expectations. Once these have been released, we will review our requirements and take appropriate steps to ensure we are in line with the standards.
	Recommendation 49: That local authorities train all their employees, including chief executives, to regard resilience as an integral part of their responsibilities.	Dec 25	In Progress	See update for Recommendation 47.	
	Recommendation 50: RBKC had no effective means of collecting and recording information about those who	Feb 26	Planned	A review of our reception centres and our support for displaced individuals will be undertaken in Autumn 25. This will include	The government will also be releasing guidance for local councils that will clarify the key duties.

	had been displaced from the tower and surrounding buildings, including those who were missing. Compiling reliable information of that kind is difficult and the challenges likely to be faced by local authority Category 1 responders will vary according to the nature of the emergency. We recommend that all local authorities devise methods of obtaining and recording information of that kind, if possible, in electronic form, and practise putting them into operation under a variety of different circumstances			a review of the processes to collect and capture information. We will also be introducing digital processes to our reception centre plans as part of this project.	When this is released, we will ensure our processes align to this.
	Recommendation 51: That all local authorities make such arrangements as are reasonably practicable for enabling them to place people in temporary accommodation at short notice and in ways that meet their personal, religious, and cultural requirements. Such arrangements should, as far as possible, involve local providers of social housing.	Mar 26	Ongoing	Existing processes are in place to house individuals into temporary accommodation, and these can be used in the event of an incident. The accommodation that could be used would be hotels, empty temporary accommodation units (likely to be limited) available units in general needs.	A Further action is to link with neighbouring districts to share information on the availability of accommodation in the local area and the key contacts for this
	Recommendation 52: That all local authorities include in their contingency plans arrangements for providing immediate financial assistance to people affected by an emergency.	Ongoing	Awaiting guidance	This requirement is being reviewed across Hertfordshire via a working group to establish a uniform approach to financial support.	The government has committed to working with local authorities and the LGA to understand how this would integrate with local plans and, where appropriate, help determine the nature of financial support required.
	Recommendation 53: That as part of their planning for emergencies local authorities consider the availability of key workers and the role, they are expected to play so that suitable contingency arrangements can be made to ensure, as far as possible, continuity of support.	Ongoing	Awaiting guidance	The councils Emergency plan sets out the allocation of resources in the event of an emergency and Business Continuity Plans are in place to set out how services respond in the event of any incidents.	

	Recommendation 54: That as part of their emergency planning local authorities make effective arrangements for continuing communication with those who need assistance using the most suitable technology and a range of languages appropriate to the area.	Mar 25	Awaiting guidance	This will be reviewed as part of a review of reception centres. There are existing communication plans in place for emergency planning, and this continues to evolve to make use of modern technology.	
	Recommendation 55: That all local authorities include in their plans for responding to emergencies arrangements for providing information to the public by whatever combination of modern methods of communication are likely to be most effective for the areas for which they are responsible.	Mar 25	Awaiting guidance	This will also be review in line with the above.	