Construction
Leadership
Council

Creating Safe Buildings

Delivering safety, competence and quality

Foreword: Mark Reynolds, CLC Co-Chair and Group Chairman and Chief Executive of Mace Group

The construction industry's most important shared responsibility is to ensure that the buildings we deliver are safe; both while they are under construction and for those who will occupy them.

The final report of the Grenfell Tower Inquiry will shortly set out in detail the failings that led to the tragic events of 14 June 2017. Our industry will, I'm sure, be rightly held to account for our role in them, and the response we have delivered to date to address these. The painstaking work of the Inquiry over several years, and the quality of the insight it has produced to date, reflects both the colossal human tragedy of the events themselves and the extent of the systemic failings that caused them.

This progress report sets out the work that has been carried out by the construction industry, both before and after the introduction of the Building Safety Act, to support regulatory and cultural change, assess whether we have gone far enough; and chart a course forward to address the areas where further work is required.

The Construction Leadership Council (CLC), acting as a convener of collective industry action, has worked to ensure that efforts across the sector to deliver the changes required are coordinated, effective and delivered in a way that enables the entire sector – from the smallest independent traders to the largest contractors and consultancies – to implement the required changes.

The industry has taken its responsibilities seriously – significant progress has been made by many people across all parts of the sector, and all of those who have volunteered their time deserve recognition for their efforts. It is clear there is more progress to be made to support companies and individuals working in our sector, particularly to improve competency pathways and product regulations, where we are awaiting regulatory clarification.

We must continue to work together, engage effectively with the Building Safety Regulator (BSR) and the Office for Product Safety and Standards (OPSS), as well as all relevant Government departments, and be honest with ourselves that change is still required to deliver an industry which is accountable and trusted by the people that live, work and spend their time in the buildings we construct.

I believe that this report demonstrates that our collective effort has taken us a long way, and our industry has begun to meaningfully change for the better. We recognise that this isn't enough, and the CLC is committed to supporting the industry as it continues at pace to deliver the transformation that is rightly expected by everyone who relies on construction.

Contents

Our Ambition

The Building Safety Act in 2022 was the most significant change in the regulation and governance of the construction industry in living memory. Once fully implemented, it will have transformed how we all operate. This is a positive and necessary change, which everyone in the sector should welcome and take action to deliver.

As well as meeting the new regulatory requirements, a wider change is required in industry culture and behaviours. This requires organisations and individuals to change how they work, the culture they work within, and to achieve and demonstrate a much higher standard of competence in all roles and occupations.

To drive this change, the CLC has made building safety one of its four strategic priorities, with the objective of championing and supporting the delivery of high quality, safe buildings for those who live and work in them. Our ambition is to create an industry within which everyone understands and fulfils their role and responsibilities, and a culture in which building safety is the overriding priority, where safe designs are properly constructed using suitable products and materials, and occupants are safe throughout the lifecycle of a building.

Safe Design	**Safe Products**
• Buildings are of an appropriate quality and comply with the requirements of Building Regulations. • They are designed by individuals and organisations that demonstrate competence. • Comprehensive information about the design of the building is provided to enable its safe occupation and maintenance.	• There are clear product standards and recognised product testing and certification processes. • Information on products, installation and maintenance is clear, accurate, accessible, up-to-date and unambiguous. • Products can be matched to the specification and design. • They are designed, manufactured and supplied by individuals and organisations that demonstrate competence.
Safe Construction	**Safe Occupation**
• Projects are managed by individuals and organisations that demonstrate competence. • There are clear competency requirements for all construction occupations. • There is effective on-site inspection and testing, with a focus on safety critical elements. • Completed buildings meet all relevant Building Regulations. • Comprehensive information about the construction of the building is provided to enable its safe occupation and maintenance.	• Buildings are maintained by individuals and organisations that demonstrate competence. • Comprehensive safety cases are developed and updated. • Residents know who is responsible for ensuring safe occupation, including during any refurbishment work, and have information about the building. • Residents are listened to, and their concerns are addressed.

Leadership and Culture

Regulatory reform in isolation will not drive the change that is required across the construction sector. The CLC can provide leadership for the industry, but it is also required within firms, professional institutions and trade associations, if we are to create a culture which prioritises safe buildings, and delivers the highest standards of safety, quality and competence. It is also essential that we seek to improve procurement and commercial practices within the sector, which were highlighted by Dame Judith Hackitt as a causal factor in the Grenfell Tower tragedy, and through this encouraging a more collaborative culture within the industry.

The CLC is:

- bringing the industry together, acting as a catalyst for whole industry collaboration, ownership and action;
- convening and collaborating with the Government, the BSR and OPSS as regulators and the industry on strategic building safety issues;
- helping the industry to build its capacity and capabilities to meet the requirements of the Building Safety Act and its supporting regulations;
- identifying and overcoming challenges preventing the safe delivery of projects;
- driving industry transformation making it safe, more productive and capable; and
- working with other organisations to co-ordinate initiatives to improve building safety in all areas.

The industry is:

- recognising and accepting the roles and responsibilities required to deliver and maintain safe buildings;
- collaborating to ensure safety;
- embedding building safety principles through industry wide systems and processes; and
- raising the levels of individual competence and organisational capability across the supply chain.

Awareness and understanding

The Building Safety Act has created a new regulatory regime. This requires everyone across the industry to make significant changes to the way they work. The CLC and other industry bodies are delivering a sector-wide communications campaign, to ensure all individuals and organisations are aware of, and understand, their duties and responsibilities. Many organisations have provided information, guidance and tools for their sector, which has been welcomed.

To support the industry in meeting these requirements:

Building Safety Regulator Conferences

The CLC worked with the BSR to deliver a series of high-profile sessions at the Building Safety Regulator Conferences, highlighting the fundamental changes in the regulatory requirements and engaging the industry in the leadership and culture changes required.

Building Safety Webinar Series

Co-ordinated by the CLC and BSR, featuring experts from the BSR, OPSS and leading industry organisations, the Building Safety Webinar Series provided clear, consistent and accurate information on the requirements of the new legislation, including competence, product safety and the golden thread of information.

Building Safety Act Training

A training course available as an e-learning or in-person course has been developed by, and for, the industry providing an overview of the various changes brought about by the Building Safety Act and what those in the industry really need to know.

Overview of the Building Safety Regime

An overview of the Building Safety Regime, endorsed by the CLC, has been published and is continually updated, with links to all Building Safety Regulator and MHCLG guidance.

Building a Safer Future

Through robust self-assessment, benchmarking and independent verification, the Building a Safer Future Champion assessment helps organisations identify potential issues and develop plans to improve and advance their approach to leadership and culture in relation to building safety.

Guidance on Products

Guidance on Products is available, covering the changes to the regulatory system for products, and what actions manufacturers need to take to demonstrate product safety.

Guidance for Homeowners

Guidance for Homeowners on the application of the new regime in the domestic sector.

Safe Design

The design of a building is critical to ensuring structural and fire safety. Building Regulations set out the functional and technical requirements that must be met to ensure new builds, conversions, renovations and extensions are safe, healthy and perform as intended. Approved Documents provide guidance on how to comply with the regulations.

The role of designers is vital to building safety. Under the amended Building Regulations, the role of Principal Designer is a dutyholder, overseeing all of the design work, and has overall responsibility for ensuring compliance with the Building Regulations and building safety during the design phase, managing the design team to deliver this.

Higher-Risk Buildings (HRBs) must now be approved by the BSR, to confirm that the design meets all the relevant Building Regulations, before construction work can begin. A client must also obtain a completion certificate from the BSR, to confirm the building has been built in accordance with the agreed design, before it can be registered for occupation.

To support the industry in meeting these requirements:

Principal Designers Competence

Organisations have worked together to develop Publicly Available Specification (PAS) 8671 to define competence and set the competence threshold for organisations and individuals appointed to the role of Principal Designer, including the additional competence requirements to work on HRBs.

Principal Designer Register

A Principal Designer Register is now available, listing Royal Institute of British Architects Chartered Members in the UK who have demonstrated their knowledge, skills, experience and behaviours to undertake the dutyholder role of Principal Designer under both the Construction (Design and Management) Regulations and the amended Building Regulations.

Collaborative Reporting for Safer Structures

Collaborative Reporting for Safer Structures UK (CROSS-UK) is a confidential reporting system which allows professionals working in the built environment to report on structural safety issues. It has now been extended to include reporting on fire safety issues. These are then published anonymously to share lessons learned, create positive change, and improve safety.

Safety-Critical Elements

Certain building elements, if omitted or incorrectly installed, have the potential to cause serious injury or fatalities. A practical guide on Managing Safety-Critical Elements has been published, explaining how to identify and manage these elements and providing information for those with design, construction and inspection responsibilities.

Firestopping of Service Penetrations

To assist in the design, specification and installation of building services penetrations and fire stopping of those penetrations to maintain fire compartmentation, specialist trade associations have collaborated to produce a guide on the Firestopping of Service Penetrations

Fire Dampers

To assist in the design, specification and installation of fire dampers and ensure they are subsequently inspected, serviced and maintained appropriately the specialist trade association has published a Good Practice Guide for fire and smoke damper maintenance.

Safe Construction

Buildings must be constructed in accordance with the Building Regulations and other relevant standards, to ensure that they are safe to occupy and perform as intended.

The role of contractors is vital in delivering safe buildings to the approved design. Under the amended Building Regulations, the Principal Contractor is a dutyholder, with responsibility compliance with the Building Regulations and building safety during the construction phase.

A large number of contractors and suppliers are involved in the delivery of Higher-Risk Buildings. The construction process must be managed by capable organisations or competent individuals, with the appropriate skills, knowledge, experience and behaviours to deliver a safe building. All elements should be installed by competent people, using the suitable products and methods of construction, working for organisations that have demonstrated they have the appropriate capabilities to fulfil their responsibilities.

To support the industry in meeting these requirements:

Organisational Capability

The Common Assessment Standard is an independent third-party certification process, which includes a building safety section, and is recognised by government and the wider public sector. Over 22,000 companies currently hold the Common Assessment Standard and it is used across the industry to demonstrate companies have the organisational capability to fulfil their roles under the building safety regime.

Principal Contractor Nominated Individuals

Organisations have worked together to develop Publicly Available Specification (PAS) 8672 which defines and sets the competence threshold for individuals nominated by Principal Contractors to take responsibility for ensuring that HRB's are built in accordance with their design. The Principal Contractor Competency Certification Scheme (PCCCS) provides a route to demonstrating competence for those nominated individuals.

Industry Competence Frameworks

A cross-sector Industry Competence Steering Group (ICSG) was established to ensure that everyone contributing to buildings and the built environment have access to the appropriate competencies and can demonstrate these to others. It is a recommendation of this group that every discipline be reviewed against BSI 8670-1:2024, which sets out the core criteria for built environment competence frameworks. Individual frameworks have now been published for a number of different roles.

Installer Competence

The Installer Super Sector programme is sponsored by the Construction Leadership Council and reports into the ICSG, working collaboratively across the industry. Representatives from across industry, including leaders, trade associations, employers, skills bodies and unions are working together across 130 different installer disciplines, to identify and agree the relevant skills, knowledge, experience and behaviours for their role and identify how these convert into qualifications and training, in order for an individual to be deemed competent.

Rainscreen Façade Systems

A working group under the ICSG, formed of installers, trade associations, member organisations and recognised sector skills bodies, are working to identify the relevant skills, knowledge, experience, and behaviours required for different levels of Rainscreen Façade System installers. The working group is now updating the National Occupational Standard in line with the identified competencies, and have unlocked additional access to funding to formulate five short duration upskilling training courses, to increase installer and supervisor competence, helping to tackle gaps in the existing training infrastructure.

Engineering Competence for Higher-Risk Buildings

A register of engineers and technicians that meet the UK Standard for Professional Engineering Competence and Commitment Contextualised for Higher-Risk Buildings (UK-SPEC HRB) is now available, providing assurance to building owners and occupants that an engineer or technician is competent to carry out work that complies with Building Regulations.

Fire Protection Training

A free Fire Safety in Buildings e-learning training course has been made available, to ensure that all those involved in the construction and maintenance of buildings understand the need for effective compartmentation, and the implications of breaching or interfering with fire protection measures.

Industry Card Schemes

The CLC has reinforced its recommendation that the industry, including clients, contractors, trade associations and the government, should specify and promote card schemes carrying the CSCS logo for all those undertaking recognised construction occupations on site and within the built environment. CSCS Smart Check should be used to verify that individuals hold the correct card for the occupation they are undertaking.

Identification of Fire Walls

Specialist trade associations have collaborated to introduce a Fire Wall Labelling initiative and campaign, which identifies walls that are critical to the fire safety of a structure. This ensures that that other trades and engineers are aware of building elements already installed, they do not breach fire walls creating a compartment, and can seek advice on the actions required to maintain a safe building.

Building Control

The building control profession has been completely reformed, with the statutory requirement for building inspectors to be registered. Three certification and registration bodies have been recognised by government, and over 3,000 building inspectors have now been registered. In addition, the Approved Inspector regime has now transitioned from the private sector to the BSR, through the introduction of a Register of Building Control Approvers.

Safe Products

Safe buildings require the correct selection, use and installation of materials, products and systems that are fit for purpose, and will perform as expected. A wide range of materials, products and systems are used in a building, and it is essential that everyone understands what can and cannot be used. To support the selection of suitable products and materials, the information provided by manufacturers must be clear, accurate, up-to-date and reliable.

To support the industry in meeting these requirements:

Product Testing and Certification

The CLC has welcomed the independent review undertaken by Paul Morrell OBE, and Anneliese Day KC, which examined the UK's construction product regulations, certification and testing sector. The Review made a number of recommendations to support an enhanced regulatory regime, including exploring the practicality of developing standards and guidance, and a testing and certification process that gives those selecting and using products the confidence that they will perform as expected.

Verifying Product Information

The Code for Construction Product Information (CCPI) introduced a system providing independent third-party assessment to verify the information provided by manufacturers for each of their products. The Code provides customers of products that have been verified with assurance that the information provided by manufacturers is Clear, Accurate, Accessible, Up-to-Date and Unambiguous, and can be relied on when procuring these for specific uses. As of the summer 2024, 77 product sets, comprising around 1,500 products and systems, have been verified to the Code.

Product Information

Through BSI Identify, manufacturers can store and update information about construction products, including performance specifications and installation information. Products receive a unique and traceable digital ID available to all users through providing information for designers, contractors, regulators and building occupants.

Safe Occupation

The occupation phase of a building is the longest phase in its lifecycle. Everyone has the right to expect that buildings are designed, constructed and maintained in a way that is safe for them to be occupied. Buildings are frequently altered, adapted, modernised, repaired and maintained during this phase, sometimes significantly, as in the case of Grenfell Tower.

Managing buildings throughout their life, and in particular during alterations, repairs and refurbishments, so that occupants are safe and feel safe must be the priority for all building owners, supported by consultants, contractors and product manufacturers within the construction sector.

Safe occupation requires absolute clarity on who is responsible for managing the building at all times, that the golden thread, safety case, resident engagement strategy and other relevant documents are developed and updated, in accordance with the regulations. The building must also be properly maintained, with all inspection regimes followed. It is also important that residents are provided with the information the regulations require them to receive and are listened to, and their concerns are addressed.

Under the amended Building Regulations, there are new duties of Accountable and Principal Accountable Persons who are responsible for ensuring that risks are properly managed and residents are engaged with.

To support these requirements being met:

Golden Thread of Information

The CLC has published comprehensive Guidance on the Golden Thread, setting out in detail the requirements of the legislation, what information must be provided and by whom, and how the Golden Thread of information should be used and maintained throughout the lifecycle of a building.

Organisational Capability

Organisations have collaborated to develop an Organisational Capability Management System Standard and Guidelines for those fulfilling the role of Building Manager and Accountable Persons.

Building Safety Managers Competence

Organisations have worked together to develop Publicly Available Specification (PAS) 8673, to define competence including knowledge of building structures for the role of Building Safety Managers in Residential Buildings.

Building Safety Alliance

To take forward the work of the Competence Steering Group, the Building Safety Alliance has been established, to provide leadership and training for Building Safety Managers in Residential Buildings.

Next Steps

The CLC understands that whilst progress has been made, there is still a significant amount of work to do to achieve its ambition of transforming industry culture, behaviours and competence to deliver safe buildings. Individuals and organisations across the whole industry need to continue to play their part in leading and embedding the changes that need to be made.

Building Safety will remain a priority for the CLC, with a dedicated workstream to support it. The CLC is committed to delivering 5 key objectives:

- **Regulatory Clarity**: increasing regulatory clarity and improving the understanding of the regulations and their adoption by the industry;
- **Competence**: leading industry competence, the development of standards, industry accreditation and driving the adoption of required behaviours;
- **Construction Products**: supporting the clarification of product information and certification including testing;
- **Golden Thread**: supporting better design and construction delivery through improving industry processes, skills and digital technologies; and
- **Professional Indemnity Insurance**: developing partnerships and campaigns which unlock financially sustainable PII and other forms of insurance for those who deliver, own and occupy safer buildings.

Through these objectives, the CLC will seek to deliver improved safety and quality for all buildings, a culture where building safety is a priority, capable firms and a workforce that is competent and collaborative and an improved market for construction products, materials and systems.

The CLC will review these objectives in the light of the conclusions of the final report of the Grenfell Tower Inquiry, and amend these where required to deliver the recommended changes.

Construction
Leadership
Council

www.constructionleadershipcouncil.co.uk

c/o Department for Business and Trade
Old Admiralty Building, Admiralty Place, London, SW1A 2DY

Email: construction.enquiries@businessandtrade.gov.uk