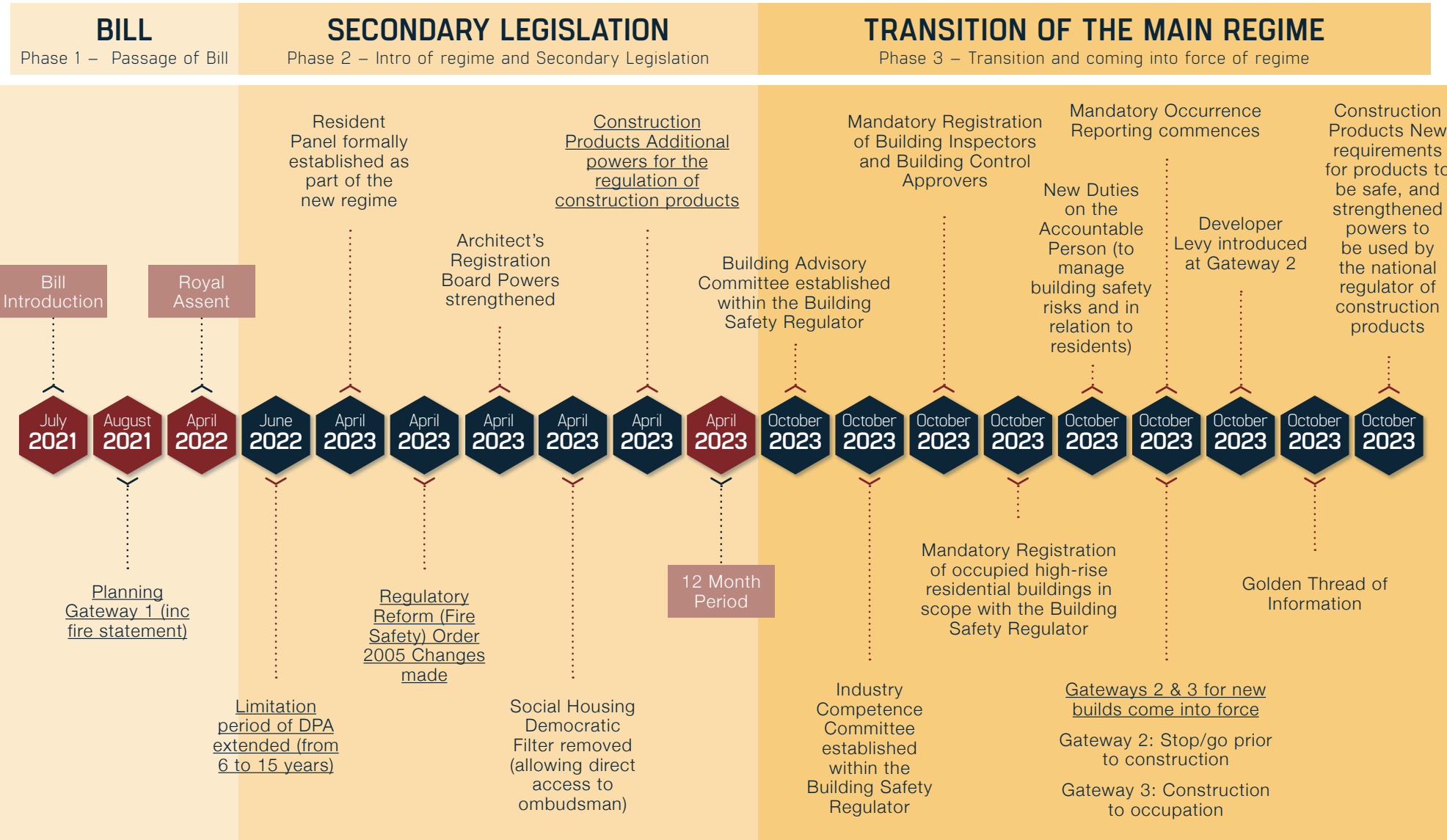


Building safety bill timeline and gateways

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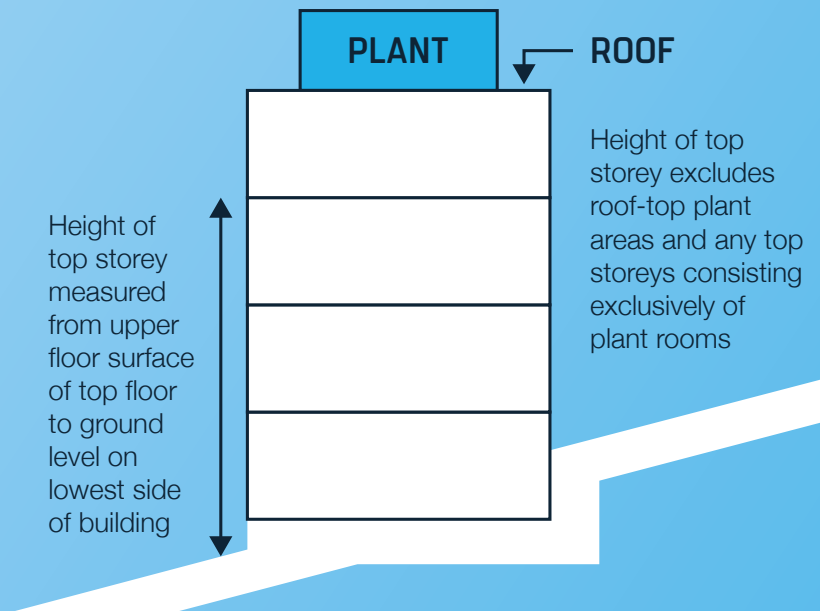
Timeline



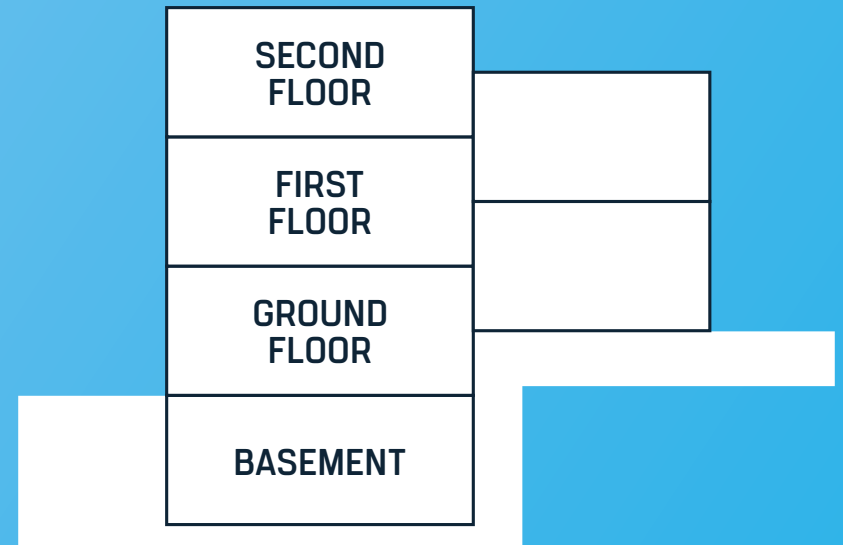
Higher risk/in-scope buildings

- Higher-risk buildings in the Bill are defined by their height and use - an industry-accepted way of identifying buildings where the consequences from a fire or a structural failure can be significant.
- The new regime applies to buildings that are at least 18 metres in height or have at least seven storeys and have at least two residential units.
- It also applies to care homes and hospitals meeting the same height threshold during design and construction.

How to measure height of a building



Counting storeys in a building



Gateway 1

[introduced August 2021]

- Application for planning permission
- Introduces a “Fire statement” to “support the consideration of information on fire safety matters as they relate to land use planning matters”
- Fire statements must be submitted for:
 - provision of one or more relevant buildings, or
 - development of an existing relevant building, or
 - development within the curtilage of a relevant building, or
 - change of use where the new use makes any of the above relevant
- Not mandatory for outline planning applications
- The planning authority must consult with the Building Safety Regulator (HSE)

Gateway 1

Fire statement

- Introduced in August 2021
- Must use the published standard form
- The statement must contain:
 - the principles, concepts and approach relating to fire safety that have been applied to each building in the development
 - the site layout
 - emergency vehicle access and water supplies for firefighting purposes
 - what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this
 - how any policies relating to fire safety in relevant local development documents have been taken into account

Gateway 2

[expected by October 2023]

To be introduced no more than 18 months from Royal Assent (October 2023).

Gateway 2 replaces the building control deposit of plans stage for relevant buildings.

It will be a stop/go point: building control must be obtained from the Building Safety Regulator.

- Plans and documents must be realistic and present a holistic/outcomes-focused approach
- Information to include dutyholder competence, “Golden Thread” data and mandatory reporting requirements (all introduced by the Bill)
- Must demonstrate “appropriate strategies to manage the construction phase to support building regulations compliance” and minimise risk
- A staged plans approach, including a further series of stop/go points, will be available
- The regulator to have “strong enforcement tools” if work starts without building control approval

Between

Gateways 2-3

Construction Phase

During construction, those involved in the design and construction process will be subject to ongoing requirements to:

- Meet their dutyholder duties including co-operation, co-ordination, communication and competence in design and construction
- Follow the statutory change management requirements where deviations from the building control approval are proposed
 - Major changes will require further building control approval while other changes must be notified to the Building Safety Regulator and cannot be carried out for a prescribed period. This is to ensure the impact is considered with regulatory oversight.
- Meet robust record-keeping requirements, develop and maintain accurate building information to handover to the building owner at Gateway Three in line with “Golden Thread” duties
- Dutyholders will be obliged to report fire and structural safety occurrences (including near misses)

Gateway 3

[expected by October 2023]

To be introduced no more than 18 months from Royal Assent (October 2023).

At the current completion/final certificate stage when relevant building work is complete.

It will be a stop/go point: building control approval must be obtained from the Building Safety Regulator before registration and occupation. It will be an offence to occupy a building that has not been registered.

- An application will be required including plans and documents that reflect the 'as-built' building, forming part of the "Golden Thread" of information. Information will be passed to the building owner
- The application must show how the building work complies with building regulations requirements
- Partial completion (with stop/go points) will be possible and will need to meet Gateway 3 requirements for relevant parts of the building coming into use
- Completion certificates will be issued once a Gateway 3 application is approved

Summary

The Building Safety Regulator will be the building control body for all higher-risk buildings. Applicants are likely to be able to select from an approved list of Building Control providers via the Building Safety Regulator, but this is to be confirmed.

Building control approval must be obtained

- before starting building work,
- before significant changes are made during construction,
- and when building work is completed.

Any breach will be an offence.

New documents will be required for:

- Gateway 1 (Planning, now live): Fire statement
- Gateway 2 (October 2023): building control applications to demonstrate building regulations compliance, including building safety
- Gateway 3 (October 2023): Information on as-built structure as part of a further building control approval, and final registration

Gateway 1: [gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021](https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021)

Gateways 2 and 3: [gov.uk/government/publications/building-safety-bill-factsheets/building-control-regime-for-higher-risk-buildings-gateways-2-and-3-factsheet](https://www.gov.uk/government/publications/building-safety-bill-factsheets/building-control-regime-for-higher-risk-buildings-gateways-2-and-3-factsheet)

Building Safety Regulator (HSE): hse.gov.uk/building-safety/regulator.htm

On your site, by your side.

Our Major Projects service is designed for projects with a reconstruction value of £25m or with a structure at least six storeys tall.

We don't just offer off-the-shelf warranty and risk management services. We work with you from initial concept and design so we can understand your project objectives, get to know your project partners and work effectively with you to achieve your goals.

Our underwriters will secure for you specialist warranty cover to fit the tenure and risk of your build.

No matter what the regulatory landscape is, we will guarantee to support your team to help you deliver a quality product you can be proud of.

Our Services

Building Control

Premier Guarantee can provide a comprehensive Building Control service for a range of residential, mixed-use and commercial developments up to and including multi-million pound schemes / major projects.

Approved by the Construction Industry Council Approved Inspectors Register (CICAIR), the Building Control service has been structured to work cohesively with our structural warranties or solely on its own.

In line with industry recommendations from the Hackitt report, we've created a service that will gather a "Golden Thread" of information throughout the build, promoting true transparency and accountability. At each key stage and at project sign-off we provide instant electronic reports and feedback, recording an audit trail which will be given as proof on completion.

Our Services

System Acceptance

Gain warranty acceptance for new and innovative construction methods through Premier Guarantee System Acceptance.

Our system acceptance has been developed to help manufacturers gain accreditation under our technical requirements, allowing them to be considered as an accepted system provider, giving customers confidence in using their systems on sites registered with Premier Guarantee.

If you are thinking about using a particular system or component we can run through the proposal and identify areas of risk in manufacture, transport and construction on site.

To discuss a system acceptance application give our team a call on **0800 107 8446** or email systemacceptance@premierguarantee.co.uk

Our Services

Structural Warranty

Our warranty policies provide 10 to 12 years' protection against structural defects on an array of tenures. The key benefits of our warranty include:

- **Protection during the build period**
Insolvency of the developer or builder during the build period (subject to approval).
- **A rated insurers**
Security in knowing all our policies are backed by world leading insurers.
- **Accepted by all major mortgage lenders**
Secure sales knowing we are recognised by all major mortgage lenders.
- **Free dispute resolution service**
Our Dispute Resolution Service Team process your defect concerns in a prompt and effective manner during the Defects Insurance Period.



Contact Us

To discuss your upcoming project, arrange a design review meeting or get a quote, contact us today.

T: 0800 107 8446

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For further information about Premier Guarantee please visit the website: premierguarantee.com/majorprojects

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