

# **Dame Judith Hackitt Review and Zero Carbon**

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**14<sup>th</sup> June 2017**



# Summary

This is a time of unprecedented change in our sector: the Draft Building Safety Bill and Building Safety Regulator **are** driving the most far reaching review of building and fire safety legislation in half a century; the Climate Change Act's net zero carbon target by 2050 and the five yearly carbon budgets **are** driving changes to building related energy legislation; greater digitalisation, modularisation and off-site fabrication and assembly **are** government priorities.



# Terms of Reference for the Independent Review

Dame Judith Hackitt FREng was commissioned to focus on “High Rise Residential Buildings” – HRRBs.

A twofold purpose to the review:

- to make recommendations that will ensure we have a sufficiently robust regulatory system for the future and
- to provide further assurance to residents that the complete system is working to ensure the buildings they live in are safe and remain so.

# Building a Safer Future

Independent Review of Building  
Regulations and Fire Safety:  
**Final Report**

**The conclusion:**

The current system is “broken”

# Key issues underpinning system failure

**Ignorance** – regulations and guidance are not always read by those who need to, and when they do the guidance is misunderstood and misinterpreted.

**Indifference** – the primary motivation is to do things as quickly and cheaply as possible rather than to deliver quality homes which are safe for people to live in. When concerns are raised, by others involved in building work or by residents, they are often ignored.

Some of those undertaking building work fail to prioritise safety, using the ambiguity of regulations and guidance to game the system.

## Key issues underpinning system failure (2)

**Lack of clarity on roles and responsibilities** – there is ambiguity over where responsibility lies, exacerbated by a level of fragmentation within the industry, and precluding robust ownership of accountability.

**Inadequate regulatory oversight and enforcement tools** – the size or complexity of a project does not seem to inform the way in which it is overseen by the regulator.

Where enforcement is necessary, it is often not pursued. Where it is pursued, the penalties are so small as to be an ineffective deterrent.



# The government position

**Accepts ALL of Dame Judith's findings**

Establishing the new Building Safety Regulator

Announcing the Fire Safety Bill

Developing the new Building Safety Bill

Setting up a new regime for Construction

Products safety and approvals

Developing a new competence framework for

ALL in the industry

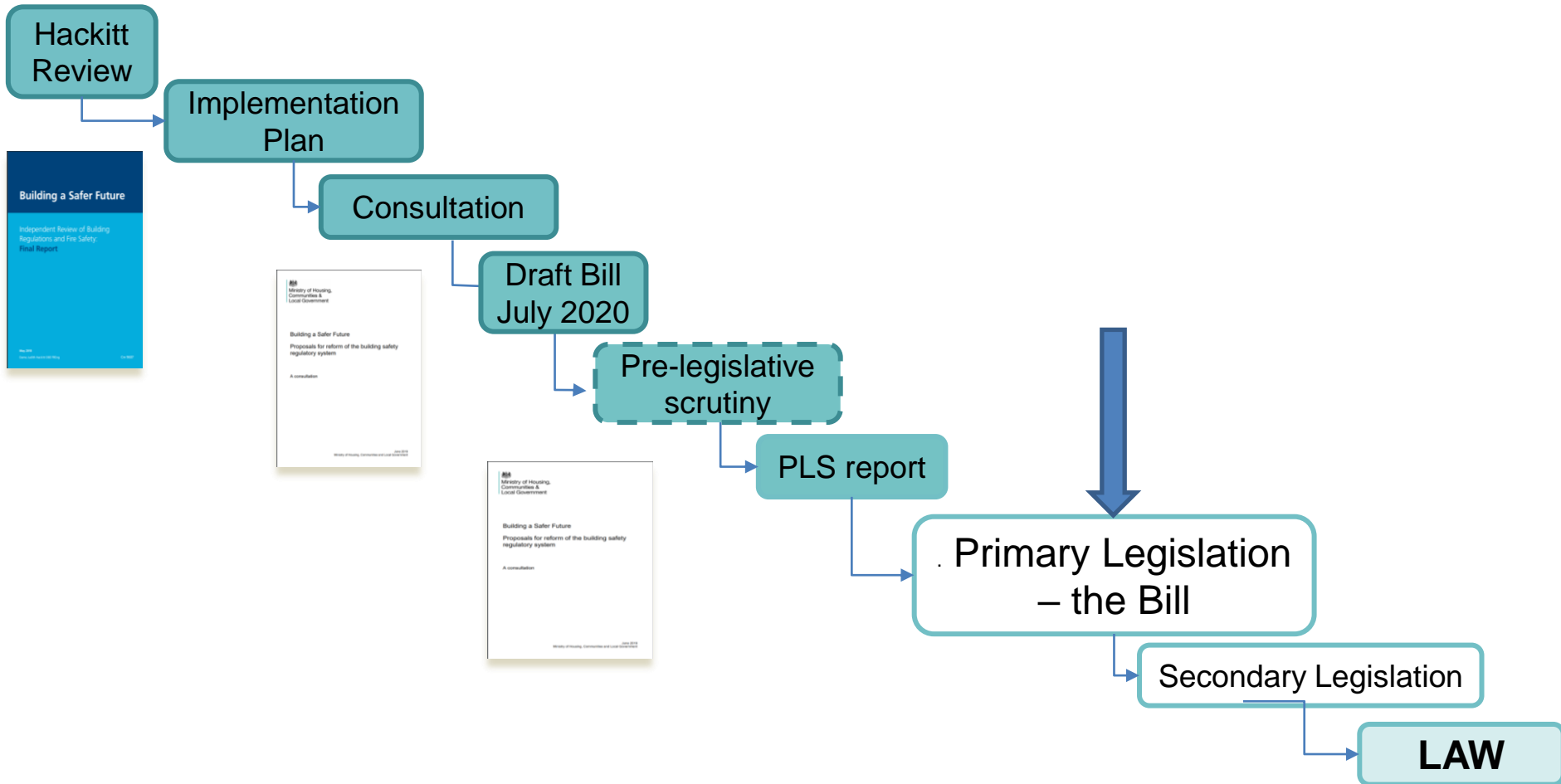
And - Demanding a radical change of culture



# Draft Building Safety Bill

Presented to Parliament by the Secretary of State for  
Housing, Communities and Local Government by Command  
of Her Majesty July 2020

# Building Safety Bill – current status



# The Building Safety Bill

The Bill itself has yet to be published, but we know that it will:

- Create the Building Safety Regulator, operating within the HSE
- Transfer responsibility for building control to the BSR

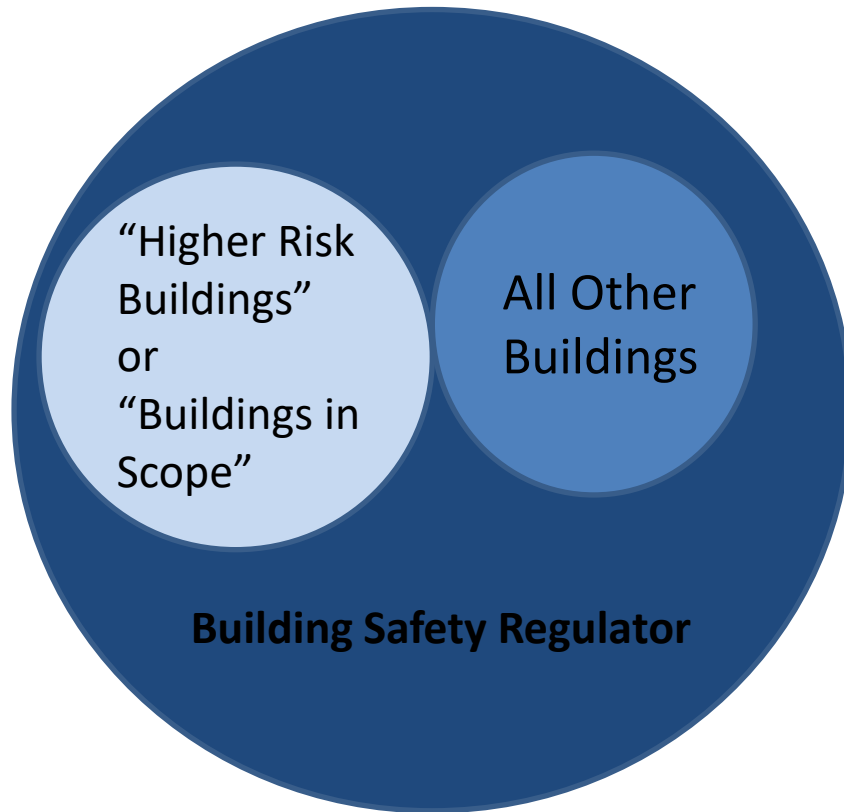
*This includes setting standards for building control officers and responsibility for enforcement of building regulations, with potential criminal sanctions in the worst cases*

- Set up new competence requirements for work on ALL buildings
- Establish new dutyholder roles
- Give the BSR responsibility for building regulations for ALL buildings

*These provisions are NOT just for high rise residential – they are for everything!*



# The new regime and “Buildings in Scope”



The new Building Safety Regime applies to all buildings, not just those in scope of the more stringent regime for higher risk buildings

# The Building Safety Bill

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- Create the Building Safety Regulator, operating within the HSE
- Transfer responsibility for building control to the BSR
  - This includes setting standards for building control officers and responsibility for enforcement of building regulations, with potential criminal sanctions in the worst cases*
- Set up new competence requirements for work on ALL buildings
- Establish new dutyholder roles
- Give the BSR responsibility for building regulations **for ALL buildings**
  - NOT just for high rise residential – for everything!*
- Set up a new safety case based regime, initially for high rise residential buildings – often called “buildings in scope”
- Establish the golden thread of information and regulatory gateways for buildings in scope



# So what needs to change?

- attitudes & practices
- Competence – for now, not for life
- business models – pay when safely completed?
- Compliance – “is it safe?”, not “will Building Control sign it off?”
- Procurement – if the public sector wants safe buildings, does it go out and try to buy safe buildings? “Be careful what you wish for” .....

# There has to be a change of culture

The gap between expected energy performance of buildings and what is achieved in practice has been known for at least a decade

The evidence already presented to the Grenfell Enquiry has shown the gulf between what should have been done and what was done

more recently, the pandemic has exposed concerns about whether buildings are adequately ventilated and meet the expected standards

In Scotland the enquiries resulting from the Oxbang Schools collapse have also revealed significant failures.

**We simply have to change the way we work and build.**





# And not just to deliver building safety

Digitalisation

Modern methods of construction

Net zero buildings

# Modern Methods of Construction



# THE FARMER REVIEW OF THE UK CONSTRUCTION LABOUR MODEL

**MODERNISE OR DIE**

Time to decide the industry's future

## Press release



**FOR IMMEDIATE RELEASE**

14-Nov-2018

### **Developers embracing modern methods of construction, says new report from NHBC Foundation**

A new report from the NHBC Foundation today highlights how trailblazing developers are exploring the use of Modern Methods of Construction (MMC).

The new report, *'Modern methods of construction: who's doing what?'*, found that developers at the forefront were investing significantly in MMC and that a majority had plans to expand the number of homes they build using such methods.

Among the house builders, housing associations and developer/manufacturers included, the report details high levels of adoption of different, advanced forms of MMC such as volumetric modules and panelised systems. Better quality, improved efficiency, accelerated delivery and increased productivity are cited by these developers as key factors driving their uptake of MMC.



# National Audit Office Report – November 2005



Using modern methods of construction  
to build homes more quickly and efficiently

REPORT BY THE NATIONAL AUDIT OFFICE | November 2005

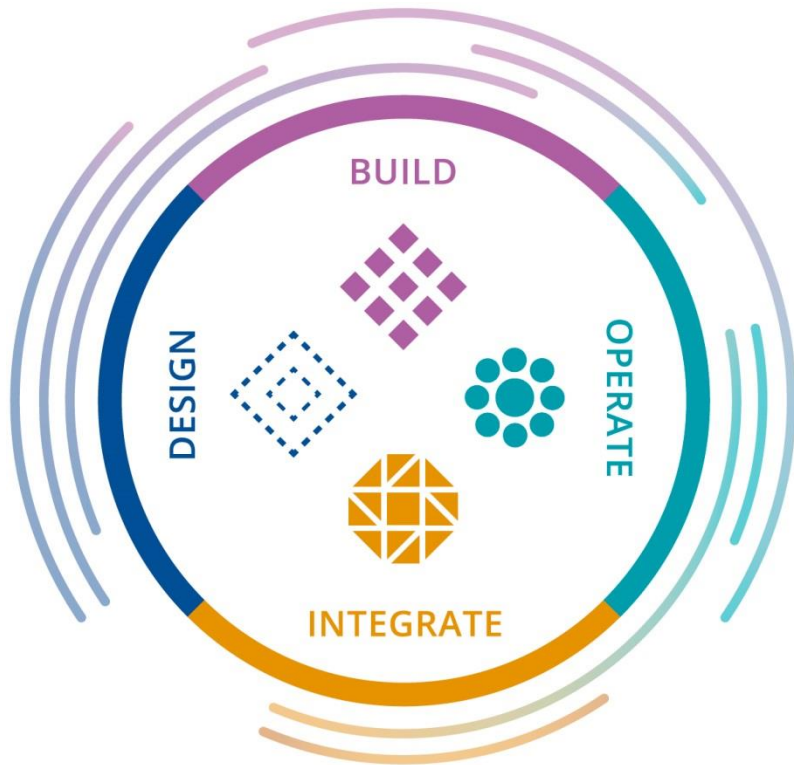
MMC is not a new concept

After World War II we built  
precast reinforced concrete  
homes and similar

In the 1960's and 70's we built  
large panel system buildings

BEIS, The Farmer Report  
(Modernise or Die) and other  
government initiatives look to  
promote MMC

# Digitalisation



UK BIM  
FRAMEWORK

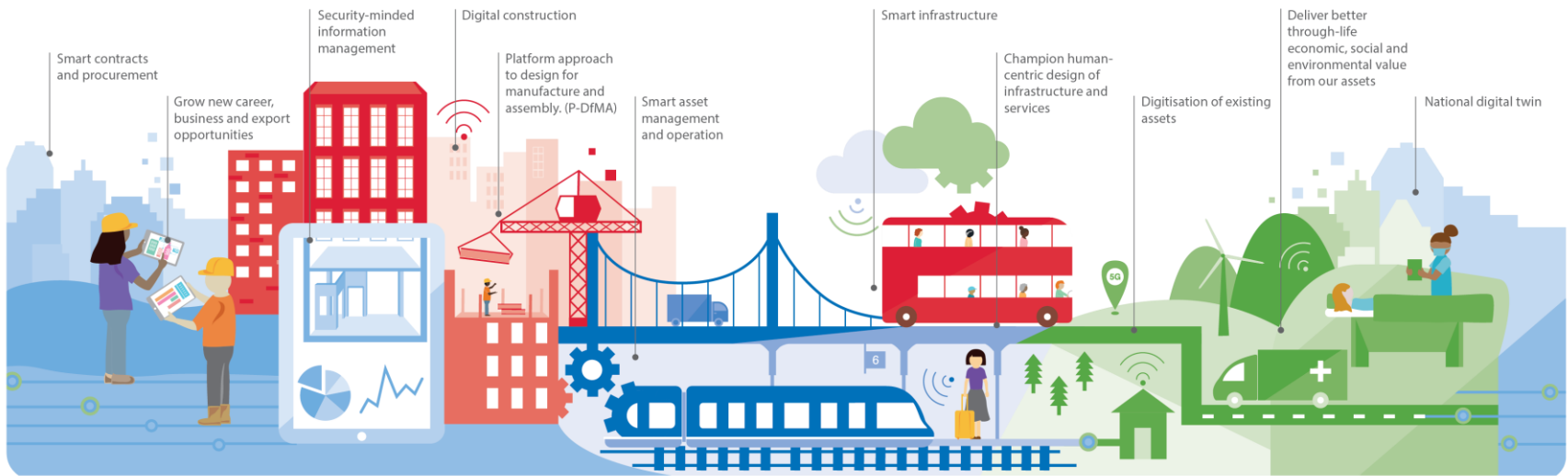
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cabb  
Centre for Digital Built Britain

UKBIM  
ALLIANCE  
Enabling Digital Transformation



# This is Digital Built Britain



## Design

Use best practice, secure by default, information management and digital techniques to get data right from the start and design better-performing homes, buildings and infrastructure.

## Build

Exploit new and emerging digital construction, information management, and manufacturing technologies and techniques to improve safety, quality and productivity during construction.

## Operate

Use effective information management to transform the performance of the built environment and the services it delivers.

## Integrate

Understand how the built environment can improve citizens' quality of life and use that information to drive the design and build of our economic and social infrastructure and the operation and integration of the services they deliver.

# Climate Change Act

NOW Commits UK to net zero carbon by 2050



# Net Zero

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- Applies across the economy, not just the built environment
- Sets challenging targets for the building sector to retrofit existing buildings
- Has to be delivered alongside the building safety reforms
- Buildings in scope have to meet net zero targets too

December 2020

## The Sixth Carbon Budget The UK's path to Net Zero





## **Dame Judith Hackitt**

“I have been shocked by some of the practices I have heard about and I am convinced of the need for a new intelligent system of regulation and enforcement for high-rise and complex buildings which will encourage everyone to do the right thing and will hold to account those who try to cut corners.

“Changes to the regulatory regime will help, but on their own will not be sufficient unless we can change the culture away from one of doing the minimum required for compliance, to one of taking ownership and responsibility for delivering a safe system throughout the life cycle of a building.”

**Are we ready to change, now?**

**Thank you for listening**

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