

# SAVING LIVES AND CAREERS

A manifesto for building safety



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# THE STORY OF GRENFELL

On the night of 14th June 2017, a fire started on the fourth floor of Grenfell Tower. Due to multiple building safety failings, the fire spread rapidly, engulfing the majority of the building. 72 Grenfell Tower residents died in the fire.

This started a chain of events that have combined to create the building safety crisis. As a result, there are now an estimated 3 million people living in unsafe or unsellable homes.

The building safety failings, identified in the ongoing Grenfell public inquiry, included combustible ACM cladding, combustible insulation, internal compartmentation failure, inadequate evacuation plans, failed smoke extraction and a failure to listen to residents.

In short, Grenfell Tower was a monumental failure of building safety and was entirely avoidable.



## Could a Grenfell Tower tragedy happen today?

4 years on from Grenfell, little has changed in terms of providing safe homes for residents. Many of the building safety failings that led to Grenfell continue to undermine safety in residential blocks across the UK.

Serious issues with the design, construction and management of residential blocks have been identified. Rectifying these problems could take a generation, at an estimated cost of £30bn. Government, industry, insurers and residents are currently in a standoff over who pays.

Every day that passes without addressing building safety failings, managing risk and embracing compliance increases the probability of the next tragedy.

“ **Experts told a public inquiry into the disaster in June there was a culture of non-compliance at Grenfell Tower** ”

Independent 9 Aug 2018

# WHAT HAPPENED NEXT

## Building a Safer Future (Hackitt) Report

In May 2018 Dame Judith Hackitt released the Building a Safer Future Report calling for significant regulatory change. We've identified three key recommendations from the report that the property industry are grappling with due to the size and complexity of the challenge:

### Golden thread

Hackitt stated the need for a golden thread of building information requiring every high rise building to maintain a digital record of key information, which includes fire and life safety records.

### Resident engagement

Hackitt identified resident engagement as being essential to maintaining building safety. Residents should be an integral part of making and keeping their homes safe. In order to fulfil this requirement residents need better access to building safety information.

### Building safety case

High rise buildings will be required to produce and maintain a detailed summary report that proves safety with regard to fire and structural integrity. The content and structure of an acceptable building safety case is still being discussed.

Building a Safer Future: Final Report  
image : <https://assets.publishing.service.gov.uk/>

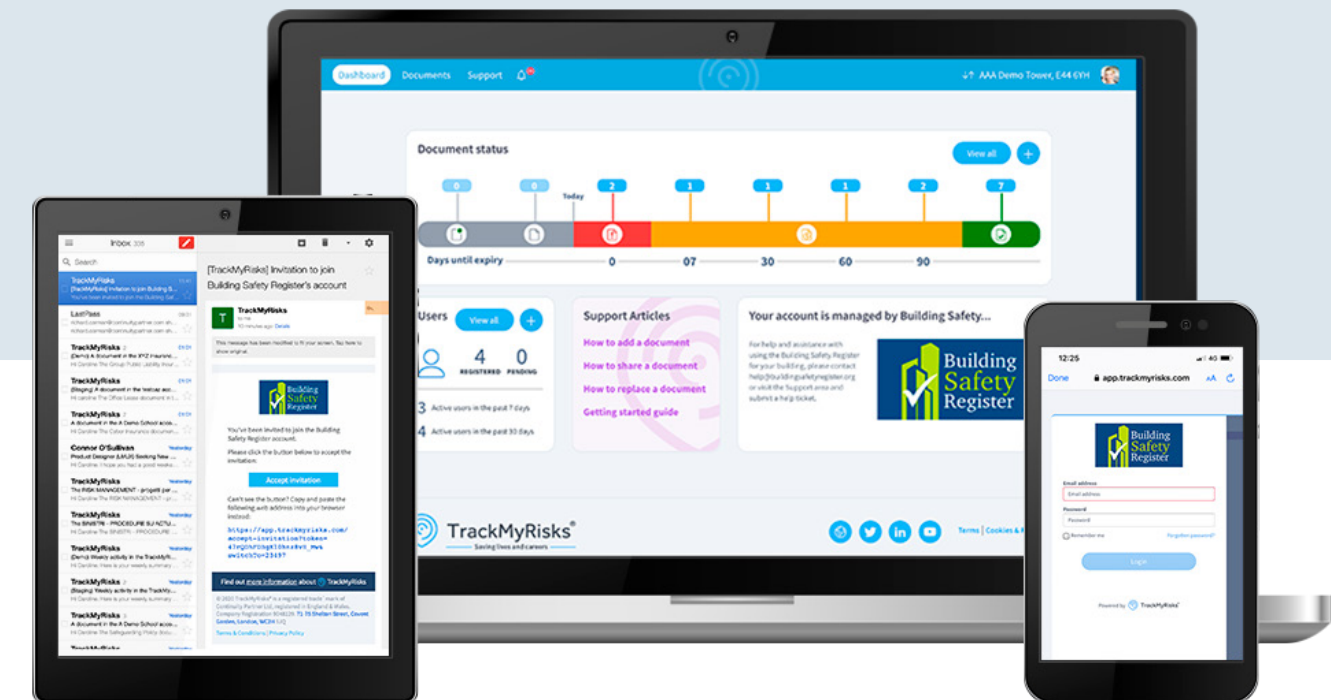


# URGENT ACTION

We are in a building safety crisis. Action is required to restore confidence in building safety.

This can be achieved simply, quickly and affordably with a central, digital register of building safety information.

The urgent creation of this register will also meet or exceed the Hackitt recommendations for golden thread, resident engagement and building safety cases.



“ We must also begin thinking about buildings as a system so that we can consider the different layers of protection that may be required to make that building safe on a case-by-case basis. ”

Dame Judith Hackitt - Building a Safer Future Report 2018

# REGULATORY REFORM

## Building Safety Bill

In July 2020 the Government published the draft Building Safety Bill as its legal response to the Grenfell tragedy and the Building a Safer Future report.

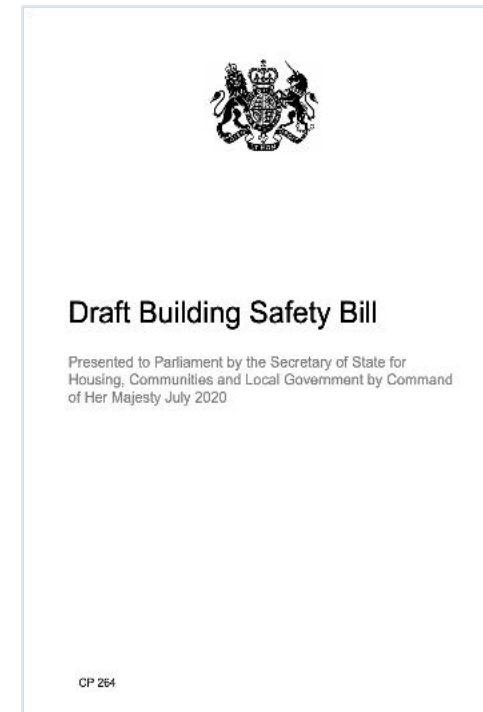
The bill creates a new regulatory framework for high rise residential buildings and establishes the new Building Safety Regulator within the Health & Safety Executive.

The bill has yet to be debated in Parliament, has received over 300 written responses and been widely criticised over its narrow scope, complexity and imposition on residents of the Building Safety Charge.

Buildings below 18m in height are currently outside of the Building Safety Bill scope and the new regulator. Low rise buildings can still be high risk, as evidenced by recent fires at Richmond House, Samuel Garside House and The Cube. Low Rise does not necessarily mean Low Risk and we believe that lower rise blocks should voluntarily adopt the new regulatory framework.

“...make sure that those responsible for the safety of residents are accountable for any mistakes and must put them right”

[www.gov.uk](http://www.gov.uk)



## The new Building Safety Regulator

### 3 core functions

1. Oversee buildings and ensure safety and standards are upheld in each
2. Provide safety assurance for higher risk buildings
3. Ensure the competence of the people overseeing and managing building work

## Fire Safety Bill

Following Grenfell and the Building a Safer Future (Hackitt) report, the Government identified deficiencies in the Regulatory Reform (Fire Safety) Order 2005, so brought forward the Fire Safety Bill. The bill has received three readings in both houses of parliament and is now in the ‘ping-pong’ stage with no further dates announced.

A key change within the bill includes placing external walls and fire doors within the specific responsibility of the Responsible Person (building manager). Tabled amendments to the bill include adoption of the Grenfell Inquiry recommendations, public registration of fire risk assessments and indemnification of leaseholders from costs.

# THE HUMAN TRAGEDY

While the Building Safety Bill claims to empower residents, there is clear intent to make them responsible for the costs of making and keeping their homes safe through the proposed building safety charge. This uncertainty and indecision has already led to reported suicides and bankruptcies as a growing number of innocent residents receive ruinous building safety related demands for payment.

“ It is beyond the scope of this review to determine how remedial work is funded but this cannot be allowed to stand in the way of assuring public safety ”

Dame Judith Hackitt - Building a Safer Future Report 2018

## EWS1 Form

In Dec 2019, due to mortgage lender concerns, the Royal Institution of Chartered Surveyors (RICS) created the External Wall Fire Review (EWS1 form). EWS1 assesses external walls for combustible elements and the need for remediation. Huge problems exist with EWS1 such as fraud, lack of competent surveyors, inconsistent surveys and failure of professional indemnity insurance.

## Waking Watch

When fire safety issues are identified, an evacuation policy may be changed from ‘stay put’ to ‘simultaneous evacuation.’ This requires a complex fire alarm or, in the interim, the National Fire Chiefs Council recommend a 24/7 waking watch.

## Insurance Premiums

Most insurers are unwilling to insure higher risk buildings due to greater risks. Those still in the market are charging grossly inflated (up to 1,300%) premiums. If residents don't have building insurance they breach their lease and mortgage conditions and assume intolerable personal risk.

## £0 valuations

Properties awaiting an EWS1 survey or having received a B2 grade are given £0 valuations by valuers. As a result, leaseholders are unable to sell as buyers can't get mortgages approved. Similarly, leaseholders are unable to release equity by remortgaging to pay safety charges.

## Remediation costs

Currently, leaseholders are liable for full remediation costs as building owners and managers have the legal right to pass these on through the service charge. The Building Safety Bill currently gives greater powers to recharge safety costs through the Building Safety Charge.

## Mental health

The building safety crisis has massively impacted mental health with 23% of impacted leaseholders surveyed in June 2020 by the UK Cladding Action Group saying they have considered self-harm or suicide. Thousands of residents are living 24/7 with an unsafe home and an uncertain financial future.

## Bankruptcy

Leaseholders purchased their properties in good faith and with professional legal advice. These families are now facing life changing costs through no fault of their own. These costs are depleting personal savings, family loans and in some cases driving them to bankruptcy.



**Hayley's story**

**BBC NEWS**

Twenty-eight-year-old Hayley Tillotson is the first person in the UK believed to have been made bankrupt by the cladding crisis. She bought her first home in Leeds two years ago but learnt that it was clad with flammable material. Overwhelmed with the extra costs of dealing with the problems, she had to hand back her keys.

# THE SCALE OF THE PROBLEM

Many discussions on The Building Safety Crisis often overlook the scale of the problem. Minimal thought has been given by the Government and Hackitt to the huge volume of buildings needing to be regulated. Absence of data relating to those buildings and the time it will take to compile this information is the biggest issue.



**4 years on from Grenfell every resident should understand the risks associated with their home and the measures that are in place to manage those risks.**

Buildings that require a logbook

76,000\*

11-18m



12,000\*

+18m

\*Ministry of Housing, Communities & Local Government Nov 2020

# OUR SOLUTION

## Cars have logbooks, buildings should too

To gain control of the building safety crisis we need a digital first approach to building safety management and resident engagement.



“...a clear risk matrix will be most effective in delivering safe building outcomes”

Dame Judith Hackitt - Building a Safer Future Report 2018

## Managing building safety with logbooks

Our streamlined approach to managing building safety is the quickest and easiest way to get ready for the new regulator and most importantly make your building safe and keep it safe over time.

### COLLECT

Create a digital logbook and gather as much evidential fire and life safety information as possible.

Information will vary by building type, including:

- Building name and address
- Fire Risk Assessment
- EWS1 Survey Report
- EWS1 Form
- Evacuation plan
- Maintenance and test records

### ANALYSE

Extracting data from the Fire Risk Assessment and other available sources, we establish a building safety score for the building.

The building safety score is based on available evidence, always erring on the side of caution.

Alongside the evidenced building safety score, we create a notional score that could be achieved if suitable evidence was available.

### MANAGE

Engaging with the building management, we can help to continuously improve their building safety score.

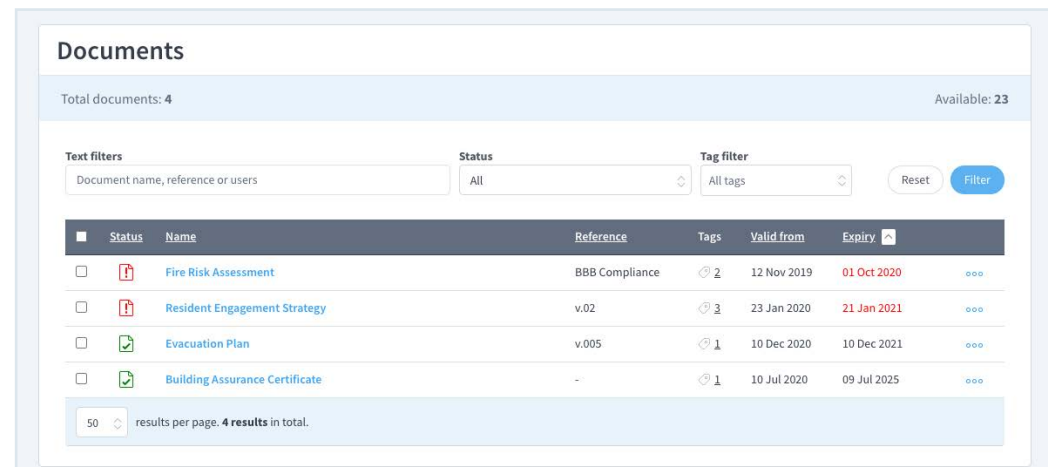
In many cases, all that's needed is to upload additional evidence for review.

The digital logbook tracks expiry and renewal dates to ensure actions are not missed. It provides secure information sharing to engage residents and give assurance.

# THE BUILDING SAFETY CASE

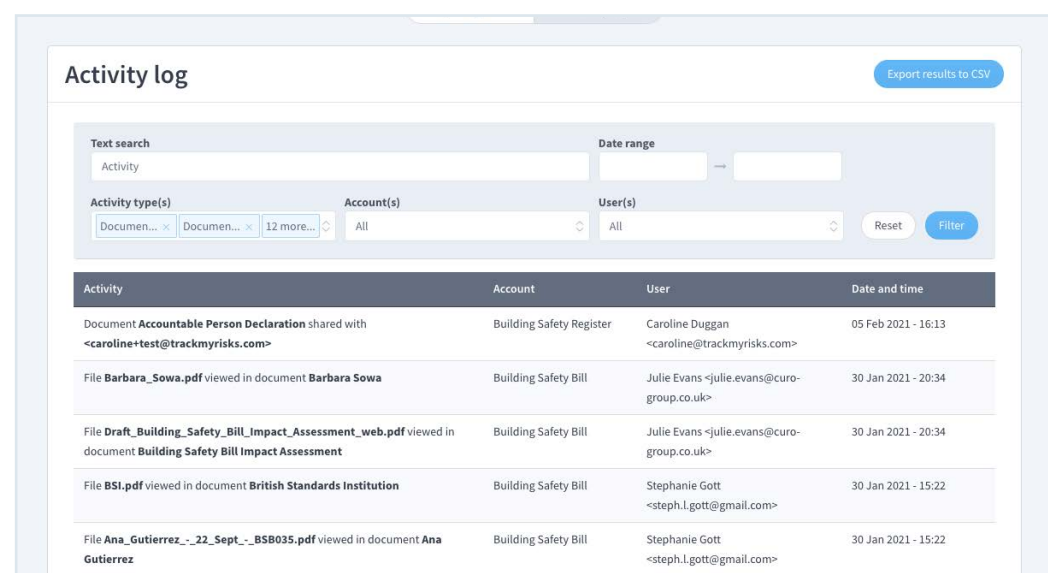
## Evidence

Evidential documentation that supports the building safety case



## Behaviour

A fully auditable and evidential log of user activity



The building safety case is a core component of the new regulatory framework. Production of the case relies on a 'body of evidence' with the ability to demonstrate validity and management of identified risks.

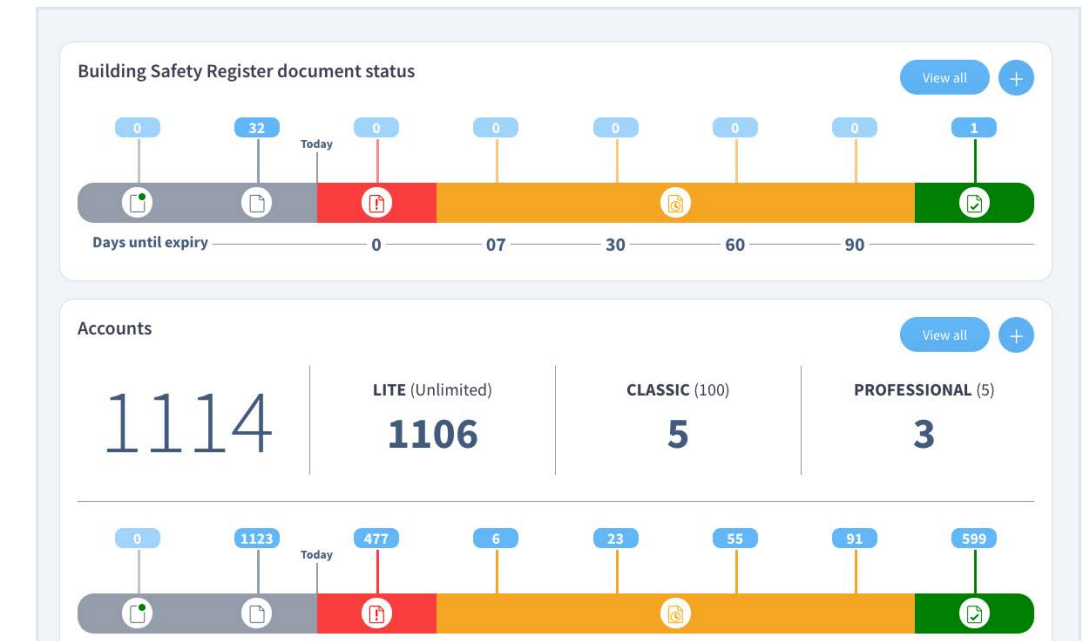
The building safety logbook achieves these requirements as well as enabling resident engagement.

“A structured argument, supported by a body of evidence that provides a compelling, comprehensible, evidenced and valid case as to how the Accountable Person is proactively managing fire and structural risks”

Ministry of Housing, Communities & Local Government 2020

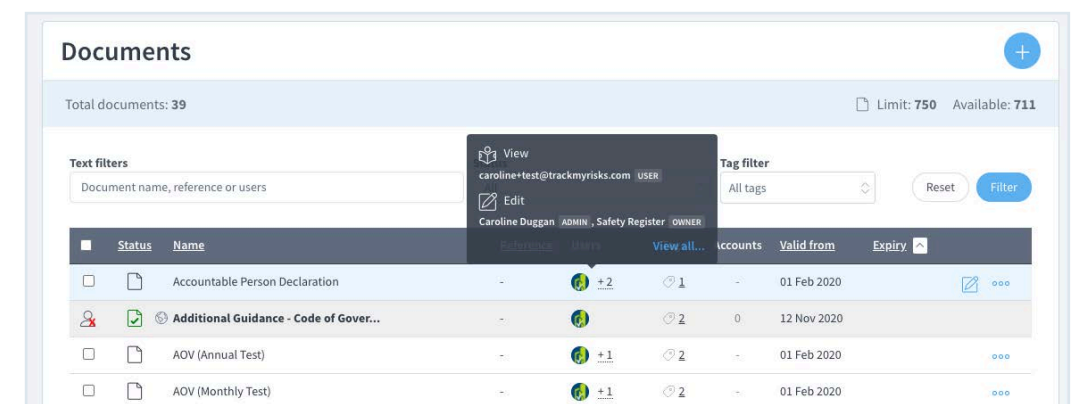
## Compliance

Real-time tracking of date and content compliance



## Resident engagement

Secure, real-time sharing of critical documents with residents

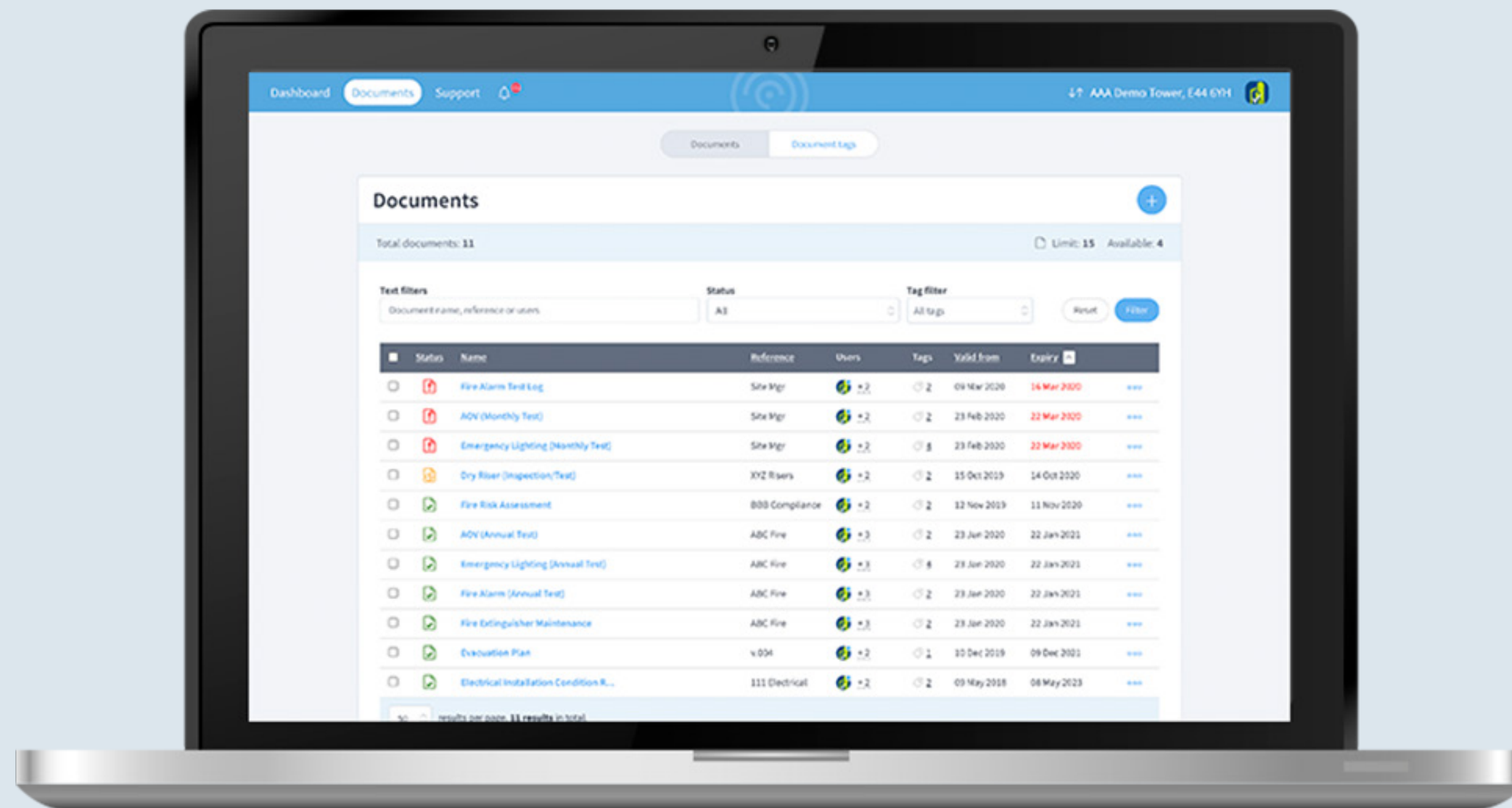




# BUILDING SAFETY LOGBOOK

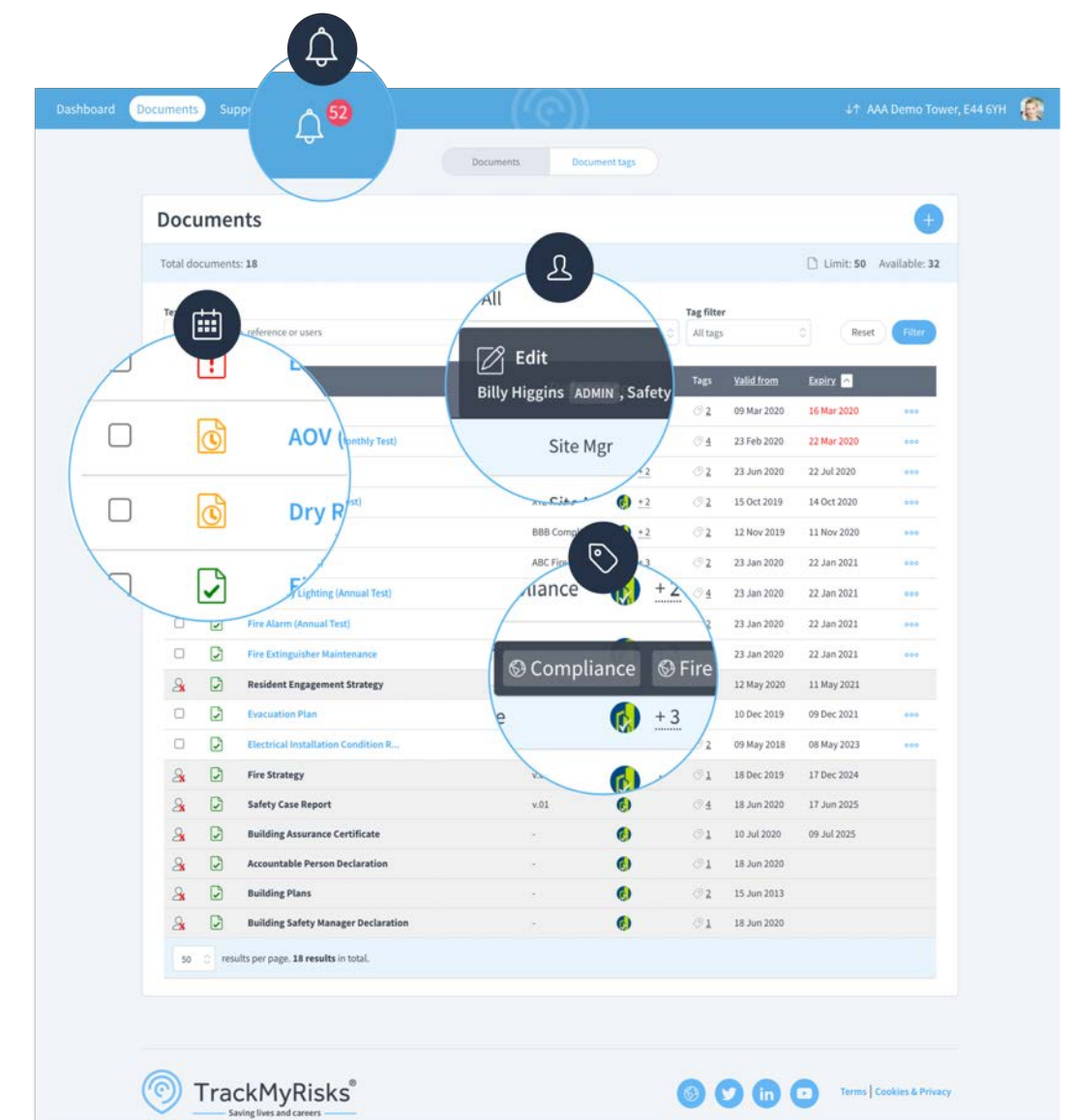
The Building Safety Register is a digital logbook for your building, powered by our own, proprietary TrackMyRisks software.

The digital logbook monitors building safety by making sure critical safety features are installed, maintained and tested.



## Evidential document management

- Visual activity alerts
- Automatic expiry/renewal reminders
- Granular user permissioning
- Custom meta tagging for data quality



# BUILDING SAFETY LOGBOOK

## Secure document sharing

- Single version of the truth
- Notification of new versions
- Unlimited users
- 24/7 access



Emergency Lighting (Monthly Test)



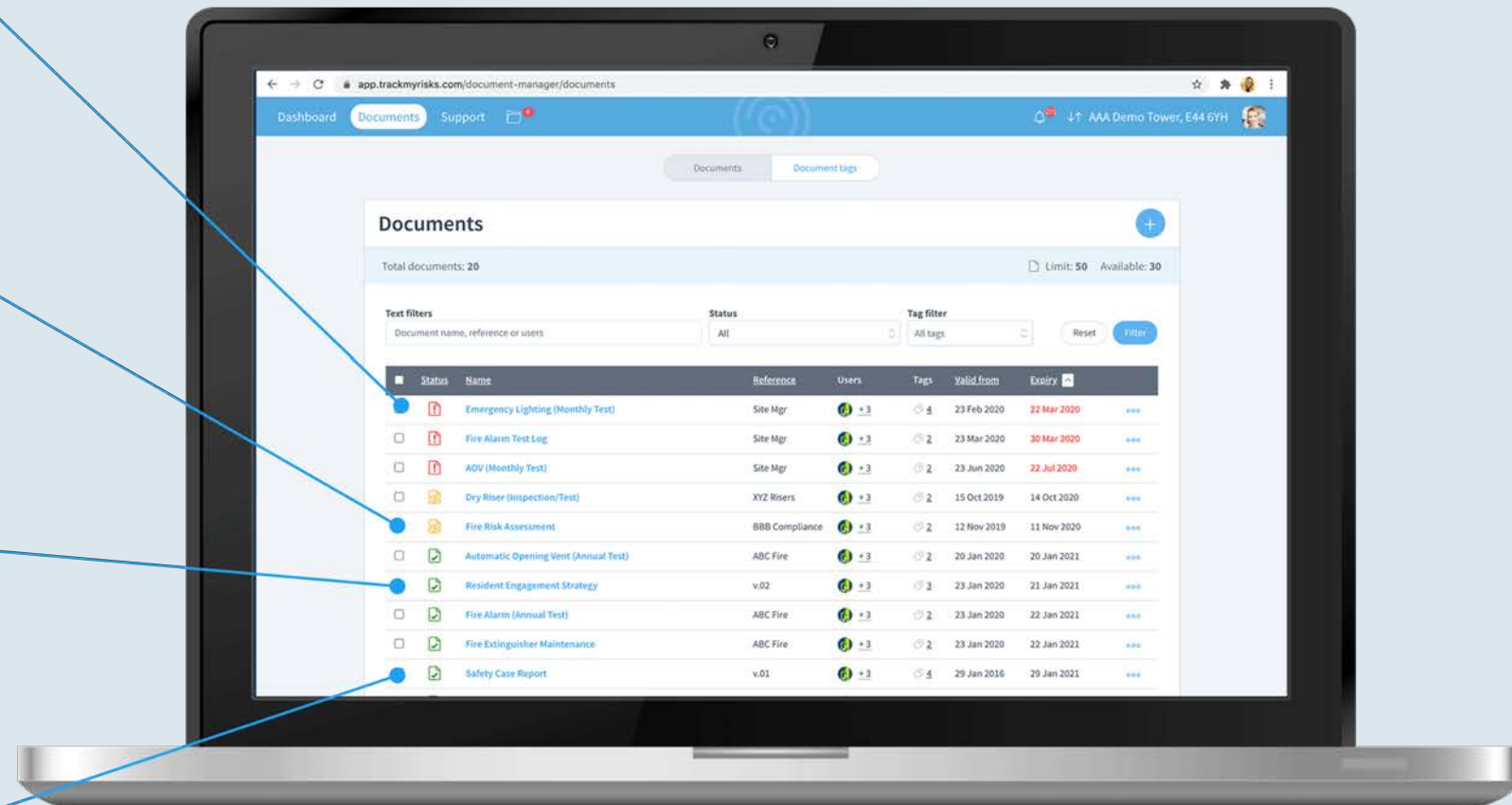
Fire Risk Assessment



Resident Engagement Strategy



Safety Case Report



## Compliance management

- Filter results by user, activity type etc.
- Full visibility of user engagement
- All activities time and date stamped

### Reporting suite

**Managed accounts users overview** Last logged in users

344 users across 1114 accounts

**Managed accounts documents overview**

2224 documents across 1114 accounts

Days until expiry: 0, 07, 30, 60, 90

**Managed accounts documents by tag**

Document name	Accounts	Status
AOV (Annual Test)	32	30 2
AOV (Monthly Test)	32	31 1
Accountable Person Declaration	1	1 0
Building Assurance Certificate	1	1 0
Building Insurance Certificate	73	68 3 2
Building Plans	42	39 3

**Managed accounts documents by activity**

Document name	Activity	Account
Jessica Pearce	File viewed	Building Safety Bill
Jessica Pearce	File viewed	Building Safety Bill
Jessica Pearce	File viewed	Building Safety Bill
Jessica Pearce	File viewed	Building Safety Bill
The Property Ombudsman	File viewed	Building Safety Bill
Pre-Legislative Scrutiny Report	File viewed	Building Safety Bill

**Managed accounts by tag**

Account name	Tags	Status
Holly Lodge Mansions (184-199), N6 6DU	3	1 1 1
Abbey Street (70), SE1 3NJ	3	1 1 1
Aberfeldy House (15-147), SE5 0XQ	4	1 1 1 1
Aberfeldy House (29-155), SE5 0XQ	4	1 1 1 1
Aberfeldy House (1-131), SE5 0XQ	4	1 1 1 1
Acton Mews (50), E8 4EF	3	1 1 1

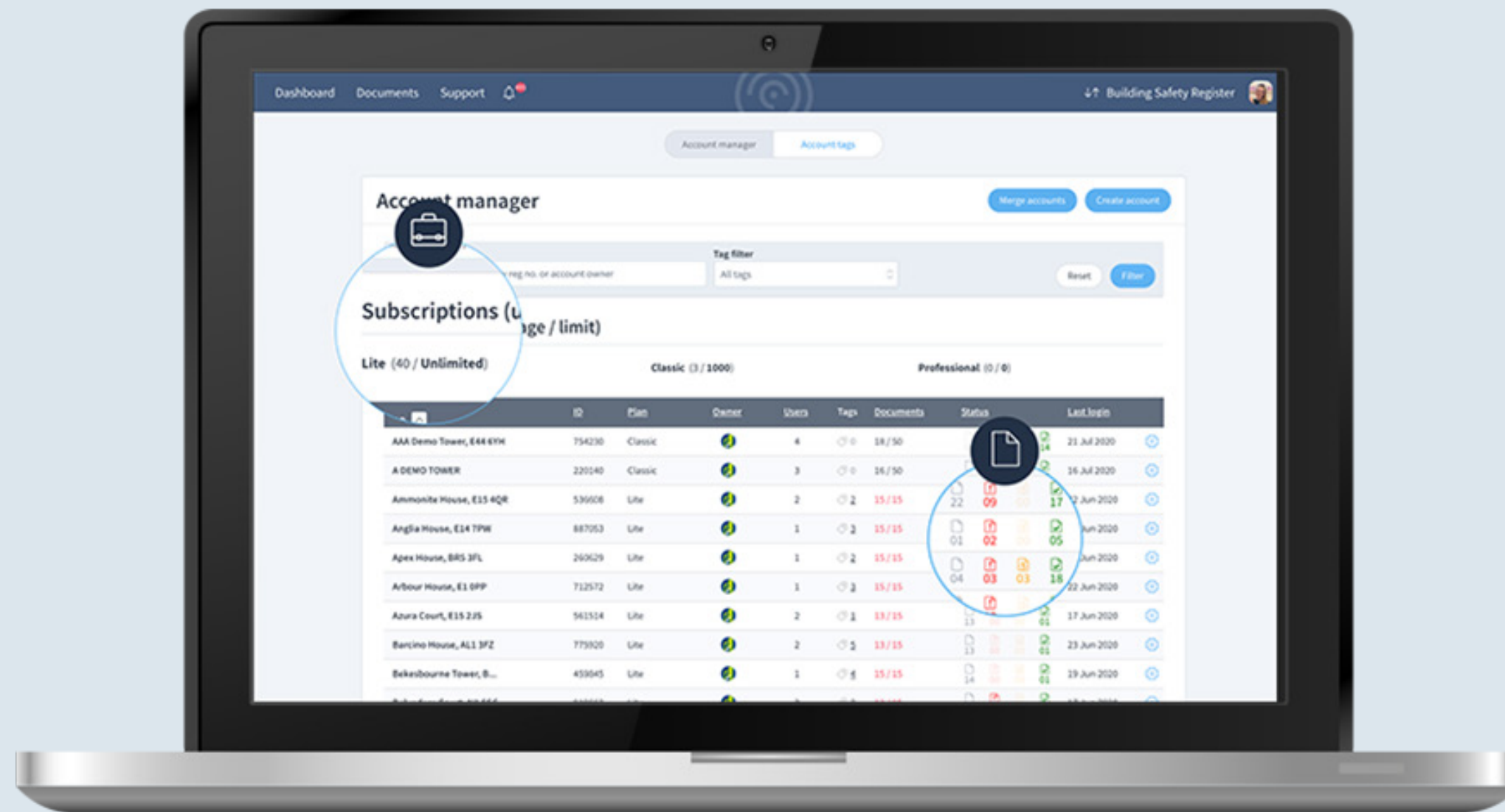
**All account activity**

Account name	Activity	Date and Time
Building Safety Bill	User accessed account	15 Jan 2021 - 14:51
Building Safety Bill	User accessed account	15 Jan 2021 - 15:52
Building Safety Bill	User accessed account	15 Jan 2021 - 16:53
Building Safety Bill	User accessed account	15 Jan 2021 - 17:54
Building Safety Bill	User logged in	20 Jan 2021 - 09:42
Building Safety Bill	File viewed	15 Jan 2021 - 13:48

# BUILDING SAFETY LOGBOOK

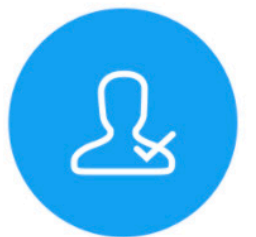
## Portfolio management

- See status of all buildings on one screen
- Full visibility of document status' and usage
- Transfer buildings in or out as you buy and sell



## Security & resilience

- Built on scalable AWS EU infrastructure
- Full backup and recovery
- All files encrypted
- Anti-virus scanning of all files
- Granular user permissioning



# WHAT DRIVES US

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## Vision

We see a future where every building can prove safety at all times and the regulatory system that oversees building safety is trusted and effective.

Nobody should be trapped and unsafe in their home. Building safety requires transparency of fire and life safety information. It's about getting the basics right, month on month, year on year. Following a process and being able to prove it at all times.

## Mission

By creating a digital building safety logbook for every building we will ensure building safety across the UK and restore confidence for residents.

## Core values

**Commitment** - Your problem is our problem, we won't rest until it's resolved

**Humanity** - People-centric, because every crisis has a human impact

**Integrity** - Doing the right thing, even when no-one is watching



## Our business

Building Safety Register and TrackMyRisks are brands of Continuity Partner Ltd, a for-profit company incorporated in the UK and majority owned by its founders. We charge a modest monthly fee for each building safety logbook. The monthly fee is typically 10x less than managing the equivalent process manually.

## Contact us

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