
Tip of the Spear

The Critical Role of The Building Safety Manager

5 FEBRUARY 2026



SPEAKERS



BEN BUSHELL

Director of Fortis and Charter



MATT HODGES-LONG

Founder

Building Safety Register / TrackMyRisks

BSM HISTORY

- c. The dutyholder must nominate a named 'building safety manager' with relevant skills, knowledge and expertise to be responsible for the day-to-day management of the building and act as a point of contact for residents. The building safety manager's name and contact information must be notified to the JCA and to residents and should be displayed in the building.

Building A Safer Future

May 2018

Requirements related to the Building Safety Manager

- Appoint a competent Building Safety Manager with the relevant Skills, Knowledge, Experiences and Behaviours, always have a Building Safety Manager in place and notify the Building Safety Regulator of a proposed change of Building Safety Manager. The Building Safety Regulator will ensure that the Accountable Person has carried out due diligence in its nomination/ appointment
- Provide **adequate funding** for the Building Safety Manager

BSA Impact Assessment

Jul 2020

Building safety managers

67 Appointment of building safety manager

- (1) The accountable person for a higher-risk building must before the building becomes occupied appoint a person to be the building safety manager for the building.
- (2) If at any time there is no person who is the building safety manager for an occupied higher-risk building, the accountable person for the building must as soon as reasonably practicable appoint a person to be the building safety manager for the building.

DRAFT Building Safety Bill

Jul 2020

Michael Gove to scrap tower block 'safety managers' rule in cladding U-turn

Leaseholders say requirement would cost high-rise residents £60,000 a year

The Telegraph

Mar 2022

LEGAL POSITION

Building Safety Manager

=



Not mentioned in Building Safety Act

Building Safety Director

=



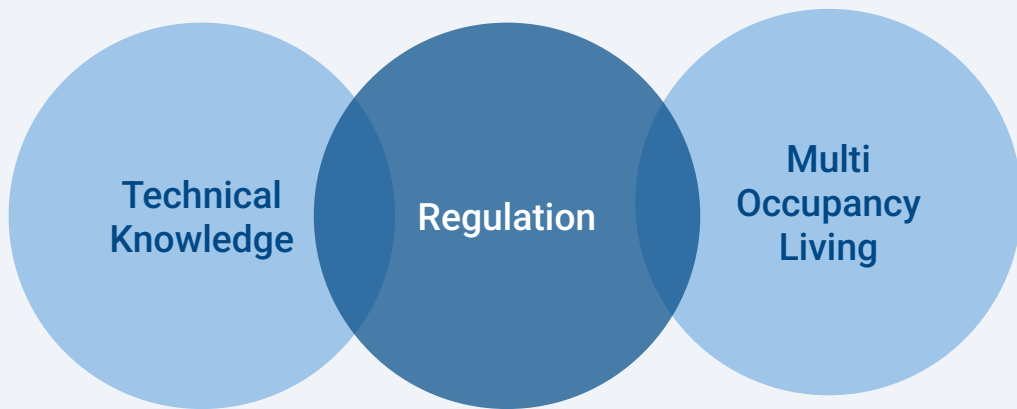
*BSA S111 Duty Holder for RMCs
not legally enforceable!*

BSM duties **REMAIN**

KEY RESPONSIBILITIES



COMPETENCE



Regulator Ready



COMPETENCE

Competence information for managing building safety on higher-risk buildings

■ Competency standard PAS 8673:2022

October 2022



Operating
Environment



Leadership &
Teamwork



Building
Systems &
Safety



Operational
Practices



Risk
Management



Planning,
Monitoring &
Control

CIOB - LEVEL 6 Diploma

DELIVERY MODELS



IN HOUSE

Initial Benchmarking
£15k - £25k
per HRB per year



HYBRID



OUTSOURCED

PROGRAM MATURITY



Thinking



Early Drafts



BAC Ready



Maturing



Automation

Where are you?

AUDIENCE QUESTIONS



BEN BUSHELL

Director of Fortis and Charter



MATT HODGES-LONG

Founder

Building Safety Register / TrackMyRisks

Book a 1:1
meeting with
Matt via this QR



SAVE THE DATE

LUNCH & LEARN

1st Thursday of every month

Look out for email with booking link

SEE YOU ON

5th

March

12:00 - 13:00

THANK YOU

Let's stay connected



@BldgSafetyReg



Building Safety Register

buildingsafetyregister.co.uk

