Building Safety Policy
(Building Safety Act 2022)

platform
housing group

Scope of Policy

This Policy sets out Platform Housing Group's (the Group) approach to achieving compliance with the Building Safety Act 2022 and the associated legislative framework that supports the management of building safety risks within Higher-Risk Buildings.

The Policy establishes the principles, commitments and governance arrangements that support the safe occupation, management, maintenance and operation of Higher-Risk Buildings owned or managed by the Group.

Applicability

This Policy applies to all employees, Board members, contractors, consultants, suppliers and third parties whose activities may impact building safety.

The Policy applies to all residential buildings owned or managed by the Group that fall within the scope of the Building Safety Act 2022 and any subsequent amendments to the Act or associated regulations.

1. Policy Statement

1.1 The Group is committed to ensuring the safety of residents, employees, contractors, visitors and others who may be affected by its activities. We will manage building safety risks in accordance with the Building Safety Act 2022 and associated legislation to support the safe occupation and management of Higher-Risk Buildings.

1.2 The Group will:

- Comply with all applicable building safety legislation and regulatory requirements.
- Maintain effective systems for managing building safety risks.
- Ensure building safety responsibilities are clearly defined and understood.
- Maintain accurate and accessible building safety information.
- Engage with residents on matters affecting building safety.
- Maintain arrangements for the management of Safety Cases, Golden Thread information and Mandatory Occurrence Reporting.
- Promote continual improvement.

2. Context

2.1 The Building Safety Act 2022 establishes a framework for the management of building safety risks, including risks arising from fire spread and structural failure. Compliance with the Act requires the Group to meet duties contained within associated legislation including:

- Fire Safety Act 2021
- The Fire Safety (England) Regulations 2022
- Regulatory Reform (Fire Safety) Order 2005
- Construction (Design and Management) Regulations 2015 and associated guidance

2.2 **Definitions**

Building Safety Risk – A risk to the safety of people arising from fire spread or structural failure.

Higher-Risk Building (HRB) – A building containing at least two residential units and which is at least 18 metres in height or seven storeys.

Accountable Person (AP) – A person or organisation with responsibility for common parts of a Higher-Risk Building.

Principal Accountable Person (PAP) – The Accountable Person responsible for the structure and exterior or largest extent of common parts.

Golden Thread – The digital record of information required to manage and demonstrate building safety.

3. Aims and Objectives

3.1 The aims and objectives of this policy are to:

- Ensure fire and structural safety risks are effectively managed.
- Protect residents, visitors, employees and contractors from harm.
- Maintain compliance with legal and regulatory requirements.
- Promote a culture of safety, transparency and accountability.
- Support meaningful resident engagement.
- Ensure responsibilities are undertaken by competent persons.
- Promote continual improvement.

4. Policy Outline

4.1 Compliance

The Group will establish and maintain arrangements to ensure compliance with the Building Safety Act 2022 and all associated legislation, regulatory requirements and recognised good practice.

4.2 Risk Management

The Group will identify, assess, manage and monitor building safety risks, including risks arising from fire spread and structural failure.

4.3 Accountable Persons (APs) and Principal Accountable Person (PAP)

The Group will fulfil all duties placed upon the Principal Accountable Person (PAP) and Accountable Persons (APs).

4.4 Higher-Risk Building Registration

The Group will ensure all Higher-Risk Buildings within the scope of the Building Safety Act 2022 are registered with the Building Safety Regulator.

4.5 Safety Cases and Safety Case Reports

The Group will develop, maintain and review Safety Cases and Safety Case Reports where required.

4.6 Safety Management Systems

The Group will maintain effective Safety Management Systems including risk assessment, emergency planning, inspection, maintenance and assurance arrangements.

We will maintain arrangements for assessing and managing changes to buildings, building systems, organisational arrangements and management processes that may affect building safety risks. Appropriate assurance measures will be implemented to ensure building safety is maintained during and following the change process.

4.7 Responsibilities and Competence

The Group will ensure that individuals undertaking building safety duties possess appropriate skills, knowledge, experience and behaviours.

We will maintain arrangements for the assessment, development and monitoring of competence and will provide appropriate training, information, instruction and continuing professional development to support employees, managers and other duty holders in fulfilling their building safety responsibilities.

Competency requirements will be proportionate to the role undertaken and subject to periodic review.

4.8 **Resident Engagement**

The Group will maintain arrangements to ensure residents are informed, consulted and engaged regarding building safety matters.

For all Higher-Risk Buildings, we will prepare, maintain, review and implement Resident Engagement Strategies in accordance with statutory requirements.

We will ensure residents are provided with appropriate building safety information, are consulted on relevant building safety matters and are able to raise concerns regarding the management of building safety risks.

4.9 **Golden Thread Information**

The Group will maintain accurate, accessible and up-to-date building safety information in accordance with Golden Thread requirements.

4.10 **Mandatory Occurrence Reporting**

The Group is committed to the effective identification, reporting, investigation and management of Mandatory Occurrences in accordance with the Building Safety Act 2022 and associated regulations.

4.11 **Enforcement and Regulatory Engagement**

The Group will cooperate with the Building Safety Regulator and Fire and Rescue Services and maintain arrangements to manage enforcement action and regulatory inspections.

4.12 **Roles and Responsibilities**

Board – Responsible for ensuring appropriate governance arrangements are in place.

Assets and Sustainability Committee – Responsible for reviewing assurance relating to building safety compliance and performance.

Executive Leadership Team – Responsible for ensuring adequate resources, systems and competencies are available.

Director of Home Safety – Responsible for overseeing implementation of this Policy and providing assurance.

Senior Management – Responsible for implementing building safety requirements within their areas.

Employees – Responsible for complying with this Policy and reporting concerns.

Contractors and Third Parties – Responsible for complying with this Policy and applicable legal obligations.

4.13 **Governance and Oversight**

The Group will maintain a robust governance framework to provide strategic direction, oversight, assurance and accountability for building safety compliance.

The Strategic Building Safety Group will oversee building safety compliance, resident safety, Mandatory Occurrence Reporting, Safety Case management, Golden Thread information and regulatory assurance activities.

Operational oversight is supported through Locality Building Safety Groups, which monitor building-level compliance, resident engagement, risk management activities and corrective actions. Significant risks, Mandatory Occurrences, enforcement activity and other matters requiring strategic direction will be escalated to the Strategic Building Safety Group through established governance arrangements.

Building safety performance, compliance activities and significant risks will be reported through the governance framework to provide assurance to senior management, the Assets and Sustainability Committee and the Group Board.

4.14 **Reporting, Assurance and Improvement**

The Group will maintain systems for monitoring, reviewing and reporting building safety performance and will use assurance activities to support continual improvement.

5. Equality and Diversity

5.1 We are committed to fairness and equality for all, regardless of age, gender reassignment, marriage or civil partnership, pregnancy, disability, race (including colour, nationality, ethnic or national origin), religion or belief, sex, or sexual orientation, as set out in our relevant Group policies.

Our aim is to ensure that our policies and procedures do not create an unlawful disadvantage for anyone, either directly or indirectly.

5.2 An Equality Impact Assessment has been undertaken in respect of this Policy and identified no negative impacts on any individual or group with a protected characteristic. The assessment identified positive impacts in relation to resident safety, resident engagement and access to building safety information.

6. Complaints

6.1 We aim to meet the needs of our customers by providing an excellent service. However, it is acknowledged that occasionally things go wrong and customers may wish to complain. Should the need arise to make a complaint, please refer to our Complaints, Comments and Compliments Policy.

7. Monitoring and Review

7.1 The effectiveness of this Policy will be monitored through:

- Compliance reporting
- Higher-Risk Building registration status
- Safety Case and Safety Case Report reviews
- Mandatory Occurrence Reporting performance
- Audit findings and assurance activities
- Resident engagement outcomes
- Regulatory inspections and engagement
- Enforcement actions and corrective action monitoring

7.2 This policy will be reviewed every three years or on the introduction of new legislation or best practice guidelines, whichever is the sooner.

7.3 We may update this policy from time to time to reflect changes in the law, regulations, or how we operate.

7.4 Approved documents are valid for use after their approval date and remain in force beyond any expiry of their review date until an updated version is available.

8. Associated Documents

8.1 This policy should be read in conjunction with:

- Resident Engagement Strategies
- Mandatory Occurrence Reporting Procedure
- Fire Safety Management Policy
- Health and Safety Policy
- Strategic Building Safety Group Terms of Reference

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