

Making Sense of Building & Fire Safety: Practical Advice for Property Managers

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Over 18 metre buildings

- Client's new duties
- New regulator
- Registration of Buildings
- Building Safety Assessment Certificates
- Golden Thread
- Safety Case
- Resident Engagement Strategy
- 5 years to re-register
- No building safety manager – but management system is key
- New build gateways
- Developers should pay to fix fire safety defects up to 30 years old – cladding led
- Information boxes; floor plans, contact details; external wall risks
- Recorded monthly checks on fire fighting equipment

Over 11 metre buildings

- Regulator not covering anything under 18m
- So, no new additional duties on our clients for buildings under 18m
- However, developers should pay to fix buildings with fire safety defects up to 30 years – cladding led
- If developers cannot be traced, liability falls to owners/freeholders
- If they cannot afford it, liability passes to leaseholders albeit costs are capped
- There is also a Government £3bn levy on developers intended to pay for 'orphaned blocks'
- Record quarterly checks of all fire doors
- Annual best endeavors checks of all flat front doors

Any building containing two or more sets of domestic premises

- Do a FRA (taking into account the external wall make up)
- Provide information to residents on flat front doors, how to report a fire and the fire strategy. Update annually.

Golden Thread of Information



Resident Engagement Strategy





Questions?

