

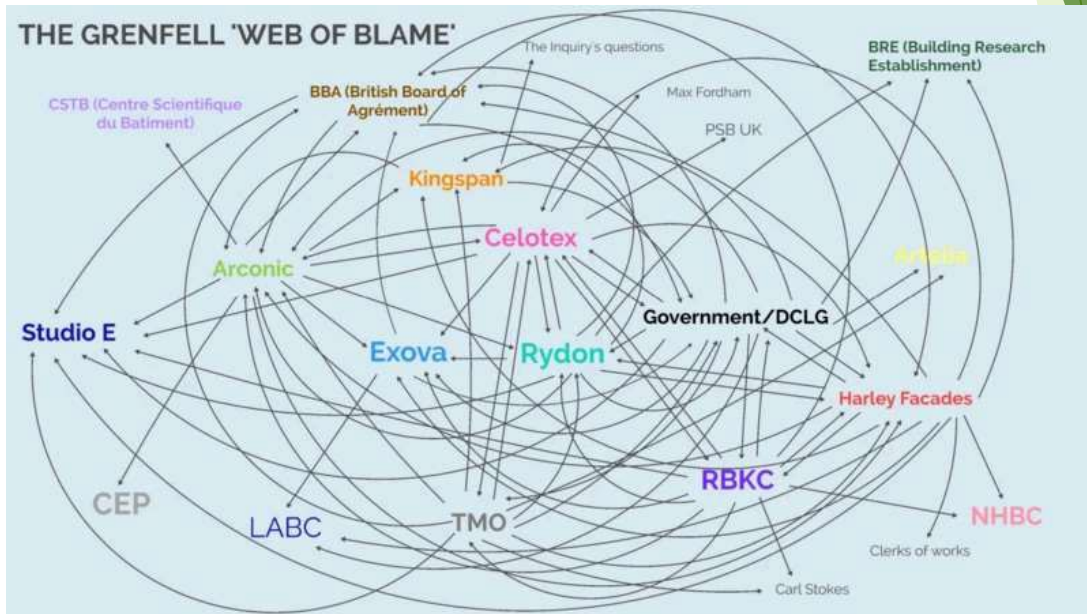


Joint CQIC - GIRI Event

- Response to Grenfell Ph2 Report and Importance of Compliance

Stephen Garvin
Head of Building Standards
Scottish Government
24 June 2025

Grenfell Inquiry Phase 2 Report



- Government
- Failure of regulation
- Culture, responsibility and leadership
- Competence

Grenfell Inquiry Phase 2 Report

- Report demonstrates the lack of competence across designers, contractors and building control
- Recommendations for fire engineers and architects, plus licensing of contractors
- Profession of fire engineer should be recognised and protected by law
- Development of courses in the principles of fire engineering for construction professionals and FRSs
- Masters courses at universities

Grenfell - non-compliance with building regulation

► Phase 1 Report: 2019:

- “It was not my original intention to include in Phase 1 of the Inquiry an investigation into the extent to which the building complied with the requirements of the Building Regulations. However, as I have explained in Chapter 26, there was compelling evidence **that the external walls of the building failed to comply** with Requirement B4(1) of Schedule 1 to the Building Regulations 2010, in that they did not adequately resist the spread of fire having regard to the height, use and position of the building. On the contrary, they actively promoted it. It will be necessary in Phase 2 to examine why those who were responsible for the design of the refurbishment considered that the tower would meet that essential requirement”

Purpose of the Building (Scotland) Act 2003

1 Building regulations

(1) The Scottish Ministers may, for any of the purposes of—

(a) securing the health, safety, welfare and convenience of persons in or about buildings and of others who may be affected by buildings or matters connected with buildings,

(b) furthering the conservation of fuel and power, and

(c) furthering the achievement of sustainable development,

make regulations (“building regulations”) with respect to the design, construction, demolition and conversion of buildings and the provision of services, fittings and equipment in or in connection with buildings.

- ▶ Building regulations set out technical requirements applicable to building work to protect the public interest

Non-compliance with building regulations - safety impacts

- ▶ 1. Compromised Structural Integrity: unstable or unable to withstand environmental stresses (e.g., wind, snow, or seismic activity)
- ▶ 2. Increased Fire Hazards: non-compliance with fire safety regulations, can significantly raise the risk of fire-related injuries or fatalities
- ▶ 3. Electrical and Mechanical Failures: improper design or installation of electrical systems or HVAC units can lead to electrocution, fires, or carbon monoxide poisoning
- ▶ 4. Unsafe Accessibility and Egress: poor accessibility standards may pose risks during emergencies, especially for people with disabilities
- ▶ 5. Environmental and Health Hazards: mould growth, poor ventilation, or exposure to hazardous materials like asbestos, which can cause long-term health issues
- ▶ 6. Civil Liability and Legal Consequences: non-compliant construction may result lawsuits, compensation claim

External wall insulation

- ▶ Used to provide thermal insulation, weathertightness and improve appearance
- ▶ Rain penetration
- ▶ Condensation and mould
- ▶ Wind damage due to inadequate design, poor installation, or the natural aging and deterioration of the system
- ▶ Cracks, detached sections, or water ingress, leading to reduced insulation effectiveness and potential structural problems



Fire stopping

- ▶ Fire stopping details are crucial for preventing the spread of fire and smoke in buildings by sealing openings and gaps in fire rated walls, floors, ceilings
- ▶ Prof. John Cole's Edinburgh Schools report highlighted failings
- ▶ Still found to be an issue, despite availability of good practice guidance and risks being highlighted



Compliance Plan Approach and the Compliance Plan Manager

- ▶ Supporting compliance with approved BW plans and building regulations and standards for all projects, large or small, simple or complex
- ▶ Supporting existing roles of Relevant Person and Verifier

Building Standards Process (CCNP - 2012)

Building Warrant
Submission

Building
Warrant
Approval

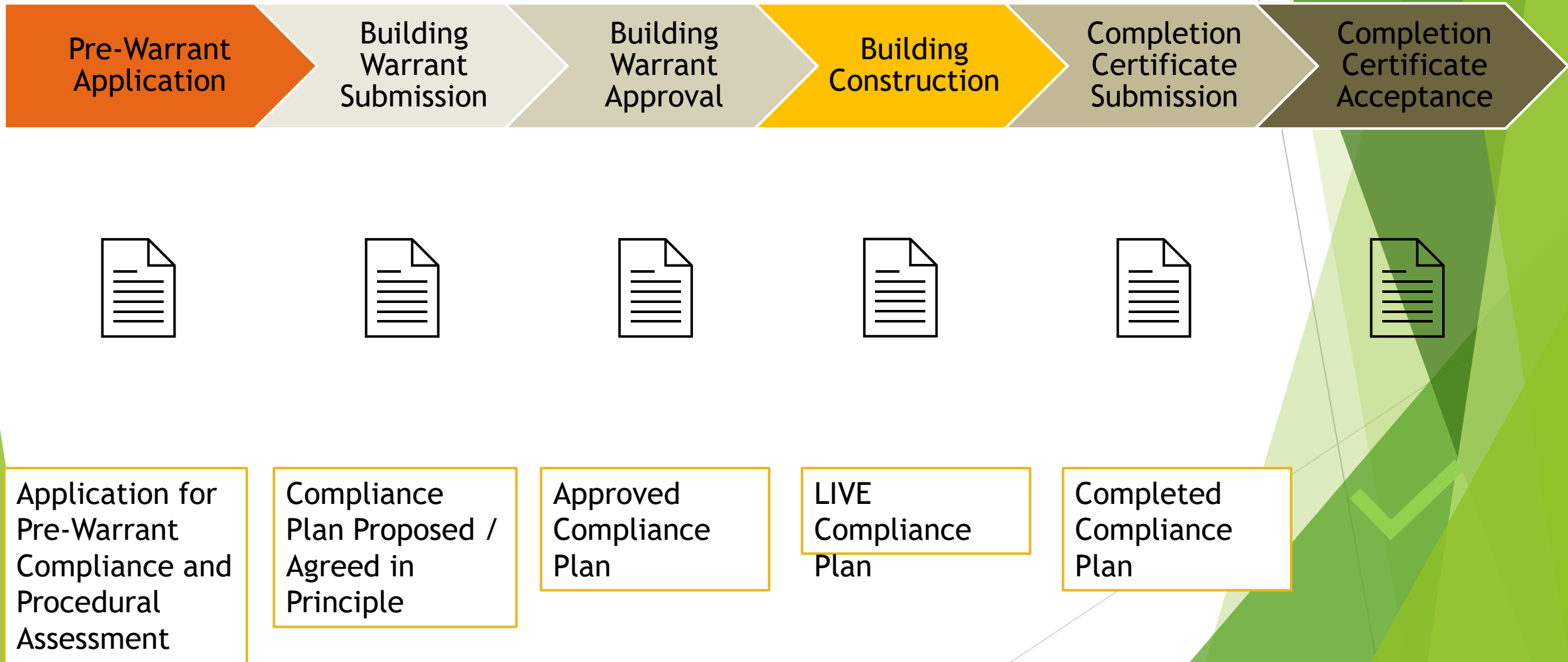
Completion
Certificate
Submission

Completion
Certificate
Acceptance



Construction
Compliance
Notification
Plan (CCNP)

Building Standards Process (HRB)



Compliance Plan Fundamentals



Approved
Compliance Plan

- Identifies at an early stage the approach to compliance with building regulations and how this will be evidenced - a pre-warrant consideration and assessment
- Once approved by the LA Verifier documents proposals and records actuals including;-
 - details of the design and delivery team, from relevant person to contractor
 - details of the verifier team eg case officer/surveyor and supervision
 - procedural compliance
 - project timescales including any staged warrant approach
 - measures to be taken by the Relevant Person, Compliance Plan Manager and Main Contractor to assure compliance
 - construction inspection and check stages and requirements of the Verifier in terms of notification and compliance evidence
- During construction is a LIVE document to be updated by the Compliance Plan Manager and Verifier