

THE IMPACT OF THE BUILDING SAFETY ACT



The introduction of the Building Safety Act 2022, following the Grenfell tragedy, is to introduce regulatory reforms that secure the safety of residents, homeowners, emergency responders and those around buildings by introducing a 3-stage gateway and golden thread process for all buildings at risk; broadly residential, PBSA and care homes.

The gateway and golden thread process tracks, reviews, approves, stores and updates information through a project's whole life cycle to ensure that residents and homeowners alike are protected by law and that the construction industry is embedded with accountability and competence with their practices.



SUMMARY LIST ON BSA CHANGES	RISK RAG	ADDITIONAL TIME (WEEKS)	COST (FT ² / GIA)
Building Safety Principal Designer	Yellow	Parallel	£0.94
Gateway 1	Green	Parallel	£0.27
Gateway 2 (Assembly)	Yellow	Parallel	£0.62
Gateway 2 (Review)	Red	Parallel	£0.40
Gateway 2 (Change)	Yellow	Excluded	Excluded
Gateway 3 (Assembly)	Yellow	Parallel	£0.26
Gateway 3 Review	Red	12	£2.65
Golden Thread	Green	Parallel	£0.51
Bonds, insurances increases etc	Green	Parallel	£0.49
JCT Changes	Green	Parallel	£0.05
Post PC Obligations	Green	Parallel	£0.05
		12	£6.24

The above and program £/ft² GIA is based on an example residential building and the following:

1. The above list and £/ft² GIA is intended to form a basis for initial discussions, with project specific risks to be included when these become known and quantifiable.
2. The above £/ft² GIA assumes there is no BSA change post G2 (further BSA change excluded) with prior additional G2 info programmed.
3. Where additional BSA related Gateway and Golden Thread processes run concurrently with existing RIBA processes no additional time assumed.
4. Assumed parallel activities at planning and BSA approval risk, where project risk profile differs this will increase time and cost impact of BSA
5. Example is based on a sample 10 storey residential building. Time and cost impact to specific buildings may differ.
6. Additional finance costs, BSA-PD, BSA Regulator and preliminaries amended based on sample project. Any other costs associated not included.

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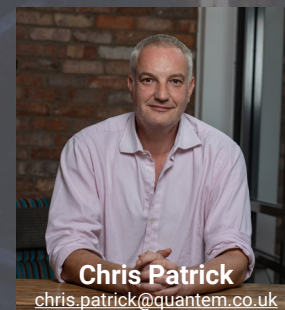
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“Quantem showed a clear understanding of our goals by delivering clarity and opportunity on complex matters through their experience and Partner support.”
— Greystar