

Your Building Safety Journey for Higher Risk Buildings (HRBs)

CDC provide Consultancy Services to support you, wherever you are in your safety journey.

Building Safety Cases

The Building Safety Regulator can now ask you to apply for your Building Assessment Certificate since legislation was introduced on April 1st 2024.

This will require a Building Safety Case, that will include (but is not limited to):

- ✓ Structural Surveys
- ✓ Fire Risk Assessment
- ✓ Fire Strategy
- ✓ FRAEW (and other external building assessments)
- ✓ Mandatory Occurrence Report Policy
- ✓ Resident Engagement Strategy
- ✓ Fire Door Surveys

We can provide all of the above services

Gateway 1 (Planning Gateway)

Gateway 1 ensures **Fire Safety** consideration at the earliest stage.

Approval process is through HSE *not* the BSR

It requires a Fire Statement to support the planning application.

This must be completed by a suitably qualified company / individual.

London projects may require a London Plan (GLA) fire statement too.

PAPs & APs

Principal Accountable Person: Holds a legal estate in relevant parts of the structure & exterior.

Accountable Person: Holds a legal estate in possession of any part of the common parts or repairs obligation in any part.

Gateway 2 (Before Construction)

Gateway 2 comes at the end of the design stage (RIBA Stage 4)

Applications must be submitted to the BSR, that include (but is not limited to):

Competency declaration

Description of work & plans.

Construction Control Plan

Design and Build Approach

Maintenance arrangement for **The Golden Thread**

If applicable - details of proposed partial completion strategy.

The BSR has 12 weeks to approve or reject applications.

Construction CANNOT commence until Gateway 2 approval has been received.

Gateway 3 (Post Construction)

Gateway 3 takes place at completion, RIBA stage 6.

BSR Approval is needed before a **Completion Certificate** can be issued.

The Gateway 3 application must include (but is not limited to):

As-built final drawings

Compliance Statement

Construction Control Plan

Change Control Plan

Mandatory Occurrence Reporting Plan

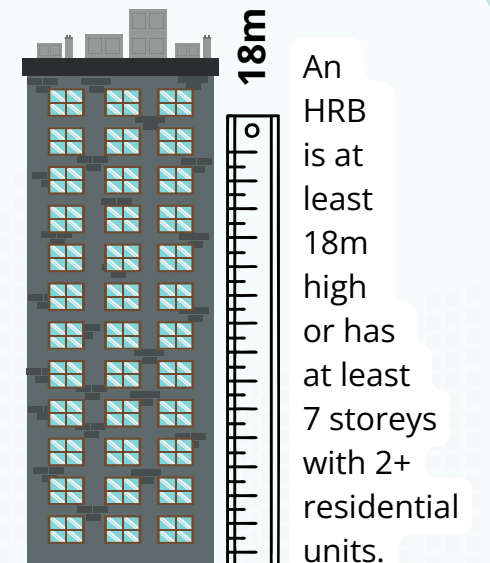
Confirmation of Regulation 38

The BSR has 8 weeks to approve or reject the application.

BSR: Building Safety Regulator

HSE: Health & Safety Executive

GLA: Greater London Authority



Cahill Design

Consultants are here to help at any stage of your Building Safety Journey.

We can provide ALL services listed.

Contact us

01206 809 598
info@cdc-limited.co.uk
www.cdc-limited.co.uk