

# Building Safety Gap Analysis

## Our vision is to make the world a better, safer place

With extensive experience in fire safety, Ashton Fire consultants have dealt with hundreds of fire safety consultancy projects across the UK and worldwide. Our expert fire safety advice assists our clients to ensure compliance with relevant fire safety legislation by assessing the correct provision and installation of fire safety provisions.

The deadline for registration of higher-risk buildings was 1st October 2023. Now that the higher-risk buildings are registered, the next step is for the building safety regulator to evaluate whether the Accountable Person (AP) or Principal Accountable Person (PAP) has complied with their duties to assess and manage building safety risks before issuing a Building Assessment Certificate (BAC).

## What do I have to include with a BAC application?

### Applications must include:

- A copy of the latest safety case report.
- A copy of the residents' engagement strategy.
- Information about your mandatory occurrence reporting system.
- A statement confirming all APs have supplied relevant information and documents to all appropriate persons (Building Safety Regulator (BSR), residents, other APs etc.)

The regulator will examine these documents and may send an inspector to the building to verify the Accountable Persons' arrangements for managing building safety risks. If satisfied, the regulator will issue a Building Assessment Certificate for the building. The BSR charging scheme sets out the charges recoverable by the BSR should they need to investigate further.

The Accountable Person does not need to apply pre-emptively for a building assessment certificate and will be directed by the building safety regulator to do so - after which they will have 28 days to provide the supporting information outlined above. The BSR aims to begin directing Principal Accountable Persons to apply in April 2024.

## How can we help?

Accountable Persons therefore need to get their house in order now, ensuring that they are familiar with the requirements, progressing safety case reports and implementing the mandatory occurrence reporting systems and residents' engagement strategies now, in order to avoid getting caught out later on.

Our experienced consultants can help you smoothly navigate this requirement by undertaking a gap analysis of your current arrangements and providing advice and guidance on what you need to do to ensure full compliance.

## Our gap analysis includes the following approach:

Initial briefing to understand your existing arrangements and current position.

### Desktop review of key documents to assess:

- Your 'golden thread' of information.
- Your asset management approach.
- The ways in which you understand, assess and control risks.
- Any policies and procedures relevant to building safety.
- Your approach to resident engagement.
- Your mandatory occurrence reporting arrangements.

Interviews with relevant parties involved in Building Safety Act compliance.

A comprehensive report that outlines key findings and an action plan to ensure ongoing compliance.

For further information please get in touch via [enquiries@ashtonfire.com](mailto:enquiries@ashtonfire.com) or call us on **0203 9956 600**

[www.ashtonfire.com](http://www.ashtonfire.com)