

	MAINTENANCE & ASSET MANAGEMENT	Building Safety Policy
	Providence Row Housing Association	VERSION: 1

Building Safety Policy

1. Purpose

This policy sets out how PRHA meets the requirements of the Building Safety Act and how it discharges its duties to residents and other stakeholders to keep residents and buildings safe. Providence Row Housing Association (PRHA) is committed to meeting the regulatory requirements set out in the Building Safety Act 2022 (referred to as 'the Act') and its related secondary legislation.

In implementing this policy, we will be compliant with The Act, which introduces wide-scale reforms to support building safety across the industry through design, construction, and management of residential blocks classed as Higher Risk Buildings (HRB's), which are defined as residential buildings at least 18 metres or seven stories high and containing two or more residential units. It also introduces several reforms to ensure homes across England are safer.

This policy document should be read in conjunction with the Building Safety Resident Engagement Strategy.

2. Scope

The policy and accompanying procedures apply to:

- PRHA owned and managed premises where we are the Principal Accountable Person (PAP) and/or the Accountable Person (AP) under the Building Safety Act 2022 and the Responsible Person (RP) under the Regulatory Reform (Fire Safety) Order 2005.
- All directly employed colleagues, and any third parties who work on our behalf when based at PRHA premises.
- All Residents, Board Members, Stakeholders/Partners commissioned by us.

3. Our Commitment

PRHA will:

- Manage properties to protect people and the environment from the risk posed by fire.
- Follow new design and construction standards.
- Meet our commitment to keep residents safe.
- Engage with residents and share building safety information as required.

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- Work with the Building Safety Regulator and provide information as and when required.
- The Building Safety Act 2022 introduces wide-scale reforms to support building safety across the industry through design, construction, and management of residential blocks classed as HRBs. The Act is divided into six parts with most of the detail and reforms set out in parts two to five.

4. Our Approach

Our Residents

PRHA will ensure it provides accurate and helpful information to residents so that they are aware of their rights and responsibilities, our responsibilities, and how the building they live in is kept safe. This includes:

Producing a Building Safety Resident Engagement Framework for residents.

Providing a block specific safety communication plan for each HRB. Which will also detail consultation and information relating to remediation works planned or underway at the building.

Making available Fire Risk Assessments (FRAs), records of safety testing; servicing; planned maintenance and remediation information.

5. Responsibilities

Under the Building Safety Act PRHA an Accountable Person (AP) is an organisation or individual who owns or has a legal obligation to repair any common parts of the building. In blocks with multiple owners or interests, there may be more than one AP. In such situations, the Act dictates that the AP with the ownership or legal obligation to repair the structure and exterior of the building is the Principal Accountable Person (PAP). There can only be one PAP in a building.

The Responsible Person (RP) was an existing provision of the Regulatory Reform (Fire Safety) Order 2005 under which building owners and operators must, amongst other things, carry out Fire Risk Assessments, maintain and repair fire safety equipment and actively manage fire safety risks. The Building Safety Act amended these duties, primarily by adding a duty to provide information to residents about fire safety matters.

PRHA will ensure our approach to building safety, hazard prevention and compliance with the Building Safety Act 2022 results in improved outcomes for our residents and communities in keeping them warm, safe and dry, we will ensure that:

- Where PRHA is the PAP, we have registered all higher risk blocks with the Building Safety Regulator.

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- An appropriate building safety management system to identify, monitor, manage, mitigate, and report building safety risks and issues is in place.
- PRHA develops and maintains documented building safety cases and reports for HRBs where PRHA is the PAP.
- PRHA maintains a programme of Technical Fire Checks to identify, manage or remove potential fire hazards on higher-risk blocks where PRHA is the RP.
- PRHA maintains a programme of Stock Condition surveys on its portfolio to identify structural defects including on higher risk blocks where PRHA is the RP.
- PRHA provides information, fire safety awareness and competence training to colleagues as appropriate.
- PRHA will take reasonable measures to ensure it meets requirements for the 'submission and approval' of the Building Safety Regulator's gateway regime.
- PRHA shares information, cooperates and coordinates with third parties where premises are shared to ensure all occupants are safe.
- PRHA reports safety occurrences to the Building Safety Regulator as required.

The table below shows the roles and responsibilities for those involved in Building Safety ensuring the policy is adhered to.

Table of Responsibilities

<u>Roles</u>	<u>Responsibilities</u>
The CEO & Board	The CEO and Board holds ultimate responsibility for Building Safety.
Directors, Assistant Directors	Responsible for making sure this policy is followed, resources are available to support it and providing training when necessary
Maintenance Department	Responsible for maintaining the Building Safety Case Report and liaising with other teams, contractors and residents to ensure fire risks are controlled.

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**Building Project Managers and Contract Managers
(Development, Property Services and Assets)**

Appoint competent contractors for fire protection work or any work that may impact the internal or external fire performance of the building.

Managers and Supervisors

Responsible for compliance with this policy and reviewing periodically the effectiveness of fire safety arrangements within their area of control.

Lead Director	Karen Stuart Director of Operations/ Deputy Chief Executive
Next Review Date	June 2026
Associated Documents	Building Safety Resident Engagement Strategy MP48 Building Safety Policy MP49 Higher Risk Buildings Complaints Policy MP51 Mandatory Occurrence Reporting MP52

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