

Building Safety Policy

1 Purpose

This policy sets out how MTVH 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. Metropolitan Thames Valley (MTVH) 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 Framework](#) this can be found on our website.

2 Scope

The policy and accompanying procedures apply to:

- MTVH 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 MTVH premises.
- All Customer Groups, Board Members, Stakeholders/Partners commissioned by us.

Our Commitment

MTVH 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.
- 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.

3 Our Approach

3.1 Definitions

For more detailed information on the terms used throughout this policy see the **Building Safety Key Terms and Definitions** document.

3.2 Our Residents

MTVH 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.

4. Responsibilities

Under the Building Safety Act MTVH 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.

MTVH 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 MTVH is the PAP, we have registered all higher risk blocks with the Building Safety Regulator.
- Where MTVH is not the PAP, and are an Accountable Person (AP), we actively engage the PAP to ensure that the buildings are registered, and we provide information as required.
- An appropriate building safety management system to identify, monitor, manage, mitigate, and report building safety risks and issues is in place.
- MTVH develops and maintains documented building safety cases and reports for HRBs where MTVH is the PAP.
- MTVH maintains a programme of Technical Fire Checks to identify, manage or remove potential fire hazards on higher-risk blocks where MTVH is the RP.
- MTVH maintains a programme of Stock Condition surveys on its portfolio to identify structural defects including on higher risk blocks where MTVH is the RP.

- MTVH provides information, fire safety awareness and competence training to colleagues as appropriate.
- MTVH will take reasonable measures to ensure it meets requirements for the 'submission and approval' of the Building Safety Regulator's gateway regime.
- MTVH shares information, cooperates and coordinates with third parties where premises are shared to ensure all occupants are safe.
- MTVH reports safety occurrences to the Building Safety Regulator as required.

Where MTVH is not the PAP all reasonable measures will be taken to ensure that relevant duty holders of HRBs will:

- Conform to Golden Thread requirements for managing and sharing building information through design, construction, and occupation.
- Conform to the gateway submission and approval process through design and construction.
- Have a valid completion certificate or partial completion certificate before handover into occupation.
- Register HRBs with the Building Safety Regulator before occupation and have a valid building assessment certificate.
- Have a dedicated engagement strategy through occupation.
- Complete and submit building safety case reports to the Building Safety Regulator when required through occupation.

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

Table of Responsibilities

Roles	Responsibilities
The CEO & Board	The CEO and Board holds ultimate responsibility for Building Safety.
Directors, Assistant Directors & Heads of Service	Responsible for making sure this policy is followed, resources are available to support it and providing training when necessary
Building Safety Managers	Responsible for maintaining the Building Safety Case Report and liaising with other teams, contractors and residents to ensure fire risks are controlled.
Building Project Managers and Contracts Managers (Development, Property Services and Assets)	Responsible for ensuring any contractors, designers or CDM advisors review the Fire Risk Assessment (as part of the PreConstruction Information) and manage the impact of planned works safely. 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.

Colleagues	Responsible for <ul style="list-style-type: none"> • Adhering to the fire safety policy, procedures and safe working practices. • Completing fire safety training relevant to their job role as required.
	<ul style="list-style-type: none"> • Reporting any fire hazards and incidents using the Accident and Incident (A&I) reporting system (SHE). • Co-operating and being proactive in all matters related to fire safety. • Assisting with the investigation of any fire incident and the introduction of measures to prevent reoccurrence.

4 Background legislation

This policy has been developed to deliver compliance with the following:

- Regulatory Reform (Fire Safety) Order 2005
- Health and Safety at Work etc. Act 1974
- Management of Health and Safety at Work Regulations 1999
- Fire Safety Act 2021
- Fire Safety (England) Regulations 2022
- Building Safety Act 2022 and 'in occupation' regime
- The Economic and Consumer Regulatory Standards

5 Our commitment to Equality, Diversity, and Inclusion

In implementing this policy MTVH will not discriminate against any colleague, customer, or stakeholder on the grounds of their sex, sexual orientation, gender reassignment status, ethnic origin, age, religious belief, disability, marital status, and pregnancy/maternity.

An Equality Impact Assessment has been completed for this Policy and is retained by the Policy Team.

6 Key Policy Information

Policy Owner	Director of Property - Asset Management
Author	Senior Building Safety Manager
Approved by	Director of Property - Asset Management
Effective from	June 2024
Approach to review	This Policy & associated Procedures will be reviewed as required by the owner for changes in legislation, regulation, and operational need. Any amendments will be appropriately consulted on and signed off before



	being clearly communicated to customers and colleagues. Next expected review is 5 years from the 'Effective date' of this document.
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