

Preparing a Building Safety Case – The Citizen way



Be in the know...

“There are known knowns,

There are known unknowns,

There are also unknown unknowns...”



- Donald Rumsfeld

Who am I?



CITIZEN

Adam Briggs BSc MIFSM AIFireE

18 Years Experience in Fire Safety Management, Emergency Response Planning and Fire Engineering Consultancy

Currently responsible for the compilation and submission of the Building Safety Case reports to the BSR for 36 HRBs, and;

Working with customers, local authorities to ensure resident engagement is at the forefront of our operations.



Objective

The objective of today's talk is to demonstrate our approach to creating a Building Safety Case and the subsequent Building Safety Case Report.

What is a Building Safety Case report?

A building safety case in our eyes is a status report to show the BSR:

- Where we are
- What we are doing
- How we can improve and
- How we aim to get there... with **EVIDENCE**.

Creating principles that Citizen can use for all stock – regardless of building height.

Important Points

- Citizen appointed a **consultant** to assist with the gathering and review of all data
- Citizen appointed the use of TwinnedIT to provide an online platform for **data collation**
- Citizen submitted all **Key Building Information** to the BSR
- Citizen used the **TwinnedIT** portal to deposit data and identify gaps within the data held for each building
- Citizen prepared **all** building safety cases to a minimum of **85% completion** status
- Citizen involved stakeholders – including customers in the **HAZID** assessment

The Citizen approach

- Identify the stakeholders for the buildings
- Chair a meeting as the ‘Principle Accountable Person’ – to collate all relevant **INFORMATION**
- Carry out a **HAZID** workshop with all relevant stakeholders – collecting the information and **RECORDING**

Objectives of HAZID Workshop

- Carried out at the earliest stage as possible
- Identify all pertinent hazards within the building and areas surrounding
- Considers all known and **unknown** risks at the earliest point
- Reviews all mitigations to relevant risks relating to identified scenarios

Objectives of the ‘What-if’ phase

- Helps to review / identify an accurate likely consequence
- Enables the team to identify potential hazards, sources and scenarios
- Allows the team to discuss and record worst-case risks
- Identifies remedial actions to reduce the risk to a sufficient level
- Results in a hazard register/action plan that is used as a reference point

By doing the above, we ensure we have a qualitative approach to asking ‘what if...’

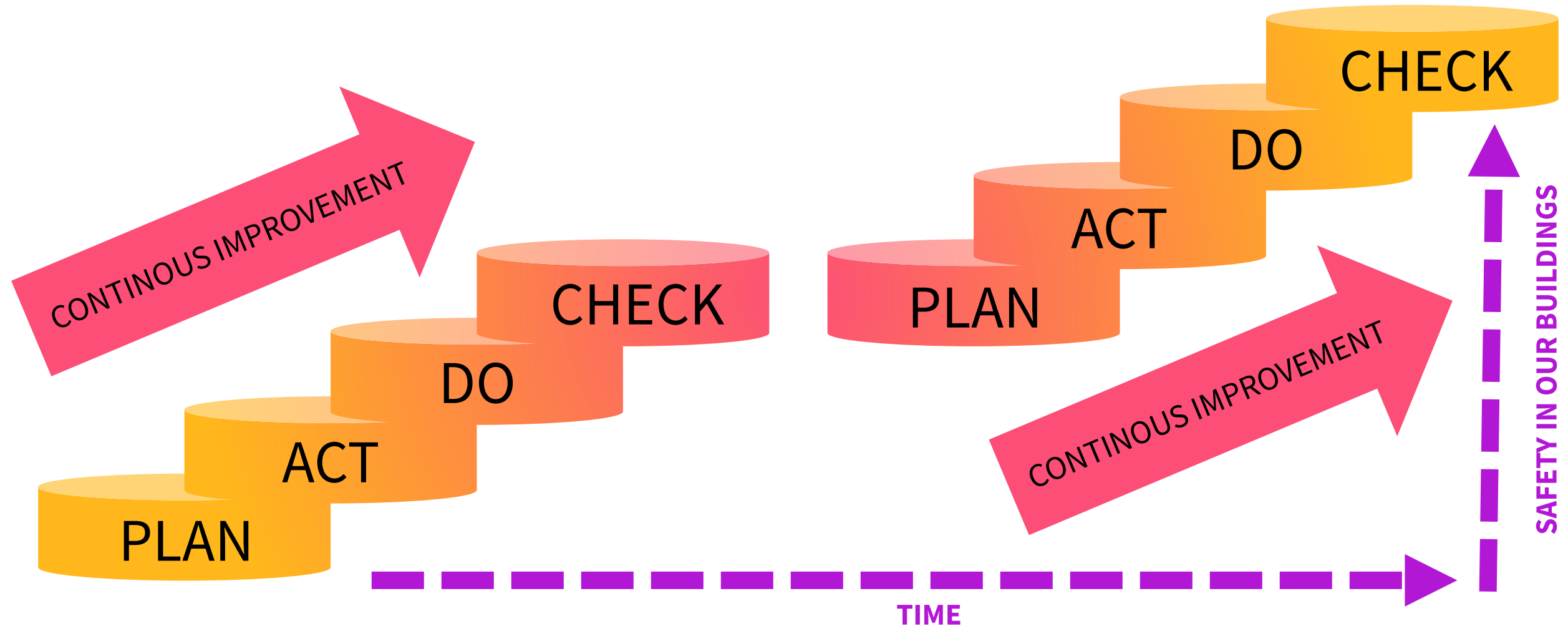
Feedback from the BSR so far...

- Comprehensive referencing to the part of the regulations, the feedback relates to i.e.,
“**Regulation 5(1)(e)** The Higher-Risk Buildings (Management of Safety Risks etc) (England) Regulations 2023”:
- The report cannot contain [links](#) to an external portal i.e., TwinnedIT or other online portals
- Evidence is to be submitted as a **standalone package** in the submission
- The feedback has been received positively by Citizen

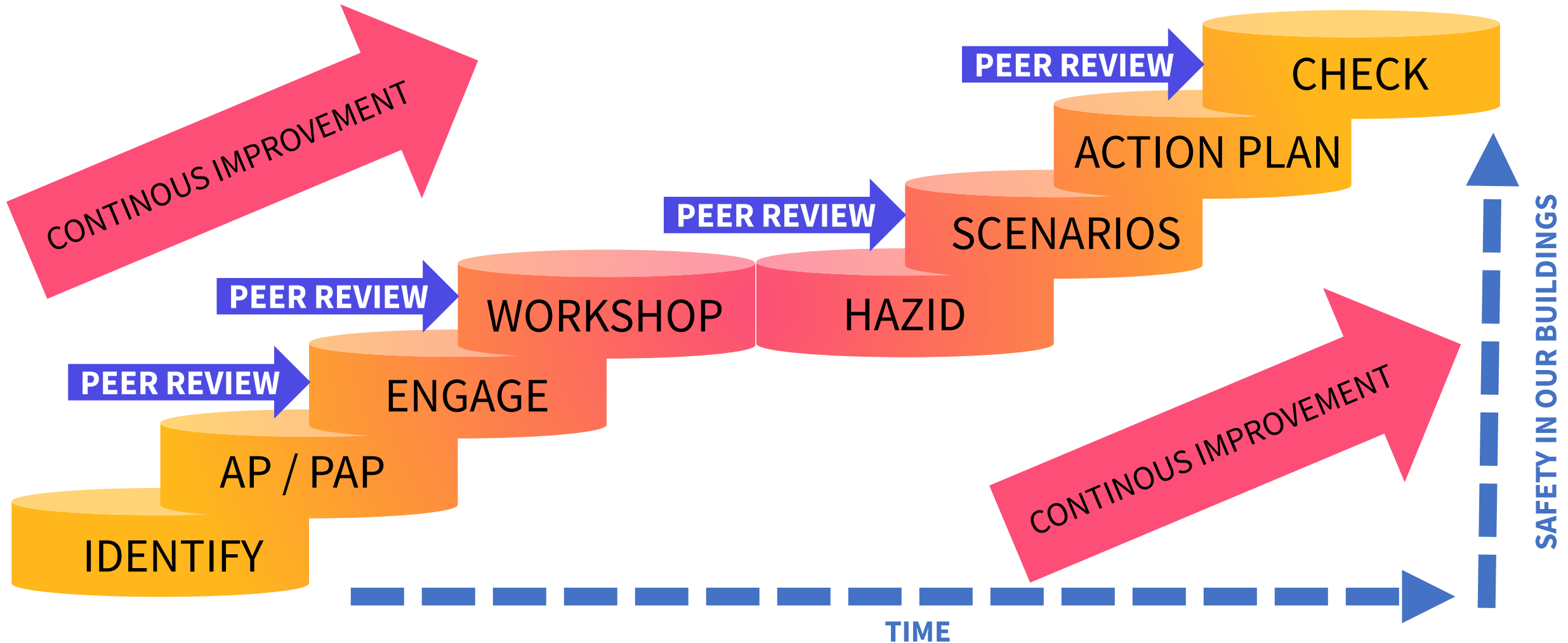


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The Citizen approach



How does it look in real life?



Customer Engagement

- Resident Engagement Strategy
- Block Engagement Agreements
- High-Rise Living Forum (HRLF)
- Joint Block Inspections
- Digital Noticeboards
- Drop-in Sessions



What makes a good Building Safety Case?

- Embracing where we can **improve**
- **Involve customers** from within our buildings
- To stay on top on the action plan and **keep moving forward**
- To create a **positive culture** within the organisation that all stakeholders have a role
- Embrace feedback positively and look at how we can **work together** as an industry
- To identify the **unknown unknowns** – by involving relevant stakeholders

Thank you
Any Question