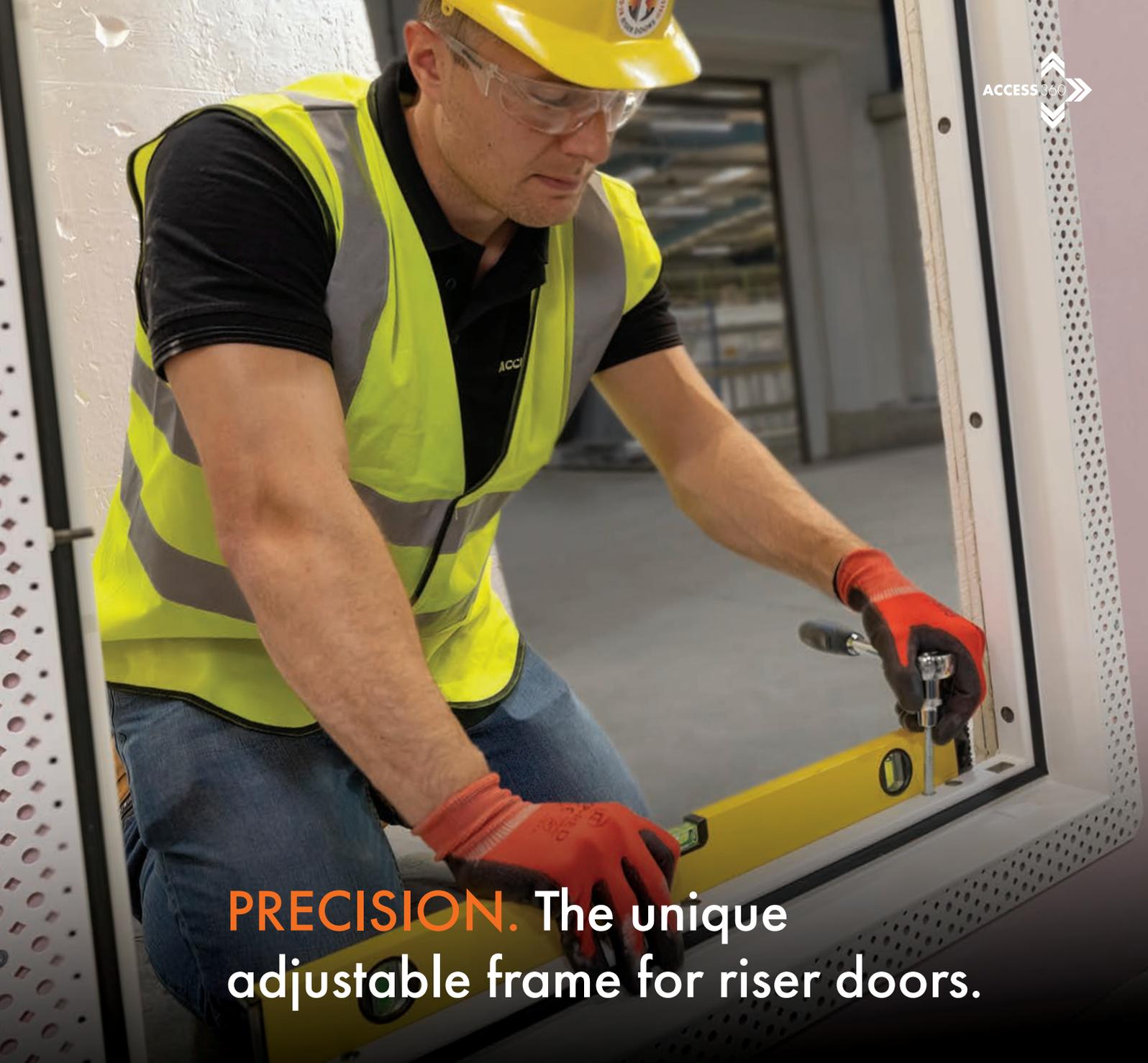




## Sparking fresh discussions

London Fire Brigade calls for more rigorous fire testing in modern methods of construction



# PRECISION. The unique adjustable frame for riser doors.

The only product of its kind available, the PRECISION adjustable frame can be fitted accurately and quickly.

- Fully self-adjusting to the specific dimensions of each structural opening
- No plastic packers required
- No intumescent mastic application required
- Dramatically reduces fitting times by up to 30%
- Certifire accredited and bi-directionally tested for fire integrity up to 2 hours

Given the choice, why would you specify anything less?



**SAFER • FASTER • SIMPLER**

Call us on 01827 718 222 [www.profabaccess.com](http://www.profabaccess.com)





**Is building safety going in the right direction?**  
page 16



**In this issue**

- 05 Welcome
- 06 News: Call for clarity on ‘as-built information’
- 09 Opinion: Gareth Bland analyses the role of the principal designer
- 12 Cover story: Fire safety and modular construction
- 16 Building safety recommendations point to more changes to come
- 20 Member profile: James Hymers
- 22 CPD: Awaab’s Law
- 26 Legal: Single regulator analysis
- 28 Regional focus: Wales
- 30 Events: 2026 with APS

*While we aim to use images that demonstrate best practice in this magazine, some are for illustrative purposes only.*



**The role of the principal designer**  
page 09



**CPD: Awaab’s Law**  
page 12

**Association for Project Safety**  
5 New Mart Place, Edinburgh EH14 1RW  
Telephone: +44 (0)131 442 6600  
www.aps.org.uk | info@aps.org.uk

**Atom Media Partners**  
Project Safety Journal is published for the Association of Project Safety by Atom Media Partners.  
Atom Media Partners, 26 Bedford Square, London WC1B 3HP  
Telephone: +44 (0)20 7490 5595  
www.atompublishing.co.uk | eva@atompublishing.co.uk

**Project Safety Journal**  
**Editor:** Denise Chevin  
denise.chevin@atompublishing.co.uk  
**Production editor:** Mary Ann Haslam  
**Art editor:** Heather Rugeley  
**Commercial manager:** Susan Cook  
**Printing**  
Printed by Precision Colour

**Copyright**  
The contents of this magazine are copyright. Reproduction in part or in full is forbidden without permission of the editor. The opinions expressed by writers of signed articles and letters appearing in the magazine are those of their respective authors, and neither the Association for Project Safety, Atom Media Partners or Project Safety Journal is responsible for these opinions or statements. The editor will give careful consideration to material submitted but does not undertake responsibility for damage or their safe return. All rights in the magazine, including copyright, content and design, are owned by the Association for Project Safety and/or Atom Media Partners.  
ISSN 2755-7855

**Member profile**  
page 20

“  
**My main concern is that there’s currently too much focus on compliance for compliance’s sake. People are becoming overly wrapped up in ticking boxes**  
James Hymers, Honest Safety



# UCEM

UNIVERSITY COLLEGE  
OF ESTATE MANAGEMENT

## No. 1

provider of online  
surveying degree  
apprenticeships

# BUILT FOR TALENT

- Improve retention
- Increase diversity
- Attract new employees
- Utilise levy-funding

## Chartered Surveyor

undergraduate and postgraduate routes available

## Building Control

## Construction Site Management

[ucem.ac.uk/employer-apprenticeships](https://ucem.ac.uk/employer-apprenticeships)

[businessdevelopment@ucem.ac.uk](mailto:businessdevelopment@ucem.ac.uk)

# Welcome

‘Attitude is a little thing that makes a big difference’, so says **Andrew Leslie**, quoting Winston Churchill. So why can’t we grasp that?

I am at the age when I am beginning to reflect on a long career. Forty-seven springs so far. Days of watching tradesmen mixing asbestos in a bucket or climbing up a scaffold with no ladders are thankfully long gone. A lot has been achieved in these nearly five decades, but there has been a constant running through it all where little has changed: behaviours. No real significant progress at all. Certainly not much improvement, and good and bad are still poles apart.

Spring is the time of plans and projects – Leo Tolstoy. What we are finding as the industry staggers into 2026 is that there is indeed a plethora of plans, projects and initiatives under way, a great many a consequence of the post-Grenfell Building Safety Act and amendments to the Building Regulations 2010 (England).

Wales is very close to putting building safety legislation and arrangements in place (see Bryn Wilde’s piece on p28).

Meanwhile in Scotland, guidance has been published by the Scottish government on the Compliance Plan Approach, although primary legislation to establish the actual dutyholder – the compliance plan manager – is still some way off.

It is interesting to note that in England, following the Grenfell Inquiry Stage 2 recommendations, there is a significant amount of reflection and reassessment going on, not only of the meanings within the regulations, but also the status of dutyholders (in particular the principal designer building regulations) and the professional bodies themselves. And, of course, that hoary old subject – as-built drawings. (I have never seen such a thing). Did someone say bun fight?

## Wide remit for APS

At APS, we have the luxury of standing back a little and taking a pragmatic view. After all, APS is not a single profession professional body – we do not have a singular purpose to oversee the education and qualification

of a “profession” or its continuing professional development.

The APS remit is to provide a platform for construction professionals of all denominations with the necessary skills, knowledge, experience and behaviours to deliver competent services, as individuals and organisations, in the area of health and safety risk management, building safety and regulatory compliance. It has always been thus. In other words, APS does things differently because APS has no single profession, title or function to protect.

The industry is splitting between the traditionalists and the revisionists. The traditionalists seek to protect their silos and make rudimentary alignments in line with current and predicted pressure points; the revisionists would sweep it all away and recalibrate the entire industry. Neither approach will achieve the desired results.

## Culture change needed

Cultural change refers to transformation. It takes time and affects beliefs, values, behaviours, norms and practices. Cultural change happens when people adopt new ways of thinking or acting that gradually replace established traditions or expectations.

Cultural change across the safety agenda references a fundamental shift in attitudes, behaviours and decision-making across the construction and housing sectors. After Grenfell, investigations have showed that safety failures were rooted not only in technical issues but also in complacency, weak accountability and poor organisational culture. This highlighted the need for long-term, systemic reform.

The industry is also shifting towards stronger leadership commitment and accountability, with expectations that individuals and organisations challenge unsafe practices, demonstrate competence and take ownership of safety outcomes.

This reflects calls to replace a “time and money” focus with one that balances time, money and safety in order to promote collaboration,



**Andrew Leslie**  
Association  
for Project Safety

“**At APS, we have the luxury of standing back a little and taking a pragmatic view. After all, APS is not a single profession professional body**

consistency and long-term safety stewardship.

Recent analysis emphasises moving beyond basic compliance towards proactive responsibility, encouraging organisations to embed safety as a core value rather than a regulatory obligation.

## Where we are now

APS members are now receiving a weekly bulletin about what APS is getting involved with at a strategic and influencer level, which is part of our efforts to ensure that we are engaged with what can only be a gradual process of reform, not sudden and culture-shaking changes that have plainly occurred in England and which have, in reality, spawned more questions than answers.

This work does, of course, gives us a heads up, enabling us to tailor responses for our members and registrants through which they can adjust their contributions to built environment projects for societal gain.

Industry is talking about regulating the professions, but it has not yet emerged how this will proceed or indeed if it is possible across the piece. Which ones? On which model? At what cost? Industry is looking at guidance (particularly for clients) who are entirely bemused and out of touch with duties suddenly imposed on them. Industry is trying to define and refine what the principal designer building regulations in England actually is and what they do. Competence standards are being developed with revalidation part of that agenda.

All of this is good and significant work, but at the end of the day to what end? Unless the developed outcomes apply to the whole industry, we will be left with those few that do and the vast majority who are not mandated who don’t.

So that’s it in a nutshell. If we want cultural change, a change in behaviours, a change in attitude, this needs the most positive of nudges – mandate.

**Andrew Leslie is the CEO of the Association for Project Safety.**

# Clarity needed on ‘as-built information’, says APS

BSR’s new staged application process welcomed, but ‘industry angst’ over final sign-off for occupation

Concerns have been raised about ambiguities in the information required at building handover for higher-risk buildings (HRBs).

HRBs must pass Gateway 3, the final mandatory checkpoint in the Building Safety Act 2022 regime, before they can be legally occupied. At this stage, the Building Safety Regulator (BSR) verifies that construction is complete and compliant, requiring contractors to submit “as-built” information, including drawings and other prescribed documentation.

However, ambiguity in the regulations, not fully remedied in guidance published by the BSR and Construction Leadership Council (CLC) in December, has prompted calls for clarification.

Sofie Hooper, deputy chief executive of APS, said: “The problem is that to receive a completion certificate the regulations require clients to deliver accurate information about the building work, but there is no explicit requirement or guidance about what ‘as-built’ information or records should be included, nor is there any requirement around ‘who’ should validate the ‘as-built information’.”

APS, part of a CLC occupation group raising the issue, says this is causing concern because clients do not typically pay designers to produce as-built drawings. Hooper added: “It is the duty of the client to make sure



**Sofie Hooper**  
Deputy chief executive,  
APS



**Paul Bussey**  
Senior technical consultant,  
AHMM

they put all the arrangements in place to make this happen.”

In response, the CLC Building Safety Group is considering a working group to develop clearer guidance, with APS calling for a definition to be included in the regulations.

The industry has, meanwhile, welcomed the BSR’s decision to allow staged applications at Gateway 2. In December, the BSR said this approach supports “progressive assurance of the works” and helps assemble the golden thread to enable a successful handover.

Architect and APS member Paul Bussey, senior technical consultant, AHMM, said staged approvals reduce risk by clarifying what is critical early on. “It’s effectively conditional approval which, together with approval with requirements, is what we used to have with building control,” he said.

However, Bussey warned the process remains complex, particularly for small projects within HRBs. “They still need far more information than before,”

he said. “Architects are often stood down during construction, so they won’t update drawings at handover. Contractors aren’t generally equipped to do it either – although they could be.”

He added that while the principal designer must sign off that a building complies if built as-designed, it could be hard practically to do that if the PD at construction was not the original architect.

“The issue is causing a lot of discussion across the industry,” he said.

The concerns are being raised as the BSR became a standalone body in January, moving out of the jurisdiction of the HSE and paving the way for the introduction of a single regulator. It is also successfully tackling the backlog of applications at Gateway 2.

Applications had been facing long delays – up to 48 weeks, but chair Andy Roe said in January that it had now driven the time for Gateway 2 approval to be much closer to its stated aim of 12 weeks.



# In the dock

Recent prosecutions for health and safety breaches

## CDM Regulations breached

A construction company director and his firm have been fined after failing to comply with multiple enforcement notices and for failing to suitably plan, manage and monitor construction work.

Vasilis Paraskeva and his London-based company, VNP Constructions, were appointed as contractor for the conversion of a former public house and adjoining building into residential flats in London.

VNP Constructions pleaded guilty to breaching Regulation 15(2) of the Construction (Design and Management) Regulations 2015 and to two counts of failing to comply with a prohibition notice contrary to Section 33(1)(g) of the Health and Safety at Work etc Act 1971. It was fined £7,200 and ordered to pay £900 in costs.

Paraskeva pleaded guilty to three offences and was fined £10,800 and ordered to pay £900 in costs.

## Fine after fall through stairwell

A construction company has been fined £60,000 following a wall collapse, which knocked an employee through an open stairwell onto a concrete floor below.

Ace Infra pleaded guilty after the incident, which resulted in the employee, Mark Jones, spending a month in hospital recovering from his injuries.

Ace Infra pleaded guilty to breaching Regulation 6(3) of the Work at Height Regulations 2005 by failing to ensure that suitable and sufficient measures were taken, so far as was reasonably practicable, to prevent any person working at height from falling a distance liable to cause personal injury.

As well as the £60,000 fine, the company was ordered to pay £4,799.44 in costs, with a £2,000 victim surcharge.

## Roof light fall

Daniel Jenner, trading as Jenner Roofing and Building Services, has received an eight-month suspended sentence after a worker fell four metres through a roof light to the concrete floor below.

Jenner had failed to implement any work-at-height measures to prevent workers from falling from the unguarded edges of the roof or through the fragile roof itself. There were no measures in place to mitigate for either the distance or the impact of a fall.

Jenner pleaded guilty to breaching Regulation 6(3) of the Work at Height Regulations 2005. He was also ordered to complete 280 hours of unpaid work and to pay £500 in costs at a hearing at High Wycombe Magistrates' Court on 21 January 2026.



Jenner Roofing and Building Services fined after roof light fall

## Principal contractor fined £640,000

A property refurbishment company and a roofing contractor have both been fined after a worker fell from scaffolding and suffered life-changing injuries.

Premier Property and Construction failed to adequately plan, manage and monitor the work, particularly regarding routine lifting operations and



Steel-fixer left with life-changing injuries after collapsed wall incident

the use of appropriate lifting equipment and accessories.

HSE also found that Axis Europe failed to properly manage and monitor the works being carried out by Premier Property and Construction on its site.

London-based Axis Europe pleaded guilty to breaching regulation 13(1) of the Construction (Design and Management) Regulations 2015.

The property refurbishment company was fined £640,000 and ordered to pay £4,787.59 in costs, as well as a £2,000 victim surcharge.

Essex-based Premier Property and Construction pleaded guilty to breaching regulation 15(2) of the Construction (Design and Management) Regulations 2015. The roofing contractor was fined £160,000 and ordered to pay £4,787.59 in costs, as well as a £2,000 victim surcharge.

## Toxic glue death results in £400,000 fine

A housing association maintenance company has been fined £400,000 after an employee died from inhaling toxic vapours from flooring adhesive.

Darren Nevill, 38, was working for Connect Property Services Limited laying a vinyl bathroom floor at a domestic property in Hoddesdon, Hertfordshire on 9 December 2020.

His employer purchased an adhesive containing

dichloromethane (DCM), a highly volatile solvent. He used this regularly during his employment, despite HSE guidance that the use of DCM-based products be avoided whenever reasonably practicable.

The company pleaded guilty to breaching Section 2(1) of the Health and Safety at Work etc Act 1974.

At Stevenage Magistrates Court on 26 January 2026,

Connect Property Services Limited was fined £400,000 and ordered to pay costs of £9,676.81 with a surcharge of £190.

## Steel-fixer injured by collapsed wall

A Dorset-based construction company has been fined £100,000 after a steel-fixer was seriously injured when a newly built blockwork wall collapsed at a site in Poole.

Matrod Frampton Limited pleaded guilty at Bristol Magistrates' Court on 5 December 2025 after the incident left 69-year-old Patrick Grant with life-changing injuries.

The company pleaded guilty to breaching Regulations 13(1) and 19(1) of the Construction (Design and Management) Regulations 2015.

The company was fined £100,000 and ordered to pay £8,242 in costs and a £2,000 victim surcharge at Bristol Magistrates' Court on 5 December 2025.



## WE TEST...

Because evidence matters.  
Because it enables us to respond more quickly.  
Because offering transparency helps educate our customers.  
Because it's our job to inform best practice.  
Because it's our job to offer guidance.  
Because firestopping is complex.  
Because results are worth sharing.  
Because people matter.

## WE SHARE... BECAUSE IT'S YOUR JOB TO KNOW.

Download our White Paper, 'Early Engagement in Firestopping'  
at [quelfire.co.uk/campaign](https://quelfire.co.uk/campaign)  
The sooner, the better.



**Quelfire**  
PROTECTING PEOPLE & PROPERTY

# Has the industry misread the principal designer?

Clients can't expect two for the price of one says **Gareth Bland**, senior building safety consultant, Safer Sphere



Few roles have attracted as much scrutiny in recent years as the principal designer (PD). CDM 2015 placed the PD at the heart of managing health and safety through design, arriving with considerable anticipation when the regulations came into force on 6 April 2015. Nearly 10 years on, the Building Safety Act 2022 has introduced the building regulations principal designer (BR PD), adding a new dimension to a role many believed they already understood.

For practitioners reading this, the distinctions between the two regimes are well-rehearsed. It is not necessarily design professionals who are confused, but rather their clients – many of whom are still



**Gareth Bland**  
Safer Sphere

unclear why the industry now speaks of two principal designers, let alone why two appointments or fees may be required. The result is a growing expectation that one role may simply “cover” the other.

For a profession that has spent years refining the application of CDM, the arrival of a second PD should have been the moment where competence frameworks converged. Instead, a quieter and more uncomfortable question has emerged. Do we understand what the law expects of each regime, and have we been too quick to assume alignment where none was intended? And more practically: how do PDs convey this distinction to clients?

**“It is unsurprising that the industry assumed the two roles may be synonymous. This has now translated into procurement behaviours**  
Gareth Bland, Safer Sphere

The new BR PD has invited comparison with the CDM PD. Both roles coordinate, both influence design and both intervene in the pre-construction period. It is therefore unsurprising that the industry assumed the two roles may be synonymous. This assumption has now translated into procurement behaviours: clients pushing for ►



single appointments, blended scopes or value engineering of what they perceive to be duplicated effort.

There is often an assumption that existing design managers can carry out the role of BR PD; legislation doesn't deny that. In the same way, a CDM PD can take on the role of the BR PD where the building regulations allow it. The key question is not whether they may be appointed, but whether their competence and organisational capability are sufficient to discharge the duties in practice. The difficulty many PDs now face is articulating that competence gap in a way that resonates commercially as much as technically.

### Competence

CDM looks at the full building lifecycle, from design and construction through to use and eventual demolition. The BR PD role sits in a technical regulatory context that demands interpretive capability. Yet the building regulations element is often overlooked or reduced to documentation, rather than understood as the central purpose of the role. Assessing compliance with

“Asking why a document exists and what outcome it serves encourages practitioners to align their work with the spirit of the law”  
Gareth Bland,  
Safer Sphere

building regulations is not a clerical task. It is analytical and at times adversarial. PAS 8671 makes this clear. The BR PD must understand the technical framework well enough to challenge assumptions, assess non-prescriptive approaches and form defensible views on compliance.

These are not minor distinctions. They explain why so few sectors outside building control and specialist advisory practice have produced credible BR PD capability at pace. They also explain why experienced CDM and design professionals, for all their value, rarely arrive with full building regulations competence pre-assembled. The issue for PDs is not just possessing this competence, but convincing clients that it is materially different from what they already pay for.

### Behaviour

The Building Safety Act has pulled behavioural competence into sharper relief than CDM ever did. Accountability, ethics and the duty of care are not abstract qualities in the post-Grenfell regulatory environment. They are central to how regulators, inquiry outcomes and future case

law will interpret the role of the BR PD. Technical knowledge will always matter. But it will not be enough on its own.

Although CDM and building safety share a family resemblance in competence frameworks, neither regime intends competence to be static or universal. It remains variable and context-dependent for both PD roles.

### Responsibility

Both roles are significant in scope, but their responsibilities diverge. CDM draws from a wide range of health, safety and welfare legislation, including the Workplace and Work at Height Regulations, to name a few. These duties inform preconstruction information, construction phase plans, the health and safety file, and most importantly design risk management.

By contrast, BR PDs must understand the procedures for higher risk buildings (HRBs), coordinate gateway submissions, and contribute to the long-term golden thread.

### Intent

Industry frustration often arises when BR teams repurpose CDM documentation into building regulations contexts. Construction phase plans reappear as construction control plans. Other issues like compliance statements re-surface in fire and emergency files without a connection to actual and specific building safety risks. These adaptations are understandable, but they are not aligned with the legislative purpose.

Clarifying legal intent helps. Asking why a document exists and what outcome it serves encourages practitioners to align their work with the spirit of the law rather than habit or precedent. For many PDs, the challenge is explaining to clients that “repurposed” documentation does not meet the regulatory test, however familiar it looks.

### Where are we now?

If the industry has misread the PD, it is because the title has been mistaken for equivalence and convenience mistaken for competence. Both regimes demand different expertise of the role. Answering both requires active judgement, not assumption. And until clients fully appreciate that distinction, PDs will continue to face the uncomfortable task of advocating for the value, cost and necessity of dual appointments. ■

**Viega cold-press technology**  
Makes piping smarter.



**Don't WORK HARD**

**WORK SMART**

[viega.co.uk/presstechnology](http://viega.co.uk/presstechnology)



**Work smart – discover the Viega advantage**

No need for heavy machinery or hot-works measures: connect pipes much safer and faster. With 100 % efficiency, 0 % fire risk and just a Viega Pressgun in your hands. **Viega. Connected in quality.**

**viega**

A large crane is lifting a modular construction unit, which is a rectangular box with large windows, from a construction site. The crane is positioned on the left side of the frame, and the modular unit is suspended in the air by several cables. The background shows a clear blue sky with some light clouds. The modular unit is being lifted towards a steel frame structure that is already partially constructed.

# Modular construction and fire risks: mind the gap

Fire authorities continue to flag up concerns about modular construction and caution designers to take a more rigorous approach to meeting fire safety requirements. **Denise Chevin** reports

In the autumn of last year, the London Fire Brigade (LFB) issued what it titled “a thematic report on modular construction”, highlighting potential safety shortcomings and the considerations needed to avoid them.

LFB has produced the report based on its experience of reviewing modular building proposals, which showed that building design teams have not sufficiently evidenced compliance with the building regulations in modular designs and that the fire performance of poorly designed or constructed modular buildings isn’t fully understood. “It is often found that crucial details are missing, especially regarding the specific structural elements of projects incorporating modern methods of construction (MMC),” says the report.

The report then goes on to set out areas that would benefit from additional consideration (design; structural; testing; firefighting; general fire precautions) and suggests questions for design teams to address as part of their design review process.

The LFB’s report follows a position statement in Autumn 2022 by The National Fire Chief’s Council (NFCC) outlining various concerns with modular buildings, particularly those employing volumetric construction and engineered mass timber products. The NFCC report also warned that buildings are being designed, approved and built “despite a lack of understanding about their performance” and called on the government to tighten rules for testing MMC and to embed competence standards for practitioners.

While the NFCC called for strategic changes – better guidance, testing

**Left: London Fire Brigade is calling for better evidence of compliance in relation to modular designs**

regimes, competency frameworks and regulatory clarity for MMC broadly – LFB takes those concerns and applies them to modular or volumetric building practice. As well as urging better evidence of compliance, it emphasises the need for early fire performance considerations, consistent benchmarks and understanding of whole-system behaviour. As a spokesperson for LFB points out: “This thematic report was produced following joint-working that took place between LFB and colleagues from the NFCC in relation to a review of the NFCC’s position statement on MMC.”

In November, CROSS (Collaborative Reporting for Safer Structures) issued a safety report after a fire in modular residential accommodation spread rapidly across an external wall system. This was due to a combination of inadequate fire resistance and a lack of cavity barriers, breaching compartments and compromising façade fixings. This created significant risks to both occupants and responders.

CROSS said that where a premises uses “modern” lighter construction methods, these elements can be more vulnerable to fire than traditional concrete and heavy structural steel frames. Any fire travel within the structure is a critical failure, and these elements should be protected appropriately. CROSS recommended that fire engineering expertise should be integrated from the outset of modular projects, with a focus on joint detailing, cavity barriers, and compartmentation.

It went on to say that: “Many modern methods of construction

“It is often found that crucial details are missing, especially regarding the specific structural elements of projects incorporating modern methods of construction (MMC)

London Fire Brigade

cannot be regarded as a common building situation, and therefore guidance such as Approved Document B or BS 9991:2015 may not be adequate,” echoing government guidance and underlined by the LFB report.

**Volumetric, what is it?**

LFB describes modular or volumetric buildings as prefabricated units, constructed off site, before being stacked in a bespoke arrangement on site, usually to form columns of modules connected to one another through a series of rigid connections. Module stacks are then often linked to one or more traditionally built steel/concrete core(s) and/or podium decks.

The LFB report says: “Modular buildings therefore lack key features which are present in buildings of traditional construction such as a uniform floor plate, whilst introducing new features such as perimeter floor channels within the floor deck/slab, an increased number of voids and additional, (side by side) structural elements.

Lack of communication and responsibility falling between the different teams is a common problem, the report points out: “In design meetings attended ▶



**What the London Fire Brigade is recommending**

The report puts forward a wide set of considerations for designers opting for modular construction. They include:

**Evidencing compliance**

- Demonstrating how the building will be assessed against the

building regulations functional requirements, and clarified whether/which parts of Approved Document B apply (or don’t).

- Defining the ‘standard or proof’ and evidence that will be submitted with the design (not just reliance on prior projects).
- Demonstrating project-specific understanding of how modular design affects fire safety rather than assuming similarity with traditional construction.

**Structural considerations**

- How a structural protection (eg, linings, fireboards, fire protection) will be controlled throughout the building’s life (not just at completion).

- Understanding of how modules connect and how connections perform under fire (not just assuming standard behaviour).
- That the design addresses issues such as voids, penetrations, interaction of different materials, and dependence of one module on another in fire scenarios.

**Testing**

- Confirm what fire testing has been or will be undertaken and whether it’s relevant to the proposed configuration.
- Ensure test rigs match the attributes of the proposed design and specify clear pass/fail criteria.
- Where relevant, consider testing of modules, connections, fire stopping.

**Safety considerations for firefighting**

- Provide clear details of voids and fire barriers that could influence fire spread and firefighter access.
- Provide confirmation that firefighting facilities are constructed at appropriate intervals during the build and information for attending crews on construction methodology as part of the premises information package.

**General fire precautions**

- How life safety systems (eg, smoke control, compartmentation) are integrated and compatible with modular details.
- That fire risk assessments (post-occupation) explicitly reference modular construction typology and maintenance needs.



by LFB on modular buildings, a common assumption has been that structural aspects fall solely under the purview of structural engineers, while fire-related matters are handled separately by fire engineers. When it is questioned why the construction methodology was not included, or even mentioned within the design documentation, the response is often that it did not impact the fire strategy.

“While this division of responsibility may not impact schemes using more traditional methods of construction, it may not hold true for MMC, especially when the fire performance of MMC structures is not yet well understood. There is a need for more considered ‘structural fire engineering’, where a connection is established between the two disciplines to better understand the structural fire performance resulting from non-traditional construction techniques,” it urges.

Offsite construction is generally associated in the sector with better management of health and safety risk since transferring more work to factories speeds up construction onsite and should reduce accidents associated with the large number of workers and intersecting trades on a traditional project.

The LFB is positive about modular construction in principle, as the report acknowledges. It says: “The LFB supports the government’s and mayoral ambition to build homes quickly and sustainably, reducing the environmental impact wherever possible, and recognises the role that MMC can play in achieving this.”

It goes on to say, however, that

“assurance is needed that fire performance of materials, elements, and complete systems have been fully considered, have been tested appropriately, and provide the level of safety that residents and firefighters should expect”.

The report has been largely welcomed. Patrick Hayes, technical director at the Institution of Structural Engineers, says: “This report highlights issues which we ourselves are aware of and we are publishing a detailed guide this year (*The Performance in Fire of Volumetric and Panellised Modular Steel Framed*

**Above: Industry experts have largely welcomed London Fire Brigade’s report on modern methods of construction**

### How PAS 8700 fits in

Government-backed guidance in the form of PAS 8700 was launched in May 2025 by BSI with presentations from the Ministry for Housing Communities and Local Government. Buildoffsite was involved in drafting it. While the NFCC has said that PAS 8700 lacks the technical fire performance detail needed in some contexts, the LFB references PAS 8700 without making judgement.

Buildoffsite’s Dirk Vennix says that LFB recommendations are broadly aligned with PAS 8700. “For example, LFB has called for each modular project to have a fire engineer working on

it to consider the impact of fire on the structure. This is on top of the structural engineer working on each project. PAS 8700 recommends recruiting an MMC advisor or lead.

“However, the PAS is not mandatory, aimed at low-rise residential developments and not limited to MMC Cat 1 modular. If anything, it emphasises the need for someone within a delivery team to be nominated as the MMC adviser, with appropriate skills and knowledge depending on the design/construction stage of a project. This recommendation is also something Buildoffsite has been calling for.”

“Testing would add major cost and longer timeframes to offsite construction specifications if every modular building had to be individually tested”  
Dirk Vennix, Buildoffsite

*Construction*), which will describe how designers can demonstrate the fire safety of MMC steel structures.”

“Whilst the report mainly concerns MMC, many points around the adoption of appropriate verification methods to demonstrate functional compliance with building regulations were highlighted in the Grenfell Inquiry Phase 2 report and equally apply to traditional construction,” he adds.

Dirk Vennix, executive director of Buildoffsite, comments: “We are pleased with the LFB’s report insofar that it acknowledges the importance of using MMC in the push to deliver the government’s target of 1.5 million new homes. It is also mainly constructive, with some interesting suggestions such as better design team collaboration at critical stages and taking a more holistic approach to structural design and fire engineering.

“The LFB rightly emphasises the limitations of Approved Document B and identifies modular construction as complex in comparison to ‘bricks and mortar’ that cannot be assumed to be a common building situation as defined by the (English) building regulations.”

He goes on to add: “The testing proposals it sets out in Part 8 would prove difficult to implement and unaffordable for small to medium modular developments, which is exacerbated by the lack of empirical data available to assist designers, manufacturers, building users and the fire service.”

“Testing would add major cost and longer timeframes to offsite construction specifications if every modular building had to be individually tested. It would be a challenge to implement because there are not enough testing facilities in the UK to meet demand. As a result, significant delays in pipeline and construction would be expected which is the last thing our members want given they have the capacity to help deliver commercial projects and build 1.5 million homes.” ■

# We are not fans of grey

fladgate

Our team of enterprising lawyers will make sure your construction contracts are black and white avoiding nasty surprises, leaving you to focus on delivering projects that benefit and bring colour to communities



[fladgate.com](http://fladgate.com)

# Building safety: more change to come

A government progress report on implementation of recommendations of the Grenfell Phase 2 Inquiry points to upheaval ahead

The past few years in construction have been defined by change. In the wake of Grenfell, a plethora of legislation, regulation, new roles, codes of practice, gateways, competence requirements and certification have beset the industry to raise the bar on building safety and accountability. While the good news is that so much has been achieved, anyone looking forward to a period of calm once the current changes have bedded in, be warned: more is to come.

Government is currently working its way through the 58 recommendations set out in the Grenfell Tower Inquiry Phase 2 report, published in September 2024, having formally accepted all of them six months later. It committed to implement them in full or in principle to address systemic failures.

The industry was reminded of this intention just before Christmas 2025, when government published a flurry of documents including progress on Grenfell Tower Inquiry recommendations, the single construction regulator consultation, and the higher-risk buildings review.

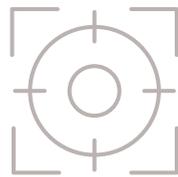
Here we look at this latest phase of proposed change in the pipeline to 2027.

### Consultation on a single regulator for construction

The inquiry's first recommendation was to create a single construction regulator to reduce fragmentation in how the construction sector is regulated and drive cultural change within the industry.

The inquiry recommendation identified 12 functions relevant to the inquiry's remit spanning the regulation of buildings, products and professionals. The government accepted 10 of the 12 across these three areas of the system.

A prospectus for the single regulator published in December lays out how the new regulator would operate within a broader programme of regulatory reform, including future reforms to the construction products regime (with a white paper due spring



12

functions were identified relevant to the inquiry's remit spanning the regulation of buildings, products and professionals

2026) and an overarching strategy for built environment professions expected by spring 2027.

The proposed regulator is to bring together existing bodies – including the Building Safety Regulator (BSR) and elements of the National Regulator for Construction Products – into a more coherent, integrated system overseeing design, construction, products and professional competence. The plan for this all-powerful watchdog is to set clear outcomes and objectives, enforce standards and hold individuals and organisations accountable, while incentivising good practice and supporting industry innovation.

Professional regulation is a key theme: the government plans a long-term strategy for built environment professions, including statutory oversight of safety-critical roles such as fire engineers, fire risk assessors and principal contractors, to ensure competence, accountability and consistent standards.

There has been positive feedback, but some trepidation what regulating professions might have on capacity – particularly principal contractor roles.



### Comment APS CEO

Andrew Leslie

"APS welcomes the recently published high-level proposals for a single regulator, and its underpinning vision for a better regulatory system that sees ensuring the safety for people in buildings and improving the standard and performance of buildings as the regulator's primary, non-negotiable, objective.

"Of particular importance for APS members are the proposals about the regulation of professionals. The prospectus could not be more explicit that the competence, capacity and conduct of those working in the built environment is a critical determinant of building safety, quality and performance.

"It's therefore considering a potential new professional oversight function of the single regulator and,

## “The reforms are broader in scope than the post Grenfell recommendations and policy work to date

Andrew Leslie, APS

for example, existing regulators and professional bodies such as APS.

"The proposals shared appear holistic in nature, considering wider challenges standing in the way of a coherent framework, such as productivity and economic impacts and those thrown up by climate change.

"The reforms are broader in scope than the post Grenfell recommendations and policy work to date. This is perhaps unsurprising given they are the result of a more collaborative approach than previously, an approach which is expected to continue for the various pieces of work which were announced.

"APS will build on the engagement it started with MHCLG and Building Safety Regulator officials, to continue to shape what comes next to make sure it delivers for all, residents, professionals and UK Plc.

"We encourage any APS member that wants to help shape the future of what will become far reaching changes, to get in touch with us via [info@aps.org.uk](mailto:info@aps.org.uk)."



### “Comment Deborah Robinson, legal director at Womble Bond Dickinson

"Under the plans, the new single regulator would have direct oversight of testing and certification across all construction products. And the government is also considering whether more professions should be subject to mandatory registration and licensing requirements. The consultation closes in March 2026, with the government's full response expected in the summer. And in the spring, we also expect to see the government's Construction Products Reform White Paper. It is clear that it is going to be another year of change for the construction industry."

### Legally protected title and regulation of fire engineers

Grenfell Inquiry's chair, Sir Martin Moore-Bick, and his panel of assessors pointed out that there is currently no statutory recognition ►

## “It is clear that it is going to be another year of change for the construction industry

Deborah Robinson,  
Womble Bond Dickinson

or protection of the title “fire engineer”, which means that anyone can describe themselves as one, regardless of training or qualifications. The inquiry highlighted how this contributed to confusion and a false sense of assurance during the Grenfell Tower refurbishment, as contractors and clients assumed competence where it was not guaranteed.

For example, only a portion of the members of the Institute of Fire Engineers (IFE) are registered with the Engineering Council as qualified fire engineers. IFE members are drawn from across the fire sector, and may be fire risk assessors or operate in the emergency services, for example.

The inquiry therefore recommended that fire engineering should be placed on the same footing as other regulated professions (such as architects and doctors), with clear entry standards, independent oversight and enforceable codes of conduct to ensure competence and accountability.

The Ministry for Housing Communities and Local Government (MHCLG) convened a panel of industry, academic and regulatory experts to advise on these recommendations and develop a statement on what should be expected of a competent fire engineer.

In December, MHCLG published both the authoritative statement and a next steps paper from this group, known as the Fire Engineers Advisory Panel, which agreed that professional practice is fragmented, with fire engineering often poorly understood or undervalued within multidisciplinary teams.

The panel recommended introducing a legally protected title, with statutory regulation defining activities that only registered fire engineers can perform. Fire engineers should hold formal responsibility for developing and stewarding a building’s fire safety strategy across its entire lifecycle. Establishing this responsibility in law would prevent gaps or ambiguity and support

consistent, high-quality practice. A coalition of industry leaders (the Fire Forward Collective) has strongly endorsed the implementation of a national system for registering fire professionals. They believe that registration will protect the industry from unqualified practitioners and ensure that only competent professionals are in charge of life-critical fire safety designs.

That said, fire engineering leaders also flag up concerns. These include:

- a potential strain on the capacity of the registration and application process;
- potential increases in costs for smaller firms;
- concerns about the increased liability on individual engineers when signing off on complex projects.



**“Comment**  
**Simon Lewis,**  
**partner at Womble**  
**Bond Dickinson**

“The government’s commitment to regulating both the title and function of fire engineers marks a significant shift for the construction sector in terms of fire engineers’ roles as well as their professional standing in the industry.

“The proposed changes would make the fire safety strategy a protected function of a regulated fire engineer, and fire engineers would have accredited education and supervised experience to demonstrate their competence.

“However, the government has more thinking to do, including around whether to expand the requirement for fire safety strategies beyond just higher-risk buildings, and whether the new regulations would apply in England only or to the UK more widely.

“There will also be significant challenges to address, including around how to train and upskill fire engineers, while maintaining sufficient workforce capacity, during the transition to any new regime. A government consultation is expected later this year, so we will know about the trajectory of travel then.”

**Definition of HRBs to stay the same but the Building Safety Act to be reviewed in 2027**

The industry won't see change in the definition of higher-risk buildings. Government has accepted the conclusion of a recent review, which found that the current definition appropriately reflects the available evidence on the risks to individuals from the spread of fire or structural failure.

This will be disappointing for some, who have been campaigning for care homes to be brought within the scope, because their vulnerable residents makes them particularly exposed in the event of a fire.

Instead of changing the definition, the government announced that the BSR will carry out an ongoing, evidence-led review, keeping the position of care homes and other sensitive building types under scrutiny.

Meanwhile, a Building Safety Act review is planned for 2027, five years after it was introduced.



**Comment**  
**Michelle Essen,**  
**legal director**  
**at Womble Bond**  
**Dickinson**

"The construction industry will no doubt be very relieved to hear that there will be no change to the legal definition of higher-risk buildings at this stage. The sector is still adjusting to the new regime and to determining whether buildings fall under this category or not, which can be complex in some cases. The definition may be subject to further change in the future, as it is to be

**“The proposed changes would make the fire safety strategy a protected function of a regulated fire engineer, and fire engineers would have accredited education**  
**Simon Lewis, Womble Bond Dickinson**

kept under ongoing annual review, but the government has made it clear that any future proposals for change will be fully tested with industry before implementation.”

**Also coming up for 2026**

These building safety changes are already in train in response to Grenfell recommendations and set to be enacted within the next 12 months.

- Appointment of chief construction adviser: government has begun the appointment process for the final chief construction adviser, who will be appointed in September 2026.

- Review of the building regulations: government appointed a six-member expert panel on 31 July 2025 to help guide the BSR-led review of the wider suite of building regulations guidance. Recommendations from the review are expected in 2026.

**Construction products**

Government is developing proposals that will be included in the Construction Products Reform White Paper to be published before spring 2026.

**Building control reform**

The Building Control Independent Panel (appointed by government in April 2025 and chaired by Dame Judith Hackitt) is expected to publish a final report shortly with government planning to issue a formal response in 2026 also. A key consideration for the panel is whether to remove commercial interest from the system and whether certain functions should be moved to a “national authority” model.

**Fire risk assessors**

A consultation on the fire risk assessor profession will be launched in early 2026. This consultation will set out proposals and opportunities to meet recommendation 26 of the Grenfell Phase 2 Inquiry and support consistently high competency standards across the fire risk assessor profession. ■

**Opinion: Regulation versus commercial reality**

APS board member, Peter Taylor, reflects on possible tensions between more regulation and tightened budgets



The health and safety profession has seen its profile and status raised in the past 10 years through a series of events that have helped reframe our clipboard-wielding stereotype.

CDM 2015 forced the CDM co-ordinator ethos into the design team. The Grenfell Tower tragedy brought both public and political scrutiny on the industry's safety standards.

Covid struck the world and strict controls onsite showed standards of site welfare can be vastly improved when properly motivated. 2022 heralded the Building Safety Act and the amended building regulations in 2023.

2024 gave us the new BS 8670 standards to help show what is competence under the building regulations.

This year we should see the result of the 2025 statutory five-year review of the CDM Regulations, with the latest report still awaited, but rumoured to not include more than an update to guidance.

Now 2026 brings us the consultation on the proposed single regulator; statutory regulation for fire engineers, supported

by an independent body responsible for regulation, registration and standards; mandatory accreditation to certify the competence of fire risk assessors; and a licensing system for principal contractors on higher-risk buildings. And there is talk of regulations of other professions in the industry at a later point.

With all the focus on more regulation, standards and competence, it might be easy to think the safety profession is secure in its position. But don't be fooled.

The economy has been consistently flat, and construction has stalled with a lack of housebuilding, with the BSR and new regulations being blamed by many for the delays.

This economic climate sees the return of old adversities to health and safety. Political pressure to cut red tape and tighten budgets (not just the government's) mean savings are needed. It's likely that safety will be driven by the cost of minimum requirements as opposed to aiming for exemplar practice.

It is 2026 onwards where those soft skills in communication, teamwork, adaptability and problem-solving will be needed and not just reliance on quoting regulations. However, I remain optimistic as we have been here before.

### What prompted your decision last year to move from a senior position in corporate life to running your own business?

I'd reached a stage where it felt like a natural progression. I'd been at Pick Everard for about six years and had become a national director. During my time there, I grew my team from five to 35 people, all specialising in the advice and delivery of the CDM principal designer role, and more latterly in preparing for the Building Safety Act coming into force.

I felt confident about how to run a business, but I missed having a broader mix of clients and projects of my own to look after. I knew I didn't want to work for someone else again and wanted a bit more autonomy. I had a few friends who already ran their own consultancies and they really gave me the nudge to go for it. They also supported me with some interim work, which allowed me to make the jump. That's how my company, Honest Safety, was born.

### What does Honest Safety offer?

I provide general health and safety support, which helps me stay close to the realities clients face on a day-to-day basis. For example, I've worked with organisations looking at the health implications of supporting someone with Parkinson's. Broadly, the business operates across two main workstreams. The first is construction safety, where we help clients navigate the Building Safety Act, explaining the new legislative framework and supporting designers in working effectively within it.

### CV: James Hymers

● Director, Honest Safety, April 2025 – present

● Head of health & safety, YASA, September 2024 – April 2025

● National director H&S services, Pick Everard from May 2019

● Senior principal designer & CDM safety consultant, Arcadis, October 2016 – May 2019

● CDM consultant, John Rowan & Partners, April 2016 – May 2019

● Various roles at Mars between 2008 – 2016, latterly health & safety co-ordinator and CDM manager

This includes health and safety project management, design risk management services and workplace safety advice covering policies, procedures, risk assessments and the organisational management of risk.

### Why did you choose the name Honest Safety?

One of the things I've never liked about some consultancies is the tendency to sell services for the sake of it. Consultants can fall into a trap where commercial pressure drives them to offer more and more services, rather than focusing on what clients genuinely need.

Sometimes a client doesn't need you to step in as principal designer and charge an additional fee. They might just need a few hours of clear, practical advice. My approach is to give people the right advice for their situation, even if that's not always what they want to hear.

### You're an engineer by background – how did that come about?

It happened in a fairly roundabout way. My first job was at Mars back in 2008, working on the Mars/Snickers production line. I'd always wanted to be an engineer and initially thought I might be able to move into that area internally. However, I was told I'd need an engineering degree first; fortunately Mars supported me in starting a degree with The OU.

So I started studying for an engineering degree in my own time. While I was doing that, a safety role within the Mars engineering team became available. I was encouraged

“I also value developing people... Supporting people to grow properly, rather than rushing them through roles, is something I'm keen to continue

James Hymers, Honest Safety

to apply because it would give me a foot in the door and allow me to get involved in some project engineering work alongside completing my degree. I ended up doing that role for a couple of years.

I quickly realised that I really enjoyed working in safety. When the principal designer role was introduced in 2015, I found CDM and the concept behind the role genuinely fascinating.

After around eight years at Mars, I felt I needed a change and moved to Arcadis, where I worked in a principal designer role. That shift into construction was brilliant. It was a great company to work for and offered significant opportunities for growth and development. That experience played a big part in getting me to where I am today.

### What are some of your priorities at Honest Safety?

One of my core priorities is technical competence, particularly when it comes to the principal designer role. Across the business world, organisations are becoming more knowledgeable and more demanding, and the health and safety industry needs to keep pace with that shift.

I also really value developing people. One of the things I enjoyed most at Pick Everard was bringing graduates into the business and helping them build a strong foundation of knowledge before developing new skills on top of that. Supporting people to grow properly, rather than rushing them through roles, is something I'm keen to continue.

### How do you think health and safety has changed over the years, and is the industry keeping up?

There's no doubt that industries are now recognising the value of health and safety much more clearly. It's become far more embedded in everyday operations, rather than being seen as an add-on. That's a positive shift.

However, it also means that health and safety practitioners need to

# 'I give people the right advice for their situation'

James Hymers aims to offer clients what they really need, not – he says – what some consultants would like to sell them. His other big mission is to help bring more talent into the safety sector, as he explains to **Denise Chevin**

become increasingly technically competent and knowledgeable. That includes helping organisations make effective use of tools such as BIM, AI and other building management systems that are being introduced to drive better safety and efficiency across projects.

At the moment, I don't think that's happening quickly enough.

At the same time, we're facing an imminent exodus of highly skilled and experienced professionals who are approaching retirement and not enough talented people entering the profession. That combination creates a real challenge for the sector.

There's also a flip side to this problem. With too few experienced people available, some individuals are progressing through roles too quickly without having time to fully learn from their experiences or develop a deeper understanding of complex issues. In some cases, people are being pushed towards senior principal designer roles after only a few years' experience. That's particularly concerning given the increased responsibilities designers now face under the Building Safety Act.

**Speaking of the Building Safety Act, what's your view on it? Has legislation gone too far?**

I think some elements of it are misguided. My main concern is that there's currently too much focus on compliance for compliance's sake. People are becoming overly wrapped up in ticking boxes and meeting specific duties, sometimes without fully understanding the risks those duties are meant to address.

We've actually been very good at managing risk for a long time, and I think there's a danger of forgetting that. What I'm seeing more of now is people entering design teams demanding evidence of compliance without really understanding how the risks fit together or how they're being managed in practice.

For me, effective risk management should also enable innovation. If we

truly understand and control risk, we can unlock better design solutions rather than stifling progress. Take tall buildings as an example: are we genuinely focusing on where the real risks lie, or have we tried to change too much, too quickly?

There's no doubt that serious issues needed to be addressed, but I do think there's a tendency at the moment to question people's competence too readily. That can create unnecessary self-doubt. Having gaps in knowledge doesn't mean someone isn't competent – it simply means there's more to learn and develop.

**Before we go, please tell us something that might surprise us about you.**

I'm an adrenaline junkie. I've got a motorbike, a sports touring bike and I love the speed and elements. Everyone needs balance in their life, don't they? And you can't spend all day trying to protect people and then not have something outside that to balance that out a little bit. ■

**Right: James Hymers balances out his role as director of Honest Safety with high-thrill sports**



**“What I'm seeing more of now is people entering design teams demanding evidence of compliance without really understanding how the risks fit together**  
James Hymers, Honest Safety

# CPD: Awaab's Law and damp management

This CPD explains the new requirements introduced by Awaab's Law and how construction professionals can effectively address moisture problems. By **Daniel Docking**



The initial phase of Awaab’s Law has come into force, placing a new statutory duty on social housing providers to investigate and repair damp and mould hazards within strict timeframes.

The legislation, introduced through the Social Housing Regulation Act 2023, was named in memory of two-year-old Awaab Ishak, who tragically died in 2020 of health complications linked to prolonged exposure to household mould.

Its purpose is clear: no tenant should be left in unsafe living conditions where damp and mould can compromise health and safety.

Subsequent phases of the law will expand its scope. In 2026, requirements will extend to other serious hazards such as excess cold or heat, falls, structural faults, fire safety, electrical risks and hygiene issues. By 2027, Awaab’s Law will apply to almost all Housing Health and Safety Rating System (HHSRS) category 1 hazards, except for overcrowding.

There are also plans to extend these duties to private landlords through the forthcoming Renters’ Rights Bill, although an implementation date has not yet been confirmed.

For construction and housing professionals, Awaab’s Law is more than just a policy change: it is a legal framework that directly affects how projects are specified, how remedial works are managed and how responsibility is shared between clients, consultants and contractors.

Dampness is not a minor defect. It has the potential to compromise occupant health and, if left unchecked, can accelerate timber decay and undermine building integrity.

The deadlines set by Awaab’s Law mean that for occupied properties, management must be delivered with both urgency and competence. For construction professionals, this reinforces the need to get design and commissioning right from the outset, so that homes are resilient to damp and mould, long before statutory deadlines ever come into play, but equally to have a prepared plan for if it fails.

The technical risks associated with poor indoor air quality are widely recognised, even if the extent of their health impacts continues to be debated. What Awaab’s Law makes clear is that uncertainty is no longer an excuse for inaction, as the issue is now tied directly to statutory duties. Professionals must be able to diagnose and remediate moisture problems competently, while also building resilience into projects from the outset. Quick cosmetic fixes will not suffice. Only a joined-up approach that combines timely action with thorough investigation and durable remediation will achieve compliance and protect tenants.

#### Hazard categories

Dampness within homes can arise from many sources and affects both modern and older properties. Everyday activities such as drying clothes indoors, cooking without effective extraction, or taking long showers without adequate ventilation release large amounts of moisture into the air.

Where ventilation and moisture management are insufficient, relative humidity can remain consistently high. This creates conditions in which mould can establish and grow, even before condensation becomes visible on cold surfaces.

Awaab’s Law adds legal urgency by defining two categories of hazard, namely emergency and significant hazards.

Emergency hazards, such as mould in a child’s bedroom where exposure could rapidly worsen respiratory illness, must be investigated within 24 hours of the landlord becoming aware of the problem. The area must be made safe and remedial works started within the same 24-hour period. Where the home cannot be made safe in this timeframe, the landlord is required to provide suitable alternative accommodation at their expense.

Significant damp or mould hazards are serious, but not instantly life-threatening. A common example is mould in a bathroom. These must be investigated within 10 working days of the landlord becoming aware of the potential hazard. A full property

**“ This reinforces the need to get design and commissioning right from the outset, so that homes are resilient to damp and mould**

report prepared by a competent surveyor must be provided to the landlord within three working days of the investigation’s conclusion.

If a significant hazard is confirmed, the area must be made safe, even with temporary measures, within five working days of the investigation’s conclusion. Full preventative works must begin as soon as possible and within 12 weeks, and all repairs must be completed within a reasonable period without unnecessary delay.

Meeting these deadlines is challenging. Unlike many other types of home repairs, which can often be resolved by replacing a single faulty part, damp and mould problems rarely have one simple cause. Proper remediation requires diagnosis, specification, mobilisation of materials and coordination between multiple trades.

These processes are not a quick fix and there remains a wider lack of understanding outside the industry of the time and expertise required to deliver them properly. This creates a real risk that unqualified companies may be brought in to satisfy deadlines, leading to superficial treatments rather than durable solutions.

Simply cleaning visible mould from surfaces does not meet the full requirements of Awaab’s Law. Cosmetic treatments may give temporary relief, but unless the underlying cause is diagnosed and repaired, whether that is a building defect, a ventilation shortfall or a lifestyle factor, the mould will return and statutory duties will remain unmet.

One important caveat is that Awaab’s Law does not apply where damp or mould has been directly caused by a tenant interfering with ▶

# 24

Emergency hazards, such as mould in a child’s bedroom where exposure could rapidly worsen respiratory illness, must be investigated within 24 hours



## Legislation and standards

Awaab's Law operates within the Social Housing Regulation Act 2023 and sits alongside other housing and construction duties. Under the HHSRS, damp and mould can be category 1 hazards that trigger a legal duty to act where conditions present a significant health risk.

The Building Safety Act 2022 reinforces accountability and competence, expecting those involved in remediation to evidence skills and decision-making. The Construction Design and Management Regulations apply whenever remedial works fall within the definition of construction activities, requiring proper

planning, coordination and management.

Supporting these obligations are technical standards and professional guidance. The Management of Moisture in Buildings – Code of Practice British Standard 5250:2021 sets out best practice for managing moisture, including condensation control, ventilation and specification.

The Joint Position Statement 2022 on the Investigation of Moisture in Traditional Buildings (JPS22) by the Royal Institute of Chartered Surveyors, Historic England and the Property Care Association stresses proportionate, holistic

diagnosis that considers age, design and occupancy. Government guidance on the health risks of damp and mould reinforces these requirements.

Additionally, the government's Decent Homes Standard requires all rented homes to be free from serious hazards and to provide safe, healthy living conditions. Although it initially applied to the social housing sector only, it will also extend to privately rented homes once the Renters' Rights Bill comes into effect.

Compliance is not just about meeting deadlines, but about applying recognised standards consistently and competently.

ventilation systems. For example, if a resident blocks or disconnects a ventilation fan and this leads to damp conditions or mould growth, the statutory timeframes for investigation and remediation do not apply.

By contrast, moisture generated through normal day-to-day living, such as cooking, bathing or drying clothes, remains the landlord's responsibility to manage through adequately designed and maintained ventilation. This raises an important question for the industry: how can landlords and contractors engage with tenants so that everyday actions, such as keeping vents clear, support rather than hinder the prevention of damp and mould?

### Practical guidance

Professionals should approach moisture problems in two linked phases. The first is design and construction before occupation, when ventilation and moisture management systems must be built in and proven. The second is during occupation, where compliance under Awaab's Law requires landlords to investigate hazards quickly, communicate clearly and remediate effectively while working with residents.

### Design and construction before occupation

The best way to ensure compliance with Awaab's Law is to reduce the risk of condensation and mould from the outset. Consultants should specify details and systems that manage moisture generated by normal daily living once a tenant moves in.

In traditional properties, this may include vapour-permeable materials. In modern homes, it typically involves correctly sized and commissioned mechanical extract ventilation in kitchens and bathrooms, effective background ventilation, careful insulation and junction detailing to limit cold surfaces, and robust rainwater management. Eliminating thermal bridges and ensuring continuity of insulation are also essential.

Project managers and contractors should deliver these works with quality assurance built in. This means verifying that ventilation ducting discharges externally, airflow rates meet design intent, trickle vents and air bricks are unobstructed, and moisture-resistant materials are applied as specified.

Commissioning records and sign-off should be retained so landlords

and consultants can rely on an evidence trail. Getting this right before occupation reduces in-occupation complaints and makes Awaab's Law deadlines more achievable.

### Conducting an investigation

As set out in Awaab's Law, emergency hazards must be investigated within 24 hours, while significant hazards must be investigated within 10 working days. The priority at this stage is ensuring that investigations are carried out by a competent professional who can distinguish between condensation, penetrating damp, rising damp and other defects.

This is not a superficial inspection of visible mould, but a structured assessment of the building fabric, ventilation provision and patterns of occupation. Investigations should follow the processes set out in BS 5250 and the JPS22. A full property report, prepared by a competent surveyor, must then be provided to the landlord within three working days of the investigation's conclusion.

### Completing a diagnosis

Surveyors must distinguish between condensation, penetrating damp or rising damp and must identify whether timber has begun to decay or shows signs of insect activity. This stage must be carried out by trained and qualified professionals. If landlords fail to appoint competent specialists, they remain responsible for non-compliance under Awaab's Law.

In the long run, poor diagnosis or ineffective remediation is more costly, as the underlying problem will persist, tenants will continue to be at risk and further works will become unavoidable. Landlords should therefore carry out due diligence in advance and have established relationships with damp and moisture specialists. Having the right expertise in place enables timely mobilisation, avoids repeat costs and reduces the risk of statutory deadlines being missed.

### In-occupation compliance and post-construction remediation

Once a dwelling is occupied, the focus shifts to tenant rights' and landlord duties under Awaab's Law. Investigation and diagnosis are part of this duty, forming the process by which landlords identify hazards and determine the correct response. If an emergency hazard is identified,

“  
Awaab's Law adds legal urgency by defining two categories of hazard, namely emergency and significant hazards

such as mould in a child's bedroom, remedial works must begin within 24 hours. If the investigation only identifies a significant hazard, the landlord must ensure the area is made safe within five working days of the investigation's conclusion, and that full preventative works begin within 12 weeks.

Post-construction remediation may include repair of defects that emerge in service, upgrades to ventilation where performance in use is below design intent, insulation improvements at cold spots and correction of rainwater disposal. Drying out periods may be required and hidden timbers should be inspected if there is suspicion of ongoing decay. Monitoring can confirm that relative humidity and internal temperatures are within a healthy range.

Landlords should also provide residents with practical advice on managing moisture, such as ventilating when drying clothes, opening vents and using lids on pans when cooking. Clear communication is vital to ensure that ventilation systems are used correctly and remain operational.

Where fans are disabled or blocked, landlords may not be bound by statutory timeframes, but the underlying relationship with tenants still requires sensitive handling to avoid disputes and to support long-term compliance.

This set of procedures ensures that every part of the process, from first tenant complaint through to post occupancy monitoring, is coordinated between clients, consultants and contractors.

**Digital tools for monitoring and compliance**

Digital monitoring systems can help landlords and contractors manage risk in occupied homes and provide evidence of compliance. Sensors that measure relative humidity and temperature can give early warnings of conditions that favour condensation and mould.

These technologies are an asset when installed, calibrated and interpreted correctly. However, they should not be relied upon in isolation, as poorly placed or uncalibrated devices can give misleading results.

**Useful resources**

- The Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025 (Awaab's Law)
- Social Housing Regulation Act 2023
- Housing Health and Safety Rating System
- Renters' Rights Bill
- Building Safety Act 2022

- Construction Design and Management Regulations
- BS 5250:2021
- Joint Position Statement 2022 on the Investigation of Moisture in Traditional Buildings
- Government guidance on the health risks of damp and mould
- Decent Homes Standard

Below: Simply cleaning visible mould from surfaces does not meet the full requirements of Awaab's Law



When integrated into a wider moisture management strategy, digital tools can provide reassurance to tenants, support landlords in demonstrating compliance and help maintain healthier homes over the long term. Their role is likely to become even more significant if duties are extended to private landlords through the forthcoming Renters' Rights Bill. ■ **Daniel Docking is a technical manager at the Property Care Association.**

**CPD Questions**

1) Under Awaab's Law, what is the maximum timeframe for a landlord to act where this is confirmed as an emergency hazard?

- a) 24 hours
- b) 5 working days
- c) 10 working days

2) Following an investigation into a significant damp or mould hazard, what must a landlord provide within three working days of the investigation's conclusion?

- a) A short email note
- b) A full property report prepared by a competent surveyor
- c) A list of contractors available for the works

3) Where a significant damp or mould hazard is confirmed, within what maximum timeframe must full preventative works commence?

- a) Four weeks
- b) Eight weeks
- c) 12 weeks

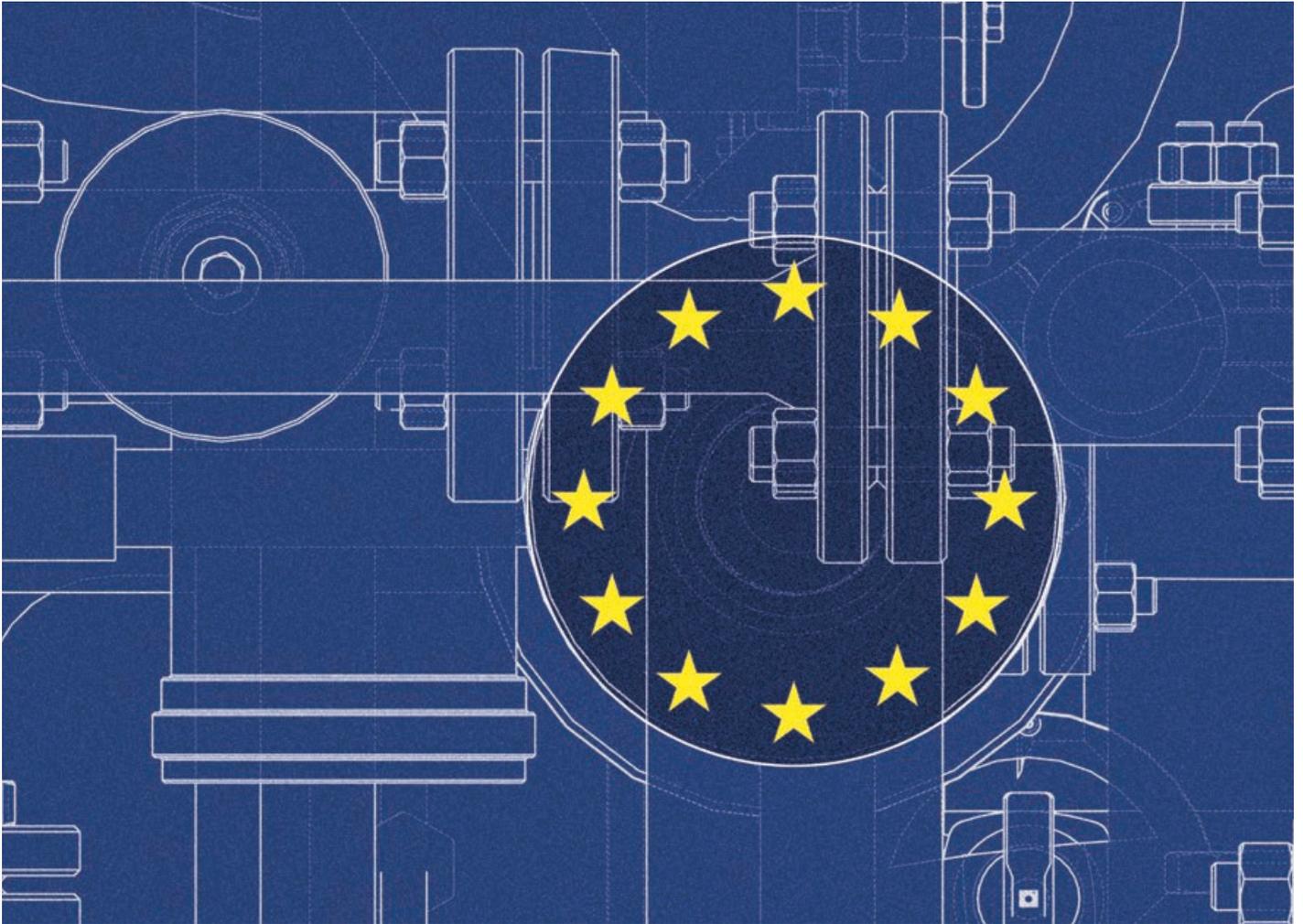
4) Which of the following is an example of an emergency hazard under Awaab's Law?

- a) Mould growth in a bathroom
- b) Mould growth in a child's bedroom
- c) Condensation on window glass

5) Why is cosmetic cleaning of mould ineffective in ensuring compliance with Awaab's Law and long-term safety for residents?

- a) It doesn't improve ventilation rates
- b) The mould will reappear and underlying structural or health risks remain
- c) It doesn't prevent condensation in the short term

To test yourself on the questions and collect CPD points, go to: [projectsafetyjournal.com](http://projectsafetyjournal.com)



# One step closer towards building safety alignment

The new construction product regulations align UK law with evolving EU standards and in doing so lift a barrier to trade and compliance while maintaining the emphasis on safety standards, explains **Rubina Zaidi**, senior associate, Shoosmiths LLP

The Construction Products (Amendment) Regulations 2025 (the 2025 Regulations) represent a further development in the UK's approach to construction product safety and compliance following on from the introduction of the Building Safety Act 2022 (BSA 2022) and the UK government's consultation on the Construction Products Reform Green Paper (the Consultation).

These amendments, which came into force on 8 January 2026, are designed to keep UK law in step with



**Rubina Zaidi**  
Shoosmiths LLP

significant reforms to the European Union's construction products regulatory regime, ensuring continued alignment, market access and stability for UK businesses.

## Regulatory change post-Brexit

Following Brexit, the UK retained much of the EU regulatory framework, including the Construction Products Regulation 2011, as "retained EU law", with subsequent amendments. These were in the form of the Construction Products (Amendment etc.) (EU Exit)

Regulations 2019 and 2020, which were introduced to ensure the continued functionality of the regime governing construction products placed on the market and used in Great Britain.

A ministerial statement issued in September 2024 indicated that the CE marking regime for construction products would continue indefinitely and that there will be a transition period of at least two years following the introduction of any changes.

If businesses ensure they use a UK-approved body for the testing and

certification of construction products to be placed on the GB market, which are covered by a designated standard or conform to a UK technical assessment issued for that product, the UKCA marking regime can also continue to be used.

The EU has overhauled its construction product regulatory framework, replacing Regulation (EU) No 305/2011 with Regulation (EU) 2024/3110 (EU Construction Products Regulation 2024). This new regime introduces harmonised rules for the marketing of construction products across the EU, with a focus on safety, sustainability and supply chain transparency. The UK opted to introduce the 2025 Regulations to recognise that products compliant with the new EU standards are also compliant with UK law.

**Key provisions of the 2025 Regulations**

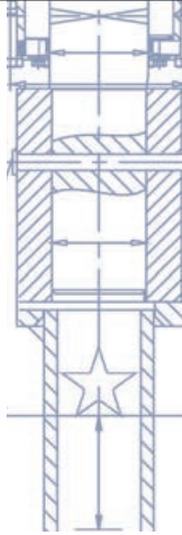
The key feature of the 2025 Regulations is the formal recognition that construction products, which comply with the EU’s new construction product regime, are deemed to comply with UK law so that CE marked products, tested and certified under the new EU rules, can continue to be placed on the GB market without additional testing or documentation. This should avoid duplication, ease administration and reduce the pressure on supply chains.

The 2025 Regulations update references and definitions throughout UK law in line with the new EU legislation. Definitions are amended to include both the previous and new EU regulations, ensuring clarity for those in the construction sector as they allow manufacturers, importers, developers, contractors and distributors to show they have satisfied the UK’s compliance requirements by relying on the old or new EU regulatory regime.

While recognising the EU changes, the UK has not adopted all the EU’s reforms. For example, unlike the EU, the UK has yet to introduce mandatory digital product passports, although this may be addressed in future UK legislation.

**Enforcement and compliance**

The Office for Product Safety and Standards (OPSS) will continue to enforce the regulatory regime for construction products with actions for non-compliance including the ability to issue prohibition notices and impose fines.



“**Definitions are amended to include both the previous and new EU regulations, ensuring clarity for those in the construction sector**”

Businesses should be aware of both the adverse legal and reputational consequences of non-compliance and should maintain robust record-keeping systems for their products including technical documentation, performance declarations and conformity assessments, regardless of whether they use CE or UKCA marking, to assist in demonstrating compliance. Businesses should also ensure that their product records are up to date and readily available.

In addition to auditing their product records, businesses may wish to consider reviewing their record-keeping systems, refreshing staff training on the recent regulatory changes and on documentation requirements and should review their supply chains and product portfolios to ensure that products intended for the GB market meet either the CE or UKCA marking requirements. Future UK regulatory developments, particularly around sustainability and safety, as well as the government’s awaited response to the Consultation, should also be monitored.

**Conclusion: towards a safer, more efficient market**

The 2025 Regulations represent a practical step towards regulatory alignment and market stability. By recognising EU-compliant products,

a barrier to the ease of both trade and compliance has been removed, while maintaining the emphasis on safety standards.

While industry stakeholders may welcome the regulatory certainty and reduced administrative burden introduced by the 2025 Regulations, businesses should monitor future developments, as the UK further amends its regulatory framework in response to evolving EU standards, particularly in relation to sustainability and safety.

The government has indicated that further reforms are likely, including the possible adoption of additional EU definitions and the introduction of digital product passports to improve regulatory compliance and sustainability. Further changes are also likely to follow the government’s response to the Consultation, which proposes a proportionate, risk-based general safety requirement for construction products. Stakeholders wishing to maintain access to the GB market should therefore prepare for ongoing changes to the regulatory environment and to respond to initiatives led by the industry itself by actively monitoring government updates and industry guidance to stay ahead of future compliance obligations. ■

**The wider regulatory context**

The government’s commitment to robust product safety is reflected in increased market surveillance by the Office for Product Safety and Standards (OPSS), its risk-based approach to enforcement and by the introduction of the 2025 Regulations, which form part of a broader regulatory landscape shaped by the BSA 2022 and ongoing reforms to the Building Safety Regulator (BSR).

The BSA 2022 itself represented major change in the regulation of building safety, establishing the National Construction Products Regulator (NCP), enhancing the enforcement powers of regulators, imposing new statutory duties on manufacturers and suppliers and introducing new rights to sue them.

The government’s intention to create a single construction regulator, a key recommendation of the Grenfell Tower Inquiry, is expected to promote the centralisation of safety in the construction process. As we discussed in another article in December 2025, the government published a prospectus confirming that one of the functions of the new regulator will be the regulation of construction products. The government has committed to publishing a Construction Products Reform White Paper by spring to set out its plans for reform.

The draft Building Safety Regulator (Establishment of New Body and Transfer of Functions etc.) Regulations 2026 (2026 Regulations) represents the first step to creating a single construction

regulator. The 2026 Regulations, which came into force on 27 January 2026, set up the BSR as a new independent body corporate, moving the BSR’s function from the HSE, and establishing the BSR as the sole building safety regulator for the purposes of the BSA 2022. The 2026 Regulations change both the governance and operation of the BSR, which will report directly to the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG), and provide that functions of the BSR can be delegated to staff at the HSE until 31 December 2026. The MHCLG intends the reforms to the BSR to support its housebuilding targets, while prioritising safety, and to reduce the delays that continue to hinder the process of construction.

# Welsh HRB safety law enacted this year

Much of the new building safety regime in Wales will be implemented on 1 July. APS president-elect **Dr Bryn Wilde** looks at the recent developments in Wales that have got us to this point

On 9 December 2025, the Senedd agreed the legislative consent motion for the Building Safety (Wales) Bill, allowing it to progress to Stage 2, where a committee will undertake detailed scrutiny and consider any amendments.

The bill's overarching purpose is to strengthen the safety of people living in multi-occupied residential buildings in Wales and seeks to achieve this by establishing a regime for the occupation phase that will:

- identify those on whom statutory duties under the bill are to be placed (during the occupation phase);
- require the registration of certain regulated buildings ie those at least 11 metres in height or which have at least five storeys with a building safety authority;
- confer new functions on the "building safety authority", which are each of the local authorities in Wales;
- confer new functions on the "fire safety authority" in Wales, which are each fire and rescue authority for an area in Wales or a fire inspector (with regards regulation of Crown Buildings);
- create duties to assess and manage fire safety risks in all in-scope buildings;
- create duties to assess and manage structural safety risks in in-scope buildings that are at least 11 metres high or which have at least five storeys;
- put in place new rights for residents and place duties on them in respect of all in-scope buildings;
- establish a new enforcement regime to enable enforcement action to be taken if the new duties are not met.

The bill defines three categories of multi-occupied residential buildings based on height and number of storeys, with regulation increasing in stringency for taller buildings. It applies to all residential buildings containing two or more units, subject to limited exceptions. Regulated buildings fall into three categories:

**Category 1:** at least 18 metres or



**Dr Bryn Wilde**  
APS  
president-elect

“[The consultation] seeks to have a level of consistency with the processes now in place in England, while meeting specific Welsh requirements

**Dr Bryn Wilde,**  
**APS**

seven storeys – will be subject to both fire safety and structural safety duties and registration.

**Category 2:** below 18 metres and fewer than seven storeys, but at least 11 metres or five storeys – will be subject to both fire safety and structural safety duties and registration.

**Category 3:** below 11 metres and fewer than five storeys – will be subject to fire safety requirements.

Fire safety provisions will also apply to houses in multiple occupation (HMOs) not let under a single joint tenancy.

Current estimates indicate 180 Category 1 buildings, 449 Category 2 buildings, 51,000 Category 3 buildings, and around 15,000 HMO in Wales. Unlike the approach in England, Wales will adopt a local authority-led regulatory system, with councils responsible for oversight across all building types.

**Proposed new building control regime – consultation response**

While the Building Safety Act 2022 and its secondary legislation in England established a more stringent building control and dutyholder and competence regime, this hasn't yet been applied to Wales. Following consultation on a new building control regime for higher-risk buildings and wider changes to building regulations, the Welsh government published a summary of responses and its position on 26 November 2025.

The consultation covered dutyholder responsibilities and competence requirements, the golden thread of building information, gateway processes, mandatory occurrence reporting, compliance and stop notices, and a new process for local authorities undertaking higher-risk building work. It also addressed wider regulatory changes, including reforms to non-higher-risk building work applications, automatic lapsing of building control approval after three years, and arrangements for public bodies carrying out higher-risk work, alongside

transitional provisions. It seeks to have a level of consistency with the processes now in place in England, while meeting specific Welsh requirements.

The next phase involved drafting amendments to regulations in line with consultation outcomes, with the intention that they come into force six months after being made. The government has indicated that further consideration will be given to the level of detail required in regulations and guidance, and that additional policy development may be needed due to the technical nature of issues raised.

**Building regulations amendments**

In June 2025, Circular WGC 004/2025 announced amendments to the Building Regulations 2010 (as amended) and updates to Approved Document B (Fire Safety) Volumes 1 and 2, as well as the publication of a new Approved Document 7. A consultation on changes to Building Regulations Parts L (conservation of fuel and power), F (ventilation), and O (overheating), along with associated guidance, closed on 17 November 2025.

Additionally, in January 2026 the government has published two circulars to draw the attention of building control professionals and authorities to amendments made to the Building Regulations 2010, the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 and other related legislation.

The first circular WGC 001/2026 details changes that continue the implementation of Part 3 of the Building Safety Act 2022, which covers the design and construction phase, and form part of a broader programme to improve building safety, particularly in higher-risk buildings, by strengthening the building control system and clarifying responsibilities and accountabilities. The key provisions introduced by the Building etc (Amendment) (No. 2) (Wales) Regulations 2025 that come into force on 1 July 2026 are associated with:

**“ Unlike the approach in England, Wales will adopt a local authority-led regulatory system, with councils responsible for oversight across all building types**

Dr Bryn Wilde, APS

- dutyholders and competence requirements;
- building control approval process;
- commencement of building work;
- fire safety compliance;
- enforcement and appeals;
- amendments to other legislation;
- transitional arrangements;
- other amendments.

The key provisions of the Building Act 1984 (Commencement No. 1) (Wales) Regulations 2025, which also come into force on 1 July 2026, commences section 33 of the Building Act 1984, which relates to tests for conformity with building regulations.

The second circular WGC 002/2026 details The Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 and the Building Safety Act 2022 (Commencement No. 6) (Wales) Regulations 2025 which are also scheduled to come into force on 1 July 2026.

These regulations introduce a new procedural framework for building control in relation to higher-risk buildings with the aim of improving safety, transparency and accountability in the design and construction of HRBs. Unlike in England, an HRB in Wales (for the design and construction phase) is a building at least 18 metres high or with at least seven storeys, and which contains at least one residential unit, whereas in England this is two residential units, or is a hospital, care home or a children’s home.

The regulations establish a comprehensive approval and oversight process for HRB work, to enhance safety from initial design to final completion of building work.

One key difference to the HRB regime in England, is that local authorities will be the building control authority for HRBs in Wales, whereas in England, that function is carried out by the Building Safety Regulator.

The key provisions introduced by The Building (Higher-Risk Buildings Procedures) (Wales) Regulations 2025 are centred around the:



- building control approval process;
- change control mechanism;
- golden thread and handover of information;
- mandatory occurrence reporting;
- completion and partial completion certificates;
- regularisation and appeals
- transitional provisions, miscellaneous amendments and exemptions.

The key provisions of the Building Safety Act 2022 (Commencement No. 6) (Wales) Regulations 2025 are to enable the continued implementation of the Building Safety Act 2022 and bring into force certain provisions of Part 3 (amendments to the Building

Act 1984) and of Schedule 5 of the 2022 Act in relation to Wales.

**Further consultations**

In December 2025, the Welsh government announced a review of building control delivery models in Wales, following recommendations from the Audit Wales report Cracks in the Foundations and the Grenfell Tower Inquiry Phase 2 Report.

Local partnerships have been commissioned to assess whether the current mixed-market approach remains appropriate and effective in ensuring building safety. APS will be engaging in this process. ■

# A return to the room: APS events and CPD in 2026

Save the date – 9 September – as APS will welcome members to its first in-person conference in years while themed weeks and a specialist series will round out this year's programme



**A**fter several successful years of delivering conferences and events online, APS will mark a significant moment in 2026 with the return of its first in-person conference in a number of years, taking place on 9 September in Birmingham.

While the move online allowed APS to reach wider audiences and deliver a strong programme of virtual events, the value of being together, sharing ideas, discussion and connection in real time remains unmatched. September's conference signals a welcome return to face-to-face engagement and promises to be a standout moment in the APS calendar. Members are encouraged to save the date, with further details to follow.

Beyond the conference, 2026 will be defined by a full and varied events programme, offering APS members year-round access to professional development, learning, and CPD through a mix of live and on-demand content.

Throughout the year, members will have access to a programme of core CPD with two dedicated webinar series, one in spring

and one in autumn, alongside two CPD series delivered across the same seasons. All sessions are recorded and made available on demand, ensuring members can revisit content or catch up at a time that suits their schedules.

In addition to the core programme, the events calendar will feature two themed weeks, each built around five focused webinars exploring key topics in greater depth. A number of ad hoc webinars including a specialist series will also be offered throughout the year, with APS members benefiting from discounted access.

With a balance of live events, structured CPD, flexible on-demand learning, and the long-awaited return to an in-person conference, 2026 reflects APS's continued commitment to professional development, quality learning and meaningful connection. ■

**Further details on the Birmingham conference will be announced soon. For now, 9 September 2026 is firmly one to mark in the diary.**

**“September's conference signals a welcome return to face-to-face engagement and promises to be a standout moment in the APS calendar**

# uvex

## uvex WEARABILITY



comfort



fit



performance



style

Properly fitting PPE isn't just about safety; it's about **WEARABILITY**.

Engineered into every product we make, uvex products deliver comfort, fit, performance, and style allowing you to focus on the task at hand. Join the [#PPEthatfits](#) movement and help raise compliance and reduce accidents.

**WEARABILITY** goes beyond protection:

- » It influences the wearer experience
- » Ensures correct fitting and protection
- » Ensures comfort for all day compliance
- » Helps wearers look and feel good
- » Increases wearer confidence
- » Ensures higher acceptance levels of PPE

### Contact

one of our team to see how we can support you to increase comfort and compliance levels in your workforce.

**01252 731200**

# Protecting & developing people in construction

Synergie Training is one of the leading Construction and Infrastructure Training Companies in the UK



2000+

Training courses available



250000+

Course hours completed



50+

Expert trainers



APS, CITB, IEMA

Training centres



25+

Accreditations and partners

## Popular Upcoming Courses

Our training is available as open courses for individuals or closed courses tailored for company bookings.



Get **10% off** these courses.  
Quote **Feb10** when booking.

Course Title	Location	Dates	Cost (Ex.Vat)
APS Accredited – Building Safety Act & PD Building Regulations 2023 - 2 Days	Online	25-26 Mar 2026	£595.00
APS Accredited – The role of the Principal Designer under CDM 2015 (2 Day)	Online	13-14 Apr 2026	£595.00
APS Accredited – CDM Client	Online	15 Apr	£295.00
APS Accredited – The role of the Principal Designer under CDM 2015 (2 Day)	Glasgow	15-16 Apr 2026	£695.00
APS Accredited – Building Safety Act & PD Building Regulations 2023 - 2 Days	London	16-17 Apr 2026	£695.00
CDM 2015 Overview	Online	21 Apr 2026	£225.00
APS Accredited – CDM 2015 for Principal Contractors	Online	22 Apr 2026	£250.00
APS Accredited – CDM Awareness	Online	24 Apr 2026	£250.00
APS Accredited – The role of the Principal Designer under CDM 2015 (2 Day)	Online	27-28 Apr 2026	£595.00
APS Accredited – Building Safety Act & PD Building Regulations 2023 - 2 Days	Online	27-28 Apr 2026	£595.00
APS Accredited – BSA & Building Regulations (England) Dutyholder Introduction (1 Day)	Online	28 Apr 2026	£325.00