

Chartered Institute of Building (CIOB) Response to the Grenfell Tower Inquiry Phase Two Report and Subsequent Government Response

In September 2024, the Grenfell Tower Inquiry published its [Phase 2 Report](#) on the causes of the Grenfell Tower Fire that claimed the lives of 72 people on 14 June 2017.

The report went into detail on the long-standing failings across multiple industries, including at a government level, and made 58 recommendations aimed at government, regulatory services and industries across the built environment.

The recommendations are wide-ranging and will take time to implement or come into force. Ultimately, the intention is to create a stable, safe built environment for users of what are defined as 'higher-risk buildings' and wider residential buildings, an intention which the Chartered Institute of Building (CIOB) strongly supports.

These recommendations will sit alongside the progress made since the Inquiry published its [Phase 1 Report](#) as well as the subsequent [Building Safety Act 2022](#).

CIOB has taken time since the publication of the Phase 2 Report to consider its role in creating a safer built environment and has published this formal response to indicate what work CIOB has done to date on improving building quality and safety, both for our members, the wider built environment and the public.

This document will also outline CIOB's responses to some of the main recommendations in the Phase 2 Report. It will not cover every recommendation, but those which we can actively contribute on, particularly if they impact our membership or the wider public. We are, however, supportive of the intentions of these other recommendations and are keen to contribute our member expertise where appropriate.

Recommendations for Government

The [Grenfell Tower Inquiry Phase 2 Report](#) made 58 recommendations with a number that are aimed at changing the practices of the construction sector. The UK Government accepted all 58 Phase 2 recommendations. They have committed to publish quarterly progress reports until all recommendations have been implemented, with the most recent [update taking place on 17 October 2025](#).

Every one of the recommendations are important to address. However, we have listed some of the most *pertinent* recommendations that affect CIOB, our membership and the wider construction industry and have detailed some these recommendations below. These are accompanied by CIOB's response.

Construction Regulator

1. That the government draw together under a single regulator all the functions relating to the construction industry to which we have referred. (113.6)

The Grenfell Tower Inquiry Phase 2 Report set out the ways in which the fragmented nature of responsibility within the construction industry failed to draw together into a cohesive, effective regulatory environment. With that in mind the report recommended that many functions within the industry be collated into a single independent body reporting to a single Secretary of State.

This body, hereby referred to as the construction regulator, would provide a focal point for both the cultural and regulatory change needed in the industry. It would also allow for simple sharing

of information between those responsible for aspects of the industry and those spearheading regulatory changes.

The Phase 2 Report recommended the following functions be included within the scope of the construction regulator:

- The regulation of construction products.
- The development of suitable methods for testing the reaction to fire of materials and products intended for use in construction.
- The testing and certification of such products.
- The issue of certificates of compliance of construction products with the requirements of legislation, statutory guidance and industry standards.
- The regulation and oversight of building control.
- The licensing of contractors to work on higher-risk buildings.
- Monitoring the operation of the Building Regulations and the statutory guidance and advising the Secretary of State on the need for change.
- Carrying out research on matters affecting fire safety in the built environment.
- Collecting information, both in this country and abroad, on matters affecting fire safety.
- Exchanging information with the fire and rescue services on matters affecting fire safety.
- Accrediting fire risk assessors.
- Maintaining a publicly available library of test data and publications.

In principle, the Government has accepted this recommendation with the caveat that it does not feel that it is appropriate for the construction regulator to undertake testing and certification of construction products or issue certificates of compliance of construction products. Instead, the Government has chosen to strengthen Conformity Assessment Bodies as set out in the proposed [Construction Products Reform Green Paper](#).

CIOB is supportive of drawing together the functions listed above into a single regulator for the construction industry. However, we acknowledge the difficult task ahead.

The construction sector is fragmented into many sectors and sub-sectors all carrying out varied and important work. It is therefore essential that enough time is given to ensure any future regulator has the correct remit and responsibilities to carry out its functions effectively. Its scope will also need to be tightly defined and set out in clear supporting documentation to ensure it does not cause undue confusion within an industry that is already adapting to the new regulatory regime set out in the Building Safety Act 2022.

It is widely acknowledged there has been difficulties in the relationship between the new Building Safety Regulator and the industry, both in terms of communication and efficiency. To avoid similar issues in the formation of the construction regulator, correct resourcing and funding must be targeted at an early stage towards the proposed regulator. Clear guidance and communication must also be issued as widely as possible to ensure that the industry is ready for the powers that the regulator may have. We are strongly recommending the Government utilises professional bodies like CIOB to communicate the functions of the regulator with its membership ahead of formation. As a professional body, we have access to large swaths of the construction sector and can be used to disseminate information quickly amongst our members and the wider industry.

We understand the Government intends to publish a Regulatory Reform Prospectus by the end of 2025 before bringing forward the necessary legislation to establish it later in the Parliament. The Government have stated they will go further than the Inquiry's recommendation by consulting on strengthening the investigation of serious building safety incidents. We will examine all options for going further to ensure serious incidents are investigated quickly and

transparently, including a standalone organisation to provide an additional point of insight, evidence and challenge.

CIOB is keen to be involved in the process of forming a construction regulator and will be engaging both Government and civil servants to ensure our views are heard during this crucial process.

2. That the construction regulator should be responsible for assessing the conformity of construction products with the requirements of legislation, statutory guidance and industry standards and issuing certificates as appropriate. We should expect such certificates to become pre-eminent in the market. (113.22) and:
 - a. that copies of all test results supporting any certificate issued by the construction regulator be included in the certificate;
 - b. that manufacturers be required to provide the construction regulator with the full testing history of the product or material to which the certificate relates and inform the regulator of any material circumstances that may affect its performance; and
 - c. manufacturers be required by law to provide on request copies of all test results that support claims about fire performance made for their products. (113.23)

On 26 February 2025, the UK Government launched a [Construction Products Reform Green Paper](#). The Green Paper seeks to gather views on proposed reforms to the construction products testing regime in the wake of findings of the Grenfell Tower Inquiry reports, Dame Judith Hackitt's [Independent Review of Building Regulations and Fire Safety](#) and the Morrell-Day [Review on Construction Products Testing Regime](#).

The Green Paper sets out in detail the current state of construction product testing and the actions taken by Government since the Grenfell Tower Fire, as well as further proposed reforms to the testing regime to make construction product testing safer in the UK.

Some of the areas covered by the Green Paper include:

- Addressing gaps in the regulatory coverage of construction products through proportionate, risk-based general safety requirements for all currently unregulated products.
- Improving enforcement mechanisms by empowering the National Regulator of Construction Products to impose sanctions against manufacturers and others that breach safety obligations. The reforms will also empower the National Regulator to undertake routine, proactive market inspections and surveillance activities.
- Requirements for all construction products to feature clear, accessible labelling and product information that outlines safety critical information.
- Establishing a library for construction products as outlined in the recommendations from the Grenfell Tower Inquiry Phase 2 Report.
- Introducing Digital Product Passports and strengthening third-party testing and certification, amongst other areas.

CIOB responded to the Construction Products Reform Green Paper in May 2025. Our response primarily focused on the competency requirements set out in the consultation as well as the need to ensure that future construction product reforms focus on digitising information.

In the most recent Government progress report from 17 October 2025, it was stated that they are taking account of the consultation responses and will publish a white paper before Spring 2026.

It is also worth noting that CIOB supported the [Morrell-Day report](#) which examined how the UK's system for testing the safety of construction products could be strengthened, following the 2017 Grenfell Tower Fire.

Furthermore, in August 2025 CIOB collaborated with the Construction Products Association (CPA), Code for Construction Product Information (CCPI), Institution of Structural Engineers (IStructE) and the Royal Institute of British Architects (RIBA) to publish a free [Guide to Products Critical to Safe Construction](#) which provides designers, specifiers, and installers with the information they need to make informed decisions about construction products and includes examples and case studies to signpost industry best practice, such as the Code for Construction Product Information.

Regulation and Statutory Guidance

3. That the definition of a higher-risk building for the purposes of the Building Safety Act be reviewed urgently. (113.7)

CIOB has consistently advocated for a review of the definition of high-risk buildings. In our response to the then Building Safety Bill Committee consultation on the draft legislation we commented that:

“While we support a risk-based approach to the implementation of the new building safety regime, we also acknowledge the practical difficulties that will come with implementation. We understand the decision that starts at the narrower definitions, but which is capable of being extended regularly through revisions to secondary legislation, after suitable reviews, to bring a much wider range of buildings into scope of the enhanced regulatory regime; notably schools and all other buildings in which vulnerable people will sleep.”

It is widely acknowledged that setting the definition of higher-risk buildings at the equivalent of 18 metres or 7 storeys was a starting point and once the new building safety regime was well underway, this would be reviewed and amended to include further buildings in its scope based on risk and not just height.

We support the intention to review the definition of higher-risk buildings at this stage and will continue to campaign for the updated definition to include all other buildings where vulnerable people will sleep including those that are not currently included within the current definition e.g. hotels, or are included within the current definition but excluded because they rarely, if ever, exceed the current height threshold e.g. care homes.

We look forward to seeing the Government's plans for updating the definition of higher-risk buildings which was due to be published in Summer 2025. However, we are yet to see further detail on this.

Whilst we are supportive of this recommendation it must be acknowledged that the Building Safety Regulator (BSR) has been subject to significantly increased workloads, with some applications for new higher-risk buildings under the Gateway scheme taking up to 40 weeks and beyond to receive feedback rather than the stated 12 weeks.

Furthermore, lowering the threshold for the definition of a higher-risk building would significantly expand the number of existing buildings in scope of powers in the Building Safety Act 2022, bringing with it further resource implications for the Building Safety Regulator as these additional buildings must be registered. Significantly increasing the number of buildings in scope of the definition of higher-risk buildings will increase the number of future building control applications that must pass through the Gateway scheme and be judged by the Health & Safety Executive

(HSE). With this in mind, proper staffing and resourcing must be targeted towards the HSE, so they are properly able to carry out their functions in line with increased responsibility.

These points, amongst others, were raised in our [written evidence](#) to the House of Lords Industry and Regulators Committee inquiry into the [building safety regulator](#) in August 2025.

Also in need of consideration is the effect this may have on the synergy between the English building safety regime and those used in Scotland and Wales, who have made significant efforts to develop likeminded legislation. Making significant amendments to the definition of higher-risk buildings without the same amendments being made in Scotland and Wales could lead to significant divergence and confusion for those operating across borders.

4. That the statutory guidance generally, and Approved Document B in particular, be reviewed accordingly and a revised version published as soon as possible. (113.11). That a revised version of the guidance contain a clear warning in each section that the legal requirements are contained in the Building Regulations and that compliance with the guidance will not necessarily result in compliance with them. (113.12). New materials and methods of construction and the practice of overcladding existing buildings make the existence of effective compartmentation a questionable assumption and we recommend that it be reconsidered when Approved Document B is revised. (113.13)

Members of CIOB's Advisory Panels have fed in to and informed the review of the statutory guidance as part of the Building Safety Regulator [Fundamental Review of Building Regulations Guidance](#).

The purpose of the review has been to “explore how to make the guidance:

- Easier to understand and use.
- Regularly updated to keep up with new technologies and practices.
- More accessible, especially for small and medium-sized businesses (SMEs).”

The Government has since established a review panel in July 2025 (although CIOB were not approached for membership) to support and inform the fundamental review of the building regulations guidance, known as the Approved Documents. The Government have stated the panel will provide interim findings in Spring 2026 and a final report in Summer 2026, including recommendations on how guidance can better support designers to demonstrate compliance with building regulations.

5. That, as far as possible, membership of bodies advising on changes to the statutory guidance should include representatives of the academic community as well as those with practical experience of the industry (including fire engineers) chosen for their experience and skill and should extend beyond those who have served on similar bodies in the past. (113.14)

We welcome the intention of this recommendation to ensure that future changes to the statutory guidance are informed by those with varying expertise and experience, including those from the academic community.

We also support the proposal to ensure that, participation in a previous membership body does not create a prerequisite for joining future membership bodies advising on changes to the statutory guidance. To ensure that future guidance is adequately assembled, a breadth of expertise is needed. It is also important that those participating in the process are truly independent and have the necessary skills, knowledge, experience and behaviours.

As part of this recommendation, it should be set out how clear pathways will be created for feedback from membership bodies to civil servants and relevant ministers within the government. Clear pathways for feedback will allow for the constant evolution of statutory guidance as the building safety regime progresses as well as allowing members to adequately escalate any concerns and challenges from the industry as they arise.

Fire Safety

6. That the government bring responsibility for the functions relating to fire safety currently exercised by the Ministry of Housing Communities and Local Government (MHCLG), the Home Office and the Department for Business and Trade into one department under a single Secretary of State. (113.8)

CIOB were pleased to see that action has already been taken on this recommendation and that responsibility for fire safety was moved to MHCLG as of April 2025.

This will help create a coordinated approach to building safety within a single government department. Alongside this, it will help the industry to communicate with Government as the building safety regime evolves and create a single point of contact from Government to industry to communicate when working practices, regulations and goals/aims need to change.

Since our last update, we are pleased to see that full staff transfer was completed on 1 July and budgets remain the final action, which is expected to be complete by the next progress report in December 2025. and to ensure there is no lag as MHCLG civil servants are upskilled in fire safety matters.

7. That it be made a statutory requirement that a fire safety strategy produced by a registered fire engineer to be submitted with building control applications (at Gateway 2) for the construction or refurbishment of any higher-risk building and for it to be reviewed and re-submitted at the stage of completion (Gateway 3). Such a strategy must take into account the needs of vulnerable people, including the additional time they may require to leave the building or reach a place of safety within it and any additional facilities necessary to ensure their safety. (113.15)

We continue to support any intention to improve the safety of creators and users of the built environment and recognise the need to make it normal practice for the appropriate provision of means to escape, particularly vulnerable people.

In the past, we have supported new mechanisms and strategies to protect building users, including [requirements on all new buildings of 18 metres or higher to have a second staircase](#).

8. That the government take urgent steps to increase the number of places on high-quality masters level courses in fire engineering accredited by the professional regulator. (113.25)

Whilst CIOB does not create or accredit courses relating to fire engineering it is important to ensure that higher-level courses such as these are available across the raft of professions in the built environment. It is worth noting that CIOB does offer qualifications and courses in fire safety. Detail on these courses are outlined towards the end of this document.

There are significant and acute skills gaps across the built environment both in terms of the generation of new talent entering the industry and the competency of the existing workforce.

CIOB, alongside other professional bodies within the industry, has been working hard to ensure those already in the industry are equipped with the skills necessary to carry out the work and intention of the new building safety regime. More detail is provided in this document on the specific work CIOB has undertaken in this area.

9. That the government convene a group of practitioner and academic fire engineers and such other professionals as it thinks fit to produce an authoritative statement of the knowledge and skills to be expected of a competent fire engineer. Such a statement would also enable others in the construction industry to understand better the nature and importance of a fire engineer's work. (113.27)

CIOB agrees with the outcome of this recommendation. We would be happy to advise or share the views and expertise of our members to improve competence in this area, noting that many come from academic backgrounds.

10. That the government, working in collaboration with industry and professional bodies, encourage the development of courses in the principles of fire engineering for construction professionals and members of the fire and rescue services as part of their continuing professional development. (113.28)

CIOB supports this recommendation. There is an urgent need to ensure future training courses focusing on the principles of building safety are robust, rigorously prepared, properly developed and overseen.

11. That the government establish a system of mandatory accreditation to certify the competence of fire risk assessors by setting standards for qualification and continuing professional development and such other measures as may be considered necessary or desirable. We think it necessary for an accreditation system to be mandatory in order to ensure the competence of all those who offer their services as fire risk assessors. (113.41)

CIOB supports this recommendation. The role of a fire risk assessor is a safety critical role and therefore correct accreditation requirements should be put in place to ensure those carrying out the role are competent.

The Government has since confirmed, on 15 August, the British Standards Institution (BSI) published 'BS 8674:2025 Built Environment – Framework for Competence of Individual Fire Risk Assessors - Code of Practice'. This British Standard is an important step forward for the fire risk assessor profession, setting out the skills, knowledge, experience and behaviours that industry consider fire risk assessors should possess.

MHCLG has also developed a cross-government board that meets monthly to oversee progress and support delivery of this recommendation.

Chief Construction Advisor

12. That the Secretary of State appoint a Chief Construction Adviser with a sufficient budget and staff to provide advice on all matters affecting the construction industry, including:
 - a. monitoring all aspects of the department's work relating to the Building Regulations and statutory guidance;
 - b. providing advice to the Secretary of State on request; and
 - c. bringing to the attention of the Secretary of State any matters affecting the Building Regulations and statutory guidance or matters affecting the

construction industry more generally of which the government should be aware. (113.9)

We welcome the Government's intentions to appoint a Chief Construction Advisor. This role will provide a single point of contact between the industry and Government on regulatory matters.

It must be assured as part of the role that the future Chief Construction Advisor maintains regular engagement with all major trade and professional bodies in the industry. Through our membership we are able to provide regular updates on the state of the industry, its main challenges and opportunities as well as the results of legislative changes and regulatory changes on the economic climate of construction.

In September 2025, the Minister for Building Safety appointed Thouria Istephan as interim Chief Construction Adviser (CCA) for a period of 12 months until September 2026. A final CCA will then be appointed for a longer, fixed term. CIOB responded to the announcement, [here](#).

Building Control

13. That it be made a statutory requirement that an application for building control approval in relation to the construction or refurbishment of a higher-risk building (Gateway 2) be supported by a statement from a senior manager of the principal designer under the Building Safety Act 2022 that all reasonable steps have been taken to ensure that on completion the building as designed will be as safe as is required by the Building Regulations. (113.31)

We are not best placed to comment on whether the requirement for a statement that all reasonable steps have been taken to ensure that on completion a building as designed will be safe as required by the Building Regulations should come from a senior manager of the Principal Designer. However, we would like to reaffirm the importance of ensuring that those designated as both the Principal Designer and Principal Contractors are equipped with the right competencies to ensure that a building is safe.

With that in mind, CIOB has launched its own Principal Contractor Competency Certification Scheme (PCCCS) to provide a route to proving competency as a Principal Contractor, as required by the Building Safety Regulator (BSR). Furthermore, we intend to launch a similar scheme for Principal Designers in Autumn 2025.

14. That a licensing scheme operated by the construction regulator be introduced for principal contractors wishing to undertake the construction or refurbishment of higher-risk buildings and that it be a legal requirement that any application for building control approval for the construction or refurbishment of a higher-risk building (Gateway 2) be supported by a personal undertaking from a director or senior manager of the principal contractor to take all reasonable care to ensure that on completion and handover the building is as safe as is required by the Building Regulations. (113.33)

The higher-risk building (HRB) regime already regulates the competence of Principal Contractors.

It is clear the intent of recommendation 113.33 is to go further in the regulation of HRBs. The Government has stated it will 'review the impact of the new dutyholder regime in relation to higher-risk buildings from October 2025 and publish our findings by Autumn 2026.'

With this in mind, it is likely this recommendation will take longer to implement given the numerous potential areas that licensing could cover.

CIOB were asked by MHCLG to convene a roundtable with stakeholders to consider the framework for discussing licensing. This was to support the policy development towards achieving a licensing scheme to be operated by the Construction Regulator (Recommendation 1 listed earlier in this document).

CIOB also hosts its own Principal Contractor competency scheme and further detail on this scheme is provided later in this document.

15. That the government appoint an independent panel to consider whether it is in the public interest for building control functions to be performed by those who have a commercial interest in the process. (113.37) and that the same panel consider whether all building control functions should be performed by a national authority. (113.38)

One of the key failings highlighted by the Grenfell Tower Phase 2 Report was the prominence of commercial interest over the public good. As a Royal Chartered professional body, CIOB is committed to acting in the public interest.

We feel this should take prominence over any commercial interest when it comes to organisations whose role includes guardianship of the public interest.

With that in mind, we support the creation of an independent panel to consider whether it is in the public interest for building control functions to be performed by those who have a commercial interest in the process. We also support the recommendation that the same panel consider whether all building control functions should be performed by a national authority and look forward to the outcome of this examination.

Cladding Materials Library

16. We have referred to the Cladding Materials Library set up by the University of Queensland, which could form the basis of a valuable source of information for designers of buildings in general. We recommend that the construction regulator sponsor the development of a similar library, perhaps as part of a joint project with the University of Queensland, to provide a continuing resource for designers. (113.39)

CIOB supports the recommendation to create a Cladding Materials Library to provide a source of information for designers of buildings. We were pleased to see the Government accepted this recommendation to create a lasting public record on cladding materials.

We would be keen to understand the chain of responsibility that will be associated with uploading and updating information within the library, once formed. If it is the intention that the product manufacturers are responsible for uploading information, then a clear set of rules will need to be created dictating when and what information is required. Clear enforcement mechanisms will also need to be implemented to hold those responsible for uploading or updating information to account should processes fail.

These areas were covered in the Construction Products Reform Green Paper, which closed in May 2025 and we await further clarity in the formal White Paper, expected before Spring 2026.

Inquiry Recommendations

17. That it be made a legal requirement for the government to maintain a publicly accessible record of recommendations made by select committees, coroners and public inquiries together with a description of the steps taken in response. If the

government decides not to accept a recommendation, it should record its reasons for doing so. Scrutiny of its actions should be a matter for Parliament, to which it should be required to report annually. (113.40)

This recommendation goes well beyond the findings of the Grenfell Tower Inquiry and will be applicable to inquiries and select committee findings across a range of subjects.

It is important for clear lessons to be learned from tragedies that highlight failures in key industries and recommendations on how to address these failings are not forgotten or dismissed. CIOB strongly supports this recommendation.

Chartered Institute of Building work undertaken since the Grenfell Tower fire to improve building safety

Background

CIOB's work in improving building safety dates to February 2017, where Professor John Cole published a report into the defects that led to the closure of 17 schools in Edinburgh. Just a few months later, in June 2017, the tragic fire at Grenfell Tower claimed the lives of 72 people.

Both incidents were followed by official inquiries, and their subsequent reports rightly made for uncomfortable reading for all those in the industry.

CIOB has been active in driving building safety reform, particularly following the draft publication of the Building Safety Bill – which became the Building Safety Act 2022 on 28 April 2022 and then into force on 1 October 2023.

Our views are shaped by the work of our Quality Implementation Group (QIG) which exists to help CIOB respond to the changing regulatory environment and provide education and support to our members and the wider industry. The QIG also plays a key role in raising standards and promoting best practice in construction quality, providing resources to help further education in the field where appropriate.

The QIG is Chaired by CIOB past president, Paul Nash who is also a member of the Industry Safety Steering Group (ISSG) which reports to Secretary of State and the Minister for Building Safety.

A snapshot of some of the main publications, training and areas of work that CIOB has produced in this space is covered below.

Quality & Safety – Learning & Assessment Portfolio

In recent years, CIOB has developed an extensive learning and assessment portfolio, recognising the need for quality and safety to be enshrined as part of the culture change that Dame Judith Hackitt DBE and others have discussed extensively since the Grenfell Tower tragedy.

The full portfolio can be seen below. We note that all of these are developed in line with the Building Safety Act and continue to be regularly reviewed to ensure consistency and compliance with the building safety regime as it develops.

| Resource | Name |
|------------------|---|
| Code of Practice | Code of Practice for Project Management – 6 th Edition |
| Code of Practice | Code of Practice for Programme Management – 2 nd Edition |

| | |
|----------------------|---|
| Guide | Site Management Guide |
| Guide | Guide to Construction Quality (Site Production & Assembly) |
| Guide | Guide to Managing Safety-Critical Elements in Building Construction |
| Guide | Guide to Products Critical to Safe Construction |
| Information Sheet | Quality Planning in Micro and Small to Medium Sized Enterprises |
| Information Sheet | Practical steps that can be undertaken in the Management of Contractors to discharge the relevant CDM 2015 duties |
| Information Sheet | Smoke Control Management |
| Certification Scheme | Principal Contractor Competence Scheme |
| Qualification | Level 6 Certificate in Fire Safety |
| Qualification | Level 6 Diploma in Building Safety Management |
| Qualification | Level 3 Certificate in Technical Support for Public Sector Building Standards |
| Qualification | Level 4 Diploma in Building Control Surveying |
| Qualification | Level 5 Diploma in Building Control Surveying |
| Qualification | Level 6 Certificate in Building Control Management Public Service |
| Qualification | Level 6 Certificate in Legislative Compliance for Building Control |
| Qualification | Level 6 Certificate in Fire Safety for Building Control |
| Qualification | Level 3 Construction Site Supervision |
| Qualification | Level 4 Diploma in Site Management |
| Training Course | Quality In Construction (Massive Open Online Course) |
| Training Course | Construction Quality Management |
| Training Course | Fire Safety During Construction |
| Training Course | Building Safety Act: Awareness (e-learning) |
| Training Course | Full & half day workshops on the BSA |
| Training Course | Site Supervision - Quality Fundamentals |
| Training Course | Fire Safety Fundamentals – From construction to completion |
| Training Course | Construction Management Essentials: Health, Safety and Welfare |
| Training Course | Health & Safety Awareness |

If you require any further information on any of the resources, please contact customerservice@ciob.org.uk.

Principal Contractors under the Building Safety Act

Demonstrating competency is now a legal requirement for the new dutyholder roles of the Building Safety Act.

The principal contractor competence framework

[PAS 8672:2022 - The framework for competence of individual Principal Contractors](#) was published on July 31, 2022. It is part of set of standards, developed by three steering groups, made up of built environment professionals, including CIOB, under the government-funded Built Environment Competence programme and as such is freely available for download.

The PAS 8672:2022 standard specifies competence requirements for the duty holder role of principal contractor. It also describes specific competences common to all principal contractors and those which are additional for those undertaking the role on higher-risk buildings (HRBs). It covers roles and responsibilities; skills, knowledge and experience; behaviours and ethics; additional competences for higher-risk buildings; and limits of competence.

Certification

In March 2024, CIOB launched the [Principal Contractor Competency Certification Scheme \(PCCCS\)](#) to provide a route to proving competency as a **Principal Contractor**, as required by the BSR. The regulatory transformation introduced with the establishment of the BSR includes the creation of new safety-critical roles, including the Principal Designer and Principal Contractor, both with building safety responsibilities.

Future intentions

CIOB is planning to launch a Principal Designer Competency Certification Scheme (PDCCS) in **October 2025**.

The Royal Institute of British Architects (RIBA) also have an [accredited Principal Designer Register](#) which allows RIBA Chartered Members in the UK to demonstrate they meet the competence criteria to serve as Principal Designers. CIOB has fed into the formation of this Register and RIBA will be doing the same for the CIOB scheme to ensure consistency across the professions.

Mandatory CPD

Continuing CIOB's commitment to promoting modern professionalism within the built environment, we have made building safety an integral part of our members' Continuous Professional Development (CPD).

Starting with the current CPD cycle that began on January 1, 2025, all CIOB members are required to undertake CPD in Building Safety, to remain up to date with the latest developments and regional regulations. This must represent a minimum of three CPD points, out of the 10 CPD points members are required to accrue each year.

The move follows the introduction of the new CPD Policy in January 2023. Under the policy, CIOB can prioritise certain subjects for CPD to ensure members stay up to date with current best practice. CIOB's CPD Policy is more than just a points-based auditing process and emphasises the importance of reflecting on the lessons and learnings of CPD.

Future Products and Services

For visibility purposes, the following guides and certifications are being developed by the CIOB.

| Resource | Name | Estimated Launch Date |
|----------------------|--------------------------------------|-----------------------|
| Certification Scheme | Principal Designer Competence Scheme | October, 2025 |

General Updates

In June 2025, Alex Norris MP, then Minister for Building Safety, Fire and Growth announced a raft of changes to the role and function of the BSR.

The main change included in this announcement was that the role of BSR would be moved from within the HSE to a team within MHCLG. The ultimate aim of this will be for the BSR to operate within the proposed new construction regulator.

CIOB will look to feed into the transitional process to emphasise the need to learn lessons from some of the previous failings during the fledgling years of the BSR's existence.

Alongside this, a new 'Fast Track Process' has been announced which will help bring resources 'in-house' rather than continuing to be reliant on out-sourcing to speed up decision-making on applications passing through the gateway system. More details of the new processes will be announced soon.

Conclusion

We welcome any engagement, input or views from members on our work on quality and building safety. Should you wish to be involved, please contact policy@ciob.org.uk.

This document will be updated on a quarterly basis, subject to approval by the Quality Implementation Group (QIG) to inform members about any work that CIOB is carrying out in-line with the recommendations from the Grenfell Tower inquiry.

For further information please contact:

CIOB's Quality Implementation Group (QIG)
e: policy@ciob.org.uk