

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 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 also outlines 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 25 February 2026](#).

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](#) and subsequent [Construction Products Reform White 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.

In December 2025 the UK Government published its [Single Construction Regulator Prospectus](#), setting out the Government's vision for a better regulatory system focused on the following outcomes:

1. Buildings and environments are safe, high-performing and deliver a healthy, accessible, secure, and sustainable environment for occupants.
2. Companies and individuals are enabled to thrive when they operate in the interests of current and future building users.
3. Products for buildings are fit for their purpose and users are provided with accurate product information.
4. The building system is trusted; users have confidence the system will act to prioritise the safety and needs of occupants.

The publication of the prospectus was accompanied by a [partial consultation](#) that closed on 20 March 2026.

It is widely acknowledged there have been difficulties in the relationship between the new Building Safety Regulator and the industry, both in terms of communication and efficiency.

Whilst many of these issues have been addressed by the introduction of multidisciplinary teams and account managers to reduce delays in deciding on applications to the Building Safety Regulator. 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.

This point, amongst others, has been echoed in our formal response to the Single Construction Regulator Prospectus which can [be found here](#).

The Government has subsequently published a [call for evidence on the strategy for the built environment professions, trades and occupations](#). The call for evidence is wide ranging and asks questions about many aspects of the construction process.

The topic for the call for evidence has been formally defined as:

“This is a public call for evidence seeking detailed information about the challenges impacting how people and organisations work across the built environment sector, with a particular focus on skills, behaviours and accountability. The outcomes of this exercise will inform development of a new strategy for the built environment professions, trades and occupations.”

The full call for evidence can be found [here](#). CIOB will be formally responding, if you have any views that you would like to share with us, please contact the Policy & Public Affairs team on policy@ciob.org.uk.

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 set 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.

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.

On 25 February 2026, the UK Government published its [Construction Products Reform White Paper](#), which follows up on the Green Paper with more detailed plans for the future regulation of construction products. The White Paper contains a series of consultation questions to which responses were accepted until 20 May 2026. CIOB [responded](#) to this consultation. Again, we highlighted the need to ensure competency throughout the construction supply chain to ensure products are tested, marketed and certified correctly as well as advocating for a cautious approach to opening mandatory standards as free to access resources.

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.

In December 2025, the UK Government published a [policy paper](#) on the review of the definition of higher-risk buildings. The review concluded that “The original decisions on the definition of a higher-risk building were made with a focus on mitigating the risk and extent of multi-fatality and multiple life-long injuries events like the Grenfell Tower fire. Based on the data available it still seems to be focused on the appropriate categories of buildings.” The review also concluded that increasing the scope of higher-risk buildings at this time would “not be right”. While this is disappointing, it has also been highlighted that yearly reviews will take place to assess the evidence and further consider the need to update the definition of higher-risk buildings.

Whilst we are supportive of the initial recommendation from the Grenfell Tower Phase Two Inquiry report, it must be acknowledged that the Building Safety Regulator 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. Whilst this timeline has now been reduced for most applicants, concerns still remain about future delays at the Gateway 3 stage.

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 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. Further details on this are yet to emerge.

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, the Building Safety Regulator has become a standalone body to create a logical pathway to the creation of a Single Construction Regulator. The body will be overseen by MHCLG.

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.

In March 2025, the Government [announced](#) the availability of £15 million which will be used to take forward the plans set out in this statement. This includes consideration of support for the development of courses in fire engineering, providing bursaries, and supporting research and academic capacity.

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)

The Government has stated that the recruitment process to appoint a Chief Construction and Scientific Adviser is currently underway following the launch of the recruitment campaign on 11 March 2026. They anticipate a candidate will be appointed by the end of 2026.

In the meantime, the interim Chief Construction Adviser Thouria Istephan who was appointed in September 2025, has continued with her work advising officials and ministers. Ms Istephan issued a public statement on 25 February 2026 setting out her priorities and planned next steps in the role. She met with the Building Safety Regulator Residents Panel on 17 March to hear the perspective of residents on building safety and regulatory reform.

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 is also crucial the future Chief Construction and Scientific Advisor maintains regular engagement with all major trade and professional bodies in the industry. Through our membership we can 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.

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, CIOB has launched a Principal Designer Competency Certification Scheme (PDCCS), providing a route to proving competency as a principal designer.

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.

CIOB understands that the Government Open Innovation Team (OIT) was commissioned to [conduct a review](#) to explore the role and impact of a construction product library. While this is not explicitly a cladding remediation library, the two proposals are intrinsically linked. While the OIT and the experts commissioned for the review felt that a construction library would benefit the sector, several potential barriers were highlighted including the high number of SMEs in the construction sector and ongoing data issues. The review concluded that “Unless issues with data quality and standardisation are addressed, the positive impact of a new construction library could be severely limited.” Therefore, the underlying finding was that these issues needed to be addressed prior to the creation of a cladding, construction or products library.

CIOB would be keen to work with MHCLG to understand what can be done to help generate better data and standardisation in the construction industry.

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
Certification Scheme	Principal Designer Competency Certification Scheme (PDCCS)
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.

We subsequently launched our [Principal Designer Competency Certification Scheme \(PDCCS\)](#) in early 2026. The Principal Designer Competency Certification Scheme (PDCCS) provides a clear route for demonstrating the competence required by the Building Safety Regulator (BSR). Under the Building Safety Act 2022, Principal Designers play a safety-critical role, overseeing design work and ensuring risks are properly managed. PDCCS is open to individuals currently performing, or appointed to, the Principal Designer role. Applicants must be members of CIOB or another recognised professional body. This course is available to UK residents only.

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). The first change, which was made on 1 January 2025, means 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.

In February 2026, CIOB made further updates to our CPD policy. Following a review of CPD Policy, all CIOB members (apart from retired members holding RetMCIOB or RetFCIOB, who are exempt) agree to undertake CPD in each subscription year to comply with Rule 10 of the Rules of Professional Competence and Conduct. Further information on these changes can be found [here](#).

General Updates

From 1 October 2026, the Building Safety Levy is likely to come into effect, meaning that a cost will be levied against most residential development in England to continue to contribute towards wider cladding remediation costs.

From 30 September 2026, amendments to Approved Document B will mean that higher-risk buildings in England will be required to have more than one common staircase.

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