

Collegiate UK Building Safety Act Resident Engagement Plan

Introduction

The safety and wellbeing of our residents are our top priorities. In compliance with the Building Safety Act, this Resident Engagement Plan outlines the measures we will take to inform, consult, and involve our residents in matters concerning building safety.

Legislative Framework

The Building Safety Act 2022 came in to force on 1 April 2023 and was introduced in the wake of safety concerns for occupants of high-rise buildings, over 18 meters (7 storeys) after the 2017 Grenfell Tower tragedy. The legislation is intended to improve the design, construction, and management of higher-risk buildings.

The new legislation empowers residents in high-rise buildings to have a greater say in how their building is kept safe. Residents will be able to raise building safety concerns directly with the owners and managers of their buildings.

Collegiate UK will be the Principle Accountable Person (PAP) that falls as part of the scope for the Building Safety Regulator and managing the risks posed to people in and about the building from structural failure or the spread of fire in the parts of the building they are responsible for.

As part of our duties as the PAP we must:

- Prepare and distribute a Resident Engagement Strategy.
- Engage with residents about the safety of our buildings and carry out duties relating to the resident engagement strategy.
- Keep, update and provide information about the building for the building's safety case and any legislative changes that may affect the safety of our residents.

Building Safety Act 2022

1. Creation of the Building Safety Regulator:

- The Act establishes a Building Safety Regulator (BSR) within the Health and Safety Executive (HSE) to oversee the safety and performance of all buildings and enforce stricter safety regulations.



2. **Accountability and Responsibility:**

- **Dutyholders:** The Act introduces the concept of dutyholders (e.g., clients, designers, contractors) who have specific roles and responsibilities during the design, construction, and occupation phases of buildings.
- **Accountable Person:** For high-rise residential buildings, an Accountable Person (AP) is required to ensure building safety and compliance with the law. The AP must manage risks and maintain a safety case report.

3. **Safety Management:**

- **Building Safety Manager:** High-rise buildings must appoint a Building Safety Manager (BSM) to oversee day-to-day safety management and engage with residents on safety issues.
- **Safety Case Report:** Dutyholders must maintain a safety case report, demonstrating how building safety risks are being managed.

4. **Resident Engagement and Transparency:**

- The Act mandates increased resident engagement in safety matters, ensuring residents are informed about safety measures and have a voice in safety management.
- Residents must be provided with key safety information and have the ability to raise concerns with the Accountable Person.

5. **Building Control Reform:**

- The Act reforms the building control system, enhancing the oversight and competence of building inspectors and introducing a unified regulatory framework.

6. **New Regulatory Regimes:**

- **Gateway Points:** The Act introduces three key gateway points (planning, pre-construction, and pre-occupation) where safety and compliance must be demonstrated before proceeding to the next stage.
- **Golden Thread:** A digital record of building information (design, construction, and maintenance) must be maintained throughout the building's lifecycle to ensure safety and compliance.

7. **Enforcement and Sanctions:**

- The Act provides the BSR with extensive powers to enforce compliance, including the ability to issue stop notices, compliance notices, and prosecution for non-compliance.
- Sanctions include significant fines and imprisonment for serious breaches.

8. **Defect Liability:**

- The Act extends the limitation period for claims relating to building defects from 6 to 15 years, allowing residents more time to seek redress for unsafe building conditions.



1. Resident Communication Strategy

Objective: Ensure clear, consistent, and regular communication with all residents about safety-related matters.

Methods:

- **Notice Boards:** Display important safety information in communal areas.
 - **Digital Screens:** Regular updates on upcoming works and project progress.
 - **Digital Platforms:** Use email to provide updates.
 - **Safety Bulletins:** Urgent safety alerts and updates will be communicated via email.
 - **Resident Handbook:** Digital guide to living in a Collegiate UK property with details about safety in our buildings and our Resident Engagement Strategy.
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2. Resident Consultation and Involvement

Objective: Where appropriate, engage residents in safety discussions and decision-making processes.

Methods:

Our strategy will be available to all residents via the Student Portal. The link to the strategy will be included in the Resident Handbook provided upon arrival. Residents have a 3 week window from their move-in date to review the strategy and suggest improvements.

Our General Manager will address any concerns raised by residents. If necessary, concerns will be escalated to the Health & Safety Manager for further assistance. All resident recommendations will be considered, and the strategy will be updated as appropriate.

3. Safety Education and Training

Objective: Educate residents on safety protocols and emergency procedures.

Methods:

- **Resident Handbooks and Moving In Guides:** Safety information for all new residents, covering fire safety, evacuation procedures, and reporting hazards.
- **Workshops and Drills:** Quarterly fire drills and annual safety workshops.
- **Pre Check-In online induction:** safety and wellbeing information and documentation.
- **Arrival orientation:** new residents are shown around the property highlighting essential safety information (eg Fire Escapes).



- **Drills:** Bi-annual fire drills.
 - **Online Resources:** Access to the Resident Handbook and Pre Check-In safety information via the Collegiate UK Resident Portal.
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4. Transparency and Information Access

Objective: Provide residents with easy access to safety-related documents and records.

Methods:

- At Collegiate, we engage independent Health & Safety Consultants to conduct comprehensive Fire, Water, and Health & Safety Risk Assessments for all properties in our portfolio annually. These inspections adhere to relevant legislation, identifying and addressing any discrepancies or deficiencies that do not meet regulatory standards. We take prompt corrective action on any identified issues.
 - To demonstrate our commitment to providing a safe and secure living environment, we make these reports and their corresponding action plans, including timelines and responsible parties, available to all residents upon request.
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5. Emergency Response and Reporting

Objective: Ensure residents know how to respond to emergencies and report safety concerns.

Methods:

- **Emergency Contact Information:** Display emergency and out of hours contact numbers in all common areas.
 - **Maintenance Reporting System via Collegiate UK resident portal:** a simple and efficient system for residents to report maintenance/safety concerns, accessible online.
 - **Emergency Drills:** Conduct regular emergency evacuation drills and review their effectiveness with resident feedback.
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6. Ongoing Engagement and Improvement

Objective: Continuously improve safety measures through resident involvement and feedback.

Methods:

- **Regular Survey:** Bi-annual Investors In Students Survey with input from residents and residence teams.



- **Feedback Loop:** All resident feedback is acknowledged, reviewed, and acted upon via action plans where appropriate, with outcomes communicated back to residents.
- **Safety Audits:** Annual Health and Safety with resident representatives to identify and address any new or ongoing concerns.
- **ANUK audit:** Spot checks, engaging with residents for their feedback relating to safety concerns.

Collegiate UK Actions

1. Identify project impact level
 - **Minor** – impacting relatively few students for a few days.
 - **Major** – impacting blocks of students for a prolonged period (1 week – 2 months).
 - **Severe** – impacting all residents for more than 2 months.
2. Implement required actions.

Action	Minor	Major	Severe
Create Teams chat for project group to provide updates and information for comms.			
Resident Consultation – survey/poll to identify opportunities with least impact.			
Comms from GM/Residence Team direct to residents via StarRez			
Create Communication Plan to include:			
• Regular updates to residents			
• Update website			
• Comms to University			
• Notice boards			
• Digital Screens			
• Feedback request			

Contact Information:

For any safety-related queries, please contact:

Nicola Kingdon GRAD IOSH
Health & Safety Manager | nkingdon@collegiate-ac.com

Acknowledgement:



We thank all residents for their cooperation and commitment to maintaining a safe and secure living environment. Your participation is vital to the success of our safety initiatives.

Approval:

This Resident Engagement Plan has been reviewed and approved by the Collegiate UK Health & Safety Manager.

Signature:

Nicola Kingdon
Collegiate UK Health & Safety Manager
[Date]

This plan serves as a framework and will be tailored to the specific needs and characteristics of Collegiate UK's properties and residents.

