



**Resibuild**  
Events

# Future of Fire Safety: Navigation Gateway 2

Roundtable Summary





## Abstract

This document provides a comprehensive summary of a roundtable discussion focused on the Gateway Two process under the new Building Safety Regime (BSR) in the aftermath of the Grenfell tragedy. Industry experts, including architects, engineers, consultants, subcontractors, and regulatory representatives for the Health and Safety Executives (HSE), convened to address the challenges, insights, and opportunities presented by the implementations of Gateway Two.

Key topics include the high failure rate of Gateway Two submissions, the need for clearer regulatory guidance, the importance of early contractor involvement, digital transformation challenges, and the cultural shift required within the construction industry.

The participants emphasised the necessity for improved communication, collaboration, and competence to navigate the complexities of the new regulations effectively. The collective insights aim to serve as a foundation for future initiatives to build safe structures while embracing innovation and efficiency.

This document is being formally released at the Houses of Parliament on 21st October 2024 by the Institute of Construction Management and Resibuild.

**V1.0 Issued by Nick Haughton**



## Executive Summary

This document summarizes the key discussions and conclusions from a recent roundtable focused on the Gateway Two process under the new Building Safety Regime (BSR).

Industry professionals from various sectors convened to address the challenges, insights, and opportunities associated with the implementation of Gateway Two, particularly in the context of the challenges and uncertainties surrounding the new process and regulations following the Grenfell tragedy.

The conversation highlights issues such as regulatory clarity, industry preparedness, digital transformation, procurement strategies, and the importance of collaboration among stakeholders.

The roundtable concluded with particular takeaways, emphasising the need for communication, competence, and a cultural shift within the construction industry.





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## 1. Introduction

The roundtable brought together industry experts to discuss the Gateway Two process within the new Building Safety Regime (BSR). Participants included architects, engineers, consultants, subcontractors, and representatives from regulatory bodies such as the Health and Safety Executives (HSE). The discussion aimed to identify the key challenges, share insights, and propose solutions to navigate the complexities of Gateway Two submissions and compliance.



## 2. Challenges with Gateway Two Submissions

### Summary of Discussion:

Participants expressed concerns over the high failure rate of Gateway Two Submissions, citing a lack of clarity on required information and the level of detail expected by the Building Safety Regie (BSR). The absence of exemplar submissions or clear guidance has led to confusion and project delay.

### Conclusions:

- **Need for Clarity:** The industry requires clearer guidelines on the specific information and level of detail required for successful Gateway Two submissions.
- **Executve Summaries:** Emphasising the importance of concise executive within submissions.
- **Proportionality:** Recognising that not all projects require the same level of detail, especially in fire remediation works versus new building.



### 3. Regulatory Clarity and Communication

#### Summary of Discussion:

The lack of effective communication from the BSR has led to inconsistencies in understanding and implementing the new regulations. Participants highlighted the need for the regulators to provide more trans[arent feedback on why submissions fail and what constitutes a successful application.

#### Conclusions:

- **Transparent Feedback:** The BSR should offer high-level reasons for submission failures to guide the industry in improving future applications.
- **Exemplar Submissions:** While the regulator may be hesitant to provide specific examples, offering general templates of lessons learned could be beneficial.
- **Collaborations with Industry Bodies:** Encouraging the BSR to work closely with industry organisations to disseminate clear guidance and standards.







## 4. Procurement Strategies and Early Contractor Involvement

### Summary of Discussion:

The traditional procurement processes are not aligning well with the requirements of the Gateway Two process. Early contractor involvement and collaboration are seen as essential to ensure designs are practical, safe, and compliant from the outset.

### Conclusions:

- **Early Engagement:** Contractors and subcontractors should be involved early in the design process, potentially through Pre-Construction Service Agreements (PCSAs).
- **Risking Sharing:** Contracts should promote shared risk and collaborative problem-solving rather than shifting risk down the supply chain.
- **Re-evaluating Procedure Model:** The industry needs to consider new procurement strategies that align with the demands of the BSR regime.

## 5. Digital Transformation and Information Management

### Summary of Discussion:

Digital literacy and effective information management are critical in meeting the requirements of the new safety regime. However, a significant portion of the industry lacks the necessary digital skills, leading to challenges in data handling and compliance.

### Conclusions:

- **Improving Digital Literacy:** Investing in training and development to enhance digital skills across the industry.
- **Unified Platforms:** The need for interoperable digital system that allows seamless information exchange among stakeholders.
- **Data Management:** Emphasising the importance of managing and utilising collected data effectively throughout the building's lifecycle.



## 6. Industry Culture and Competence

### Summary of Discussion:

A cultural shift is necessary to embrace the new regulatory environment. Competence, collaboration, and willingness to adapt are crucial for the industry to meet safety standards and avoid repeating past mistakes.

### Conclusions:

- **Competence Verification:** Establishing mechanisms to verify the competence of all parties involved, including subcontractors and SMEs.
- **Cultural Change:** Encouraging openness about challenges and fostering a mindset of continuous improvement.
- **Behavioural Competence:** Recognising that attitudes and behaviours impact safety outcomes as much as technical skills.



## 7. Impact on Subcontractors and SMEs

### Summary of Discussion:

Subcontractors and small to medium-sized enterprises (SMEs) face significant challenges in adapting to the new regulations. Concerns include increased costs, digital adoption, and the potential for being excluded from projects due to stringent compliance requirements.

### Conclusions:

- **Support for SMEs:** Providing guidance and resources to help smaller organisations navigate the regulatory changes.
- **Inclusive Practices:** Main contractors should foster better relationships with subcontractors, focusing on fair treatment and shared objectives.
- **Licensing and Accreditation:** Considering the impact of potential licensing requirements on SMEs and finding ways to include them in the process.



## 8. Modern Methods of Construction (MMC) and Viability

### Summary of Discussion:

The viability of MMC, particularly volumetric modular construction, is under scrutiny due to cash flow challenges and the need for cultural shifts in procurement and warranty provisions.

### Conclusions:

- **Cash Flow Management:** Addressing the financial challenges that MMC companies face due to pipeline uncertainties and payment structures.
- **Cultural Shift in Procurement:** Adapting procurement strategies to accommodate the unique aspects of MMC, including early payments and risk allocation.
- **Quality Assurance:** Ensuring that MMC products meet safety standards through rigorous quality control and transparency.
- **MMC does not have to be Volumetric:** Despite the gloom that surrounds the press on collapse of manufactures there is a thriving MMC modular market which does bring in the accountability and improved traceability.





## 9. Participant Takeaways

### Jon Vanstone | Chair of the Competency Committee, Health and Safety Executive (HSE)

- **Improved Communication from BSR:** Acknowledged that communication from the Building Safety Regulator to the industry is insufficient and needs improvement. “I’m consistently frustrated by our communication into industry; it’s low at best and needs to improve”.
- **Industry Leadership:** Encourage the industry to take initiative in defining standards and processes. “If you wait for [the regulators], you can wait forever. It’s better to say, ‘This is what we’re doing until you tell us otherwise”.
- **Positive Outlook on Change:** Recognised that efforts in Gateway Two are leading to wider improvements in construction digitisation and contractual changes. “What you’re doing is leading wider construction digitisation and needs everywhere”.
- **Attracting Workforce Through Professionalisation:** Emphasised that rising industry standards will help attract a better workforce. “Raising the overall level of industry professionalisation...will really help solve one of my major issues, which is the workforce”.

### Scott Humphris | Midfix

- **Education for SMEs:** Highlighted the need to educate smaller organisations on building safety. “A lot of these organisations are smaller micro-organisations... the more we can do to educate down into those smaller mindful organisations, the better”.
- **Profit Margins vs. Safety Priorities:** Noted that tight profit margins often compete with safety priorities. “It is the profit margins where they’re most squeezed... that often competes with the building safety priority”.

### Adrian Rowles | Lockmetal

- **Ongoing Learning Curve:** Acknowledged that the industry is still in an early learning phase. “Everyone’s in that kind of really early, all that horrible learning curve”.
- **Understanding Integration:** Expressed uncertainty about how their product knowledge fits into new regulatory processes. “I know where I am in terms of my product; it’s just how it’s going to work with the people I’m dealing with”.





## Adam Wood | Buckley Gray Yeoman Architects

- **Early Contractor Involvement:** Emphasised the need for main contractors to be involved earlier. “Main contractors have to get involved earlier and their supply chain... we will work closer together through stage four”.
- **Preventing Delays:** Highlighted that collaborations can prevent delays in Gateway Two approvals. “These applications keep failing; it’s going to force the whole industry to say, ‘We have to spend longer”.

## Oliver Varley | Murphy Facades

- **Collaborations Despite Fee Limitations:** Stressed working together to develop detailed executives summaries. “We’re finding we’re doing all this technical validation... primarily to bring ourselves through this process with early contractor engagement”.
- **Industry Not Ready for Detailed Early Detailed Early Design:** Noted challenges in contributing required detail at early stages. “The industry isn’t really ready for us to contribute to that level of detail in stage two”.

## Lefteris Siamopoulos | FMDC

- **Time Constraints and Information level:** Identifies time and unclear information requirements as main challenges. “The main challenge there is time, the level of information that is required that we don’t know”.
- **Need for Guidance from BSR:** Called for more guidance to reduce uncertainty. “Some guidance from BSR would be very welcome”.

## Paul Bussey | AHMM Architects; Member of RIBA and CIC Committees

- **Less is More:** Advocated for concise executive summaries with strategic information. “Less is more... we’re looking at executive summary, strategic information, and then the detail can follow”.
- **Industry Should Lead:** Encouraged the industry to define the quality of information. “We’ve got to tell the regulators... that’s the message we’ve got to give back”.

## Johnny Furlong | Dalux

- **Optimism in Change:** Viewed regulatory changes as an opportunity. “I actually take this as a positive... we can use everything that’s happening around building safety to drive a better quality agenda”.



- **Improving Profit Margins Through Quality:** Suggested that better quality will lead to improved profits. “Higher product quality... is going to reduce defects... there’s going to be more profit in the industry”.

### Mark Pratten | Airey Miller

- **Excitement for Industry Evolution:** Expressed enthusiasm for the changes. “I’m actually quite excited about where this is going. I’m learning all the time”.
- **Early Engagement Thought PCSAs:** Support using PCSAs to involve contractors early. “Our view is that PCSA processes are the way forward to get that early engagement”.

### Andrew Parsons | Sapphire Balconies

- **Embracing Change and Collaboration:** Encouraged acceptance of industry changes. “Just to accept that change is happening; we need to embrace it and collaboration for the greater good”.
- **Improving Safety Standards Together:** Emphasised working collectively to improve safety. “Let’s just all work together to make it happen”.

### David Jones | The Institute of Construction Management; CIC Chair of London and South East

- **Competence, Cash Flow, Collaboration:** Identified key issues as “Competence is key. Cash flow is the killer, and collaboration”.
- **Need for a New Model:** Advocated for changing existing models. “We need a new procurement model; same old same old isn’t going to work”.

### Nick Haughton | Sapphire Balconies

- **Clarity Over Complexity:** Recommended simplifying processes. “One is being clear first, not clever, so just making things perhaps a bit more simple as a starting point”
- **Raising Standards to Eliminate Poor Practice:** Noted that higher standards will benefit the industry. “Ultimately, it’s going to flush out a lot of poor practice... which is going to be better for all, I think”.



## 10. Credits

We extend our sincere gratitude to all the companies and individuals who contributed to this enlightening roundtable discussion.

### **SAPPHIRE** Sapphire Balconies

**Summary:** Sapphire Balconies is the leading manufacturer of offsite manufactured balcony systems, specialising in a offsite manufactured balcony systems, specialising in a collaborative balcony journey streamlined by innovation.

**Special Thanks:** As the headline sponsor, Sapphire Balconies provided invaluable support and expertise, significantly contributing to the success of the event.



### **The Institute of Construction Management (ICM)**

**Summary:** The ICM is a professional body committed to promoting excellence in construction management through education, accreditation, and advocacy.

**Special Thanks:** We particularly thank the ICM for partnering on the event and for taking the summary documents to the event at the Houses of Parliament as a key takeaway document.



### **Reynaers Aluminium Windows**

**Summary:** Reynaers Aluminium is a leading supplier and installer of high-quality aluminium windows and doors, offering bespoke solutions for residential and commercial projects.

**Special Thanks:** We also extend our gratitude to Raynaers for partnering on the event.



### **Health and Safety Executives (HSE)**

**Summary:** The HSE is the UK's regulator for workplace health and safety, providing guidance and enforcement to ensure safe working environments across all industries.



**Special Thanks:** We acknowledge Jon Vanstone, Chair of the Competency at HSE, for his valuable insights during the event.



### AHMM Architect

**Summary:** Allford Hall Monaghan Morris (AHMM) is an award-winning architectural practice known for its innovative designs and commitment to sustainability.



### Airey Miller

**Summary:** Airey Miller is a multidisciplinary consultancy offering project management, cost consultancy, and building surveying service, dedicated to delivering excellence in the built environment.



### Buckley Gray Yeoman Architects

**Summary:** An award-winning architectural practice known for its creative and practical solutions, Buckley Gray Yeoman Architects works across various sectors, including residential, commercial, and mixed-use projects.



### Dalux

**Summary:** Dalux is a software company specialising in digital tools for the constructions industry offering solutions for BIM, mobile field application, and facility management.



### FMDC

**Summary:** FMDC offers facade consultancy services, specialising in the design and engineering of building envelopes to optimise performance and aesthetics.



### Lockmetal

**Summary:** Lockmetal is a specialist in the design, manufacture, and installation of bespoke metal cladding and facade systems, focusing on innovation and quality.





## Midfix

**Summary:** Midfix provides support systems and fixing solutions for mechanical and electrical services, offering expert engineering and high-quality products.



## Murphy Facades

**Summary:** Murphy Facades specialised in the design, manufacture, and installation of high-performance facade systems, delivering innovative solutions for modern buildings.



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By bringing together diverse expertise and fostering open dialogue, this roundtable has contributed to the ongoing efforts to enhance fire safety in the construction industry. The collective insights and commitments shared will serve as a foundation for future initiatives aimed at building safer, more resilient structures.

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