

PAS 8673:2022

Built environment – Competence requirements for the management of safety in residential buildings – Specification



Department for Levelling Up,
Housing & Communities

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Contents

Foreword	ii
Introduction.....	iv
1 Scope.....	1
2 Normative references	2
3 Terms, definitions and abbreviated terms	3
4 Key principles	4
5 Competence areas.....	5
6 Competencies	6
7 Competence and assessment	9
Annexes	
Annex A (informative) Detailed competencies.....	10
Annex B (informative) Competence assessment	17
Bibliography	20

Foreword

This PAS was sponsored by the Department for Levelling Up, Housing and Communities (DLUHC). Its development was facilitated by BSI Standards Limited and it was published under licence from The British Standards Institution. It came into effect on 31 July 2022.

Acknowledgement is given to Brian Atkin, as the technical author, and the following organizations that were involved in the development of this PAS as members of the steering group:

- Association of Residential Managing Agents
- British Property Federation
- Chartered Institute of Building
- Construction Products Association
- Consumer and Public Interest Network
- Department for Levelling Up, Housing and Communities
- Engineering Council
- Health and Safety Executive
- Institute of Residential Property Management
- Institute of Workplace and Facilities Management
- Institution of Occupational Safety and Health
- Local Government Association
- National Fire Chiefs Council
- National Housing Federation
- Royal Institution of Chartered Surveyors

Acknowledgement is also given to co-opted members of the steering group, together with the members of a wider review panel who were consulted in the development of this PAS.

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The PAS process enables a specification to be rapidly developed in order to fulfil an immediate need in industry. A PAS can be considered for further development as a British Standard, or constitute part of the UK input into the development of a European or International Standard.

Relationship with other publications

This PAS forms part of a comprehensive suite of documents relating to competence in the built environment. The suite comprises:

- BSI Flex 8670, *Built environment – Core criteria for building safety in competence frameworks – Code of practice*¹⁾;
- PAS 8671, *Built environment – Framework for competence of individual Principal Designers – Specification*;
- PAS 8672, *Built environment – Framework for competence of individual Principal Contractors – Specification*;
- PAS 8673, *Built environment – Competence requirements for the management of safety in residential buildings – Specification*.

This PAS is based upon the recommendations regarding competence (i.e. skills, knowledge, experience and behaviours) and assessment given in the report *Safer people, safer homes: Building Safety Management of Working Group 8* [1], the “Hackitt” report [2], and BSI Flex 8670.

The Building Safety Act 2022 [3] introduces obligations for Accountable Persons to be responsible for assessing and managing building safety risks (i.e. the spread of fire and structural failure). To meet the duties set out in the Act, some Accountable Persons might find it necessary to improve their arrangements, including their competence or of those that support them, to assess and manage building safety risks.

¹⁾ Downloadable from <https://www.bsigroup.com/en-GB/industries-and-sectors/construction-and-the-built-environment/built-environment-competence-standards/>.

Information about this document

This PAS sets out a competence framework to support Accountable Persons and others in managing building safety risks. “Building safety” is used in the sense defined in BSI Flex 8670 and encompasses fire safety, structural safety, public health and public safety. The context of the PAS is residential buildings and other developments incorporating residential accommodation, but it might also be relevant to other types of building. The term “person” in this PAS means a natural person or a legal entity, i.e. organization.

This PAS is not intended to replace existing professional, technical or vocational training.

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Use of this document

It has been assumed in the preparation of this PAS that the execution of its provisions will be entrusted to appropriately qualified and experienced people, for whose use it has been produced. In this regard, individuals or entities managing building safety are expected to have defined roles and responsibilities. Overseeing the arrangements in place to manage building safety risks is one of the most important roles. Individuals or entities overseeing such a role are expected to demonstrate that they have the necessary skills, knowledge, experience and behaviours to determine if such arrangements are effective and proportionate.

This PAS can be used as a benchmark against which to assess the competence of:

- a) those performing the necessary activities related to the management of building safety in residential buildings; and
- b) those whose services are being contracted to carry out or support the carrying out of the management of building safety.

It can also be used to guide and assess how well dutyholders and those delegating functions to others (for example, a managing agent employing specialist contractors) have carried out due diligence to verify the competence of those they employ or contract.

More generally, it is expected to be of use to, for example:

- organizations that will assess the competence and commitment of persons managing safety in residential buildings, including professional bodies, trade bodies and those that regulate by statute or facilitate voluntary self-regulation;
- national accreditation authorities;
- government agencies;
- employers; and
- insurers.

It is anticipated that this PAS can be used to assure stakeholders that persons managing safety in residential buildings are assessed by common and directly comparable methodology and processes.

Presentational conventions

The provisions of this PAS are presented in roman (i.e. upright) type. Its requirements are expressed in sentences in which the principal auxiliary verb is “shall”.

Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.

Where words have alternative spellings, the preferred spelling of the Shorter Oxford English Dictionary is used (e.g. “organization” rather than “organisation”).

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Introduction

In words borrowed from BSI Flex 8670, people have the right to expect that buildings and their immediate environment are designed, built and maintained in a way that is safe. Occupants (including residents, workers and visitors), and other key stakeholders such as freeholders and leaseholders, need to have confidence and trust in the people responsible for ensuring that their interests are properly considered and that safety of occupants is a priority. There is understandable concern that buildings need to be designed and constructed to the required standards to provide safe, secure and efficient environments for occupants. Equally, buildings ought to be managed and maintained to these same standards, but sometimes they are not.

Occupation and use represent by far the longest phase in a building's life cycle, during which changes might take place affecting its performance. Changes can arise for a variety of reasons, such as improving energy efficiency, reducing carbon emissions, replacement of obsolete systems and components, upgrading functionality and providing greater amenity for occupants. A proposed change might be seen as beneficial, but the consequences of any mismanaged planning might not be and, in extreme cases, could prove disastrous. There is also the possibility of hazards and risks, arising from deficiencies and other quality-related issues, surfacing well into occupation, for example, as a result of a major refurbishment or cumulative, incremental alterations amounting to material change.

Occupied buildings are live environments and subject to continual change even if this is barely perceivable on a day-to-day basis. The interdependencies that exist between the functions, activities and tasks necessary to maintain the safe, secure and effective functioning of a building have to be understood, including maintenance and improvement works undertaken by occupants; otherwise, there is the likelihood of incidents occurring that could affect occupant safety. Upholding building safety as the primary concern means accepting that activities and tasks have to be designed, planned, organized, resourced, coordinated, monitored, controlled and reviewed, and the interdependencies between them have to be properly understood, to provide adequate levels of safety in the building.

1 Scope

This PAS specifies competence requirements for managing safety in residential buildings, based on the recommendations and core competence criteria set out in BSI Flex 8670, in regard to:

- building structures and building systems, including building services;
- interaction of systems and components;
- operational practices necessary to maintain buildings safe for occupants;
- risk management;
- managing the golden thread²⁾ of information, including other digital information;
- managing change, including the consequences of human behaviour;
- leadership, communication and planning skills; and
- personal commitment to ethical behaviour and professional standards.

It also gives guidance on detailed competencies (see Annex A) and the assessment of competence (see Annex B).

This PAS is applicable to residential buildings and other developments incorporating residential accommodation.

This PAS does not cover training requirements.

²⁾ The principles of the golden thread are set out in the Building Regulations Advisory Committee (BRAC) golden thread working group report, which can be found at <https://www.gov.uk/government/publications/building-regulations-advisory-committee-golden-thread-report/building-regulations-advisory-committee-golden-thread-report>.