

# Lifelong Housing, Living Communities: Building Sustainable Housing and Neighbourhoods for Our Lifetimes

Housing LIN

6<sup>th</sup> March 2025

# welcome



Sue Rugg  
Regional Director



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# AtkinsRéalis



- On September 13, 2023, SNC-Lavalin, Atkins, and Faithful+Gould will become **AtkinsRéalis**, a world-leading design, engineering and project management organization that connects people, data and technology to transform the world's infrastructure and energy systems.
- **AtkinsRéalis** better reflects who we are, what we do and where we're heading, as one united organisation.

# What remains the same?

- Our commitment to projects, and stakeholders
- Our purpose to *Engineer a better future for our planet and its people*
- Our vision, values and strategy
- Our legacy of global and local delivery
- Your contacts with us / Key Account Managers
- Our passion to succeed.
- Our support of the Sector





# 2025

# Current Market and Key trends

## 01

New housing

1.5m homes target and reinstatement of local housing targets. New Towns Commission due to report in the summer.

## 02

Health investment increasing.

NHP forward programme confirmed (c.£3bn a year for 15 years). Further investment in primary care expected at Spending Review.

## 03

Education market slowing

Reduction in investment overall due to reduced demand for new places and uncertainty around the future of University sector

## 04

Adaptive reuse

Redundant office, retail and public sector assets being converted for alternative uses. Overall decrease in new build and increase in refurb.

## 05

Public sector revenue challenges

Pressure on revenue budgets across the public sector means public bodies are reviewing their property holdings for disposals and/or revenue creation

# Key trends – Later Living

## 01

### Demographics

The UK's population of over-65s continues to grow driving increase demand both for later living accommodation and care facilities

## 02

### Investable sector

PWC Emerging Trends in Real Estate 2025 identifies Later Living as the 7<sup>th</sup> most investable sector (4.04 out of 5 on investor sentiment – with 3.5 and above being good).

## 03

### Ageing Stock

Only 12% of the Later Living stock has been built since 2010 and in line with wider housing stock there is a significant proportion of post-war investment in need of renewal

## 04

### Changing needs

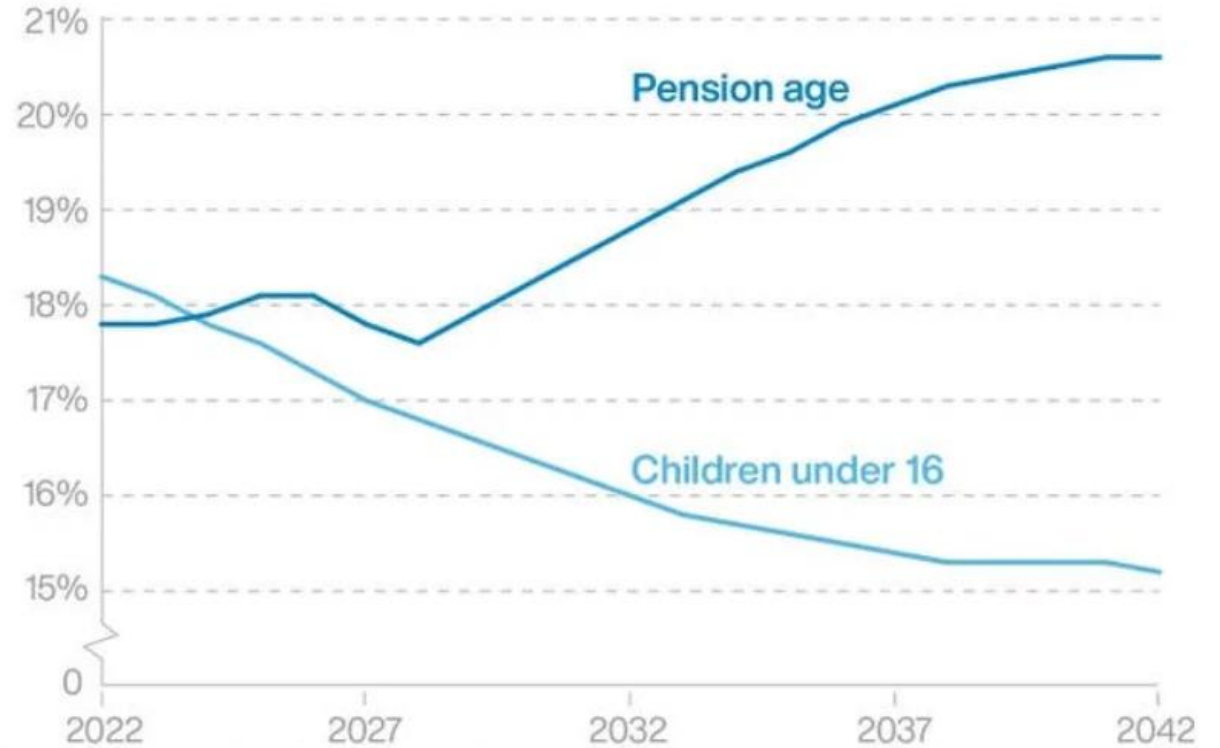
As the profile of needs for later living residents change, there is a need to adapt and build on the range of products being offered.

# Demographics continue to shift

By mid-2032 more than one in 10 (10.3%) of the UK population are projected to be aged 75 and over, compared with about one in 11 (9.1%) in mid-2022.

By mid-2042 the figure is projected to be nearly one in eight (12.3%).

## Projected proportion of UK population

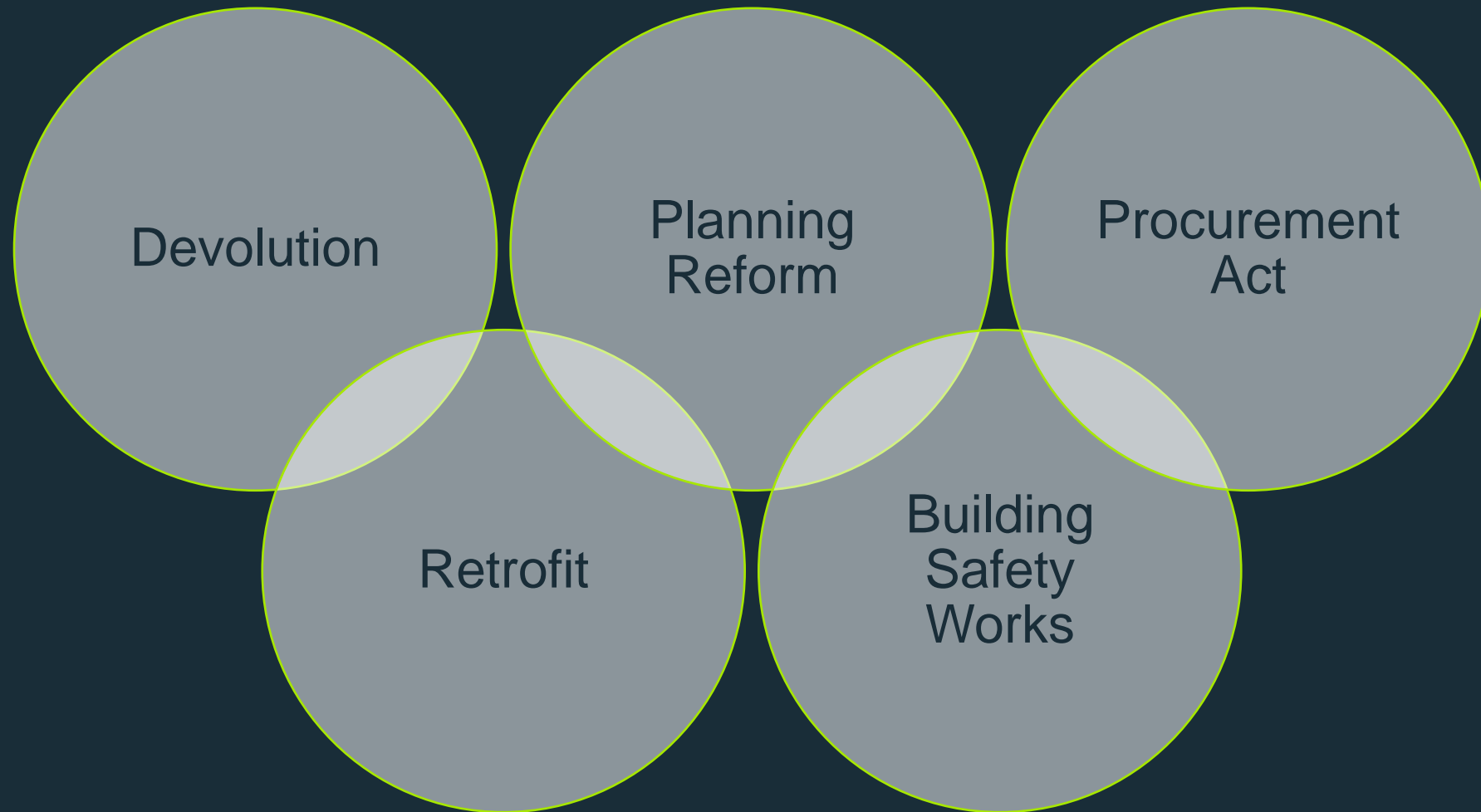


PA graphic. Source: ONS. All figures are mid-year estimates

(PA Graphics)

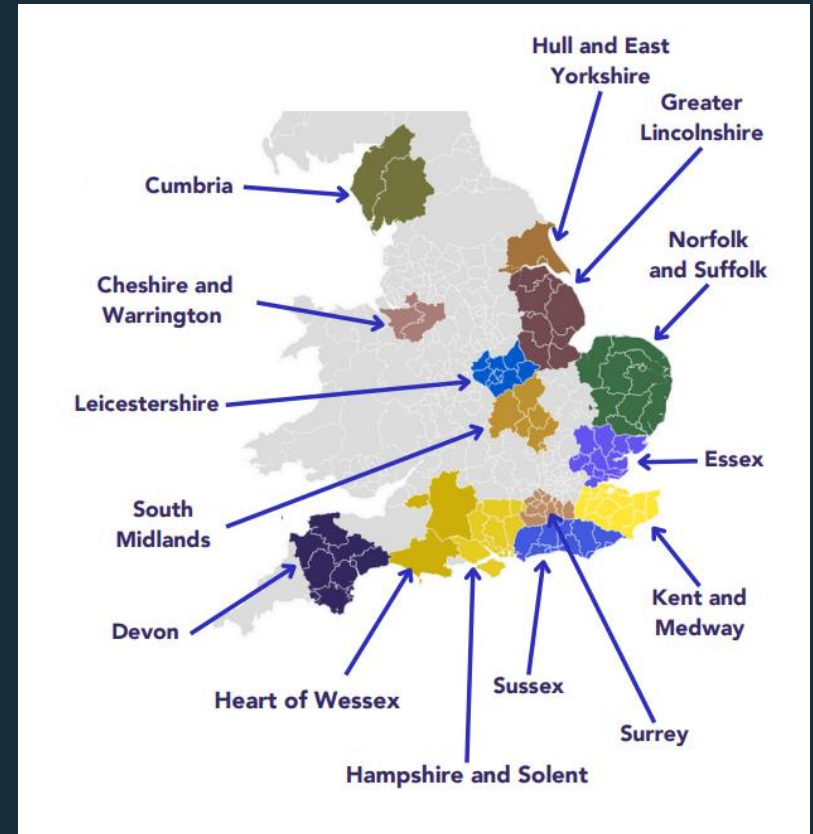


# Sector Challenges



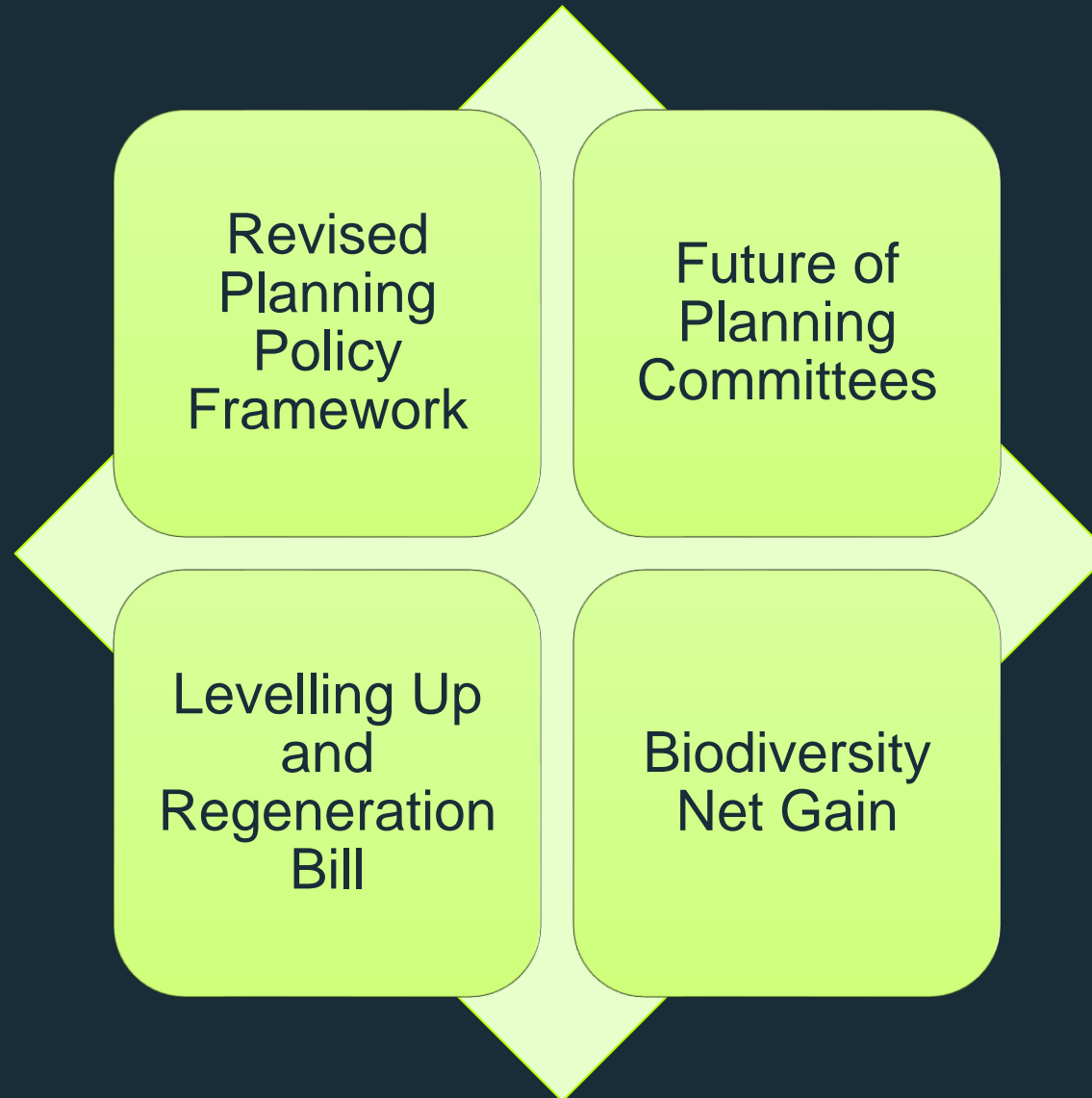
# Devolution

- The new proposed devolution settlement for England will see Strategic Authorities in all areas – adding to the existing Combined Authorities in the North and Midlands.
- Where multiple tiers of local government exist, this will see the existing counties and districts merging to create new unitary authorities.
- The devolution settlements will be wide ranging – meaning the end of central government bid rounds for funding as funding is given via formula to places over a long-term settlement.
- The new Strategic Authorities will have spatial planning powers, as well as overseeing economic growth, skills, transport, net zero, and housing targets.



Map of potential new Combined Authorities  
Source: Inflect

# Planning Reform



# Procurement Act 2023

Live from 24<sup>th</sup> February 2025

Biggest shake-up of Procurement Laws for over thirty years

Brings together four existing pieces of legislation into the one new Act.

Procurement completed in a more agile way

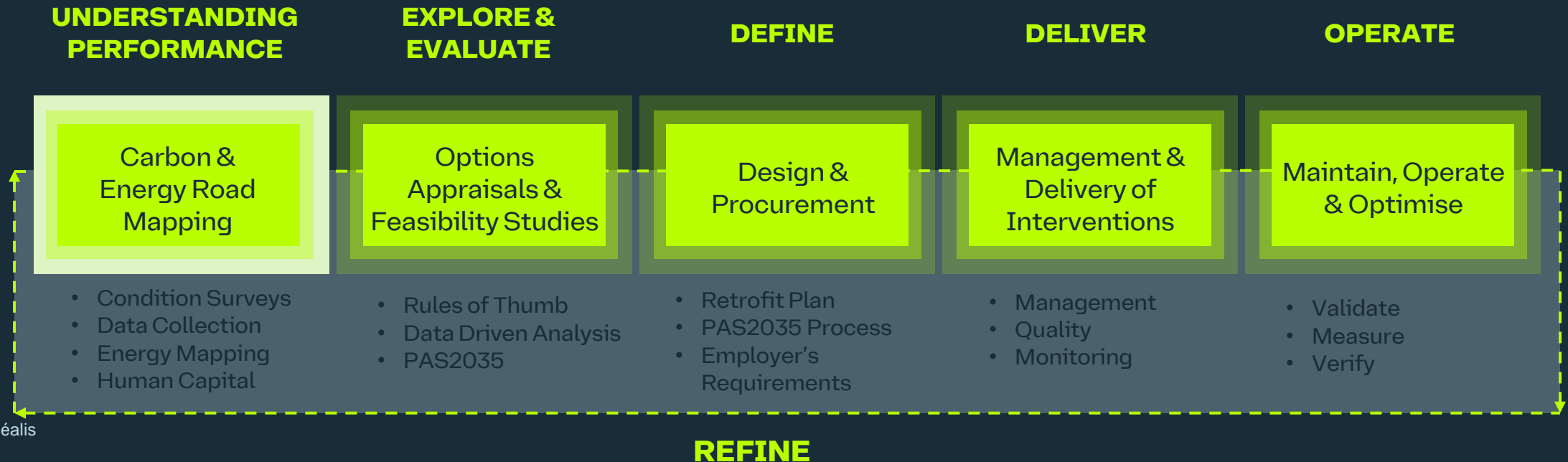
More information shared publicly about procurements and suppliers

Prompt payment across the supply chain

# Retrofit

- The National Energy Action groups states around 6.5 million UK households are in the grip of fuel poverty, unable to afford to heat their homes to the temperature needed to keep warm and healthy.
- There are currently about 29 million homes in the UK, of which 19 million have an EPC rating lower than C.

AtkinsRéalis is supporting social housing providers and private landlords across the UK to reduce carbon emissions, end fuel poverty, improve living standards, and enhance placemaking.



# Building Safety Works

New reforms to ensure all homes are safe, secure and built to the highest standards will benefit millions of people across the country

December 2024, the government launched its Remediation Acceleration Plan which sets out tough new measures to get buildings fixed quicker



*#Cladding Remediation #Sprinkler installation #AOV's #Fire Detection #Compartmentation*

# BUILDING SAFETY ACT 2022

# The Building Safety Act 2022 ('BSA')

- Primary legislation
- Overhauls and amends existing primary legislation
- Introduces new secondary legislation





# Secondary Legislation

17 pieces of new legislation impacting how we design, build and manage all construction projects that became law as of 1st October 23

## Higher-Risk Buildings

The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023

The Building Safety (Registration of Higher- Risk Buildings and Review Decisions) (England) Regulations 2023

The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023

The Building (Public Bodies and Higher-Risk Building Work)(England) Regulations 2023

The Building (Higher-Risk Buildings Procedures)(England) Regulations 2023

The Higher-Risk Buildings (Management of Safety Risks etc)(England) Regulations 2023

## Building Control

The Building Regulation etc. (Amendment) (England) Regulations 2023

The Building (Approved Inspectors etc. and Review of Decisions) (England) Regulations 2023

The Building Safety Act (Consequential Amendments etc) Regulations 2023

The Building (Restricted Activities and Functions)(England) Regulations 2023

The Building Safety (Regulators Charges) Regulations 2023

The Building (Higher -Risk Buildings Procedures) (England) Regulations 2023

The Building (Registered Building Control Approvers etc)(England) Regulations 2024

The Building (Registered Building Control Approvers etc) England (Amendment) Regulations 2024



Management of existing HRB's  
Construction of new HRB's  
Changes to existing HRBS

Note in occupation, care homes and hospitals fall under the Care Quality Commission.



All Projects

# Part 2a Building Regulations changes

In addition to new legislation there are amendments to the existing Building Regulations. The key changes apply to **all projects** where more than one contractor is appointed.

The changes include;

- New duties for Clients, Designers and Contractors
- New duties holders including the Principal Designer and Principal Contractor (same names but different duties to those under CDM 2015)
- Greater requirements to demonstrate competency for all
- New duties to ensure supervision and monitoring for those working on projects but still in training

If you're building anything from a residential home to a new leisure centre or making changes to a HRB through to building a new HRB, these regulations apply from the **1st October 2023**.



Client



Principal Designer



Principal Contractor



Designer



Contractor

# Clients

## Building Regulations (Amendments) Regulations 2023 - Reg 11A - (1)

Must make suitable arrangements for **planning, managing** and **monitoring** a project (including allocation of sufficient time and other resources) so as to ensure compliance with all relevant requirements.

### Arrangements are suitable if;

- Design work is in accordance with the relevant requirements
- Building work is carried out in compliance with the relevant requirements
- Designers & Contractors cooperate to ensure compliance with the relevant requirements

Where there is more than one contractor, or it is reasonably foreseeable that more than one contractor will be working, appoint:

- A designer with control over the design work as the principal designer for the purposes of these Regulations
- A contractor with control over the building work as the principal contractor for the purposes of these Regulations

Failure to appoint PD or PC at the project outset will result in the role defaulting to the client

### Alternative:

The Client can certify in writing that the CDM PD / PC is also PD / PC under the Building Regulations (where competent to do so)



# Competence – Everyone's Responsibility

Duty Holder Appointment: Client must take all reasonable steps to satisfy themselves that the person appointed is competent to:

- Undertake the role
- Plan, Manage & Monitor the work

For which they are being appointed.

Additionally, anyone making an appointment under the Building Safety Act is required to satisfy themselves that the party they are appointing has the skills, knowledge, experience and behaviors to undertake the role.

**Skills** – Can demonstrate their approach to delivering the work

**Knowledge** – Have obtained the relevant qualifications, training and industry body accreditations.

**Experience** – Can evidence having undertaken the role on a number of similar project to the one they are being appointed for

**Behaviours** – Only accepts work they know to be in their competency and speaks out where they believe that to continue working in a particular way would be in breach of the relevant requirements

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**BSI Flex**  
**8670**

PAS 8671 – Framework for competence Principal Designer

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PAS 8672 - Competence of Principal Contractors

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PAS 8673 – Framework for competence for the management of safety in residential buildings



# Principal Designer

## BUILDING REGULATIONS PRINCIPAL DESIGNER

Planning, managing, monitoring and coordinating design work, so that if it were built, **it would be in compliance with all relevant requirements**

## CLIENT

Planning, managing and monitoring a project (including allocation of sufficient time and other resources) so as to **ensure compliance with all relevant requirements.**

- **Design Execution Plan (DEP)**
- **Building Regulation Compliance Tracker**
- **Competency Assessment**



# AtkinsRéalis Design Execution Plan (DEP)

- Assists both the BR Principal Designer & Clients in complying with their duties
- Records the project arrangements that are implemented to ensure the project complies with the Building Safety Act and subsequent secondary legislation
- This BSA Design Execution Plan will be used to detail the arrangements for **planning**, **managing** and **monitoring** design work and to detail how design work will be coordinated.

*When the principal designer's appointment ends, no later than **28 days** after the end of the appointment, give to the client a document explaining the arrangements it put in place to fulfil their duties.*




# AtkinsRéalis Relevant Requirements Compliance Tracker Template

Project Number: Project Name: Principal Designer: AtkinsRéalis Individual who has the task of managing AtkinsRéalis's functions as the principal designer: How to use this Tracker 1. Make a copy for your project 2. Confirm the Relevant Requirements for your project - these will depend on building use and the works that are being undertaken 3. For ease of use delete/hide the rows containing non-Relevant Requirements 4. Initially discuss and agree compliance methodology (e.g. AD or other such as BS9999) with the Accountable Discipline 5. Towards the end of each RIBA Stage request evidence of compliance from Accountable Discipline (e.g. reference to specific sections of their stage reports). The level of detail for such evidence should be appropriate for the stage and if not appropriate (e.g. Part K5 at Stage 2) indicate as such		Relevant Requirements for New Build										RACI Matrix										Compliance Methodology	Summary of Compliance									
		Residential (Dwellings)	Residential (institutional & other)	Residential - relevant building (over 10m)	Office	Shop and commercial	Assembly and recreation	Schools	Industrial	Storage and other non-residential	Architecture	Building Structure / Civils	Building Services	Fire Consultant	Facade Consultant	Acoustic Consultant	Building Physics	Landscape	Transportation/Service											Please include requirements to evidence compliance with the Building Regulations e.g. drawings, specifications, calculations, surveys, reports etc.		
Reg Materials		Materials and Workmanship										A	R	R	R	R	I	I	R													
A Structure		Loading										O	A	O	O	O	O	I	I	O												
A2 Ground Movement												O	A	O	O	O	O	I	I	O												
A3 Disproportionate collapse												O	A	O	O	O	O	I	I	O												
B Fire Safety												R	R	R	A	R	I	I	R													
Volume 1 - Dwellings and blocks of flats												R	R	R	A	R	I	I	R													
B1 Means of warning and escape												R	R	R	A	R	I	I	R													
B2 Internal fire spread (linings)												R	R	R	A	R	I	I	R													
B3 Internal fire spread (structure)												R	R	R	A	R	I	I	R													
B4 External fire spread												R	R	R	A	R	I	I	R													
Reg 7 Non-combustible facades												R	R	R	A	R	I	I	R													
B5 Access and facilities for the fire services												R	R	R	A	R	I	I	R													
Reg 38 Fire Safety Information (for buildings that RFD 2005 applies)												R	R	R	A	R	I	I	R													
Volume 2 - Buildings other than dwellings												R	R	R	A	R	I	I	R													
B1 Means of warning and escape												R	R	R	A	R	I	I	R													
B2 Internal fire spread (linings)												R	R	R	A	R	I	I	R													
B3 Internal fire spread (structure)												R	R	R	A	R	I	I	R													
B4 External fire spread												R	R	R	A	R	I	I	R													
Reg 7 Non-combustible facades												R	R	R	A	R	I	I	R													
B5 Access and facilities for the fire services												R	R	R	A	R	I	I	R													
Reg 38 Fire Safety Information (for buildings that RFD 2005 applies)												R	R	R	A	R	I	I	R													
C Site preparation and resistance to contaminants and moisture												A	R	O	R	I	I	R														
C1 Site preparation and resistance to contaminants												A	R	O	R	I	I	R														
C2 Resistance to moisture												A	R	O	R	I	I	R														
D Cavity insulation												A	R	O	R	I	I	R														
D1 Cavity insulation												A	R	O	R	I	I	R														
E Resistance to the passage of sound												R	O	R	O	R	A	A														
E1 Protection against sound from other parts of the building and adjoining buildings												R	O	R	O	R	A	A														
E2 Protection against sound within a dwelling-house etc												R	O	R	O	R	A	A														
E3 Reverberation in the common internal parts of residential buildings												R	O	R	O	R	A	A														
E4 Acoustic conditions in schools												R	O	R	O	R	A	A														
F Ventilation												R	C	A	C	R	C	R														
Volume 1 - Dwellings												R	C	A	C	R	C	R														
F1 & reg 39, 42 & 44 Means of ventilation												R	C	A	C	R	C	R														
Volume 2 - Buildings other than dwellings												R	C	A	C	R	C	R														
F1 & reg 39 & 44 Means of ventilation												R	C	A	C	R	C	R														
G Sanitation, hot water safety and water efficiency												O	O	A																		
G1 Cold water supply												O	O	A																		
G2 Water efficiency												O	O	A																		
Reg 36 Water efficiency in New Dwellings												O	O	A																		
G3 Hot water supply and systems												O	O	A																		
G4 Sanitary conveniences and washing facilities												O	O	A																		



# AtkinsRéalis Relevant Requirements Compliance Tracker Template

Project Name: WSCC School Extension							AtkinsRéalis 	
Principal Designer: AtkinsRéalis								
Item	Relevant Requirement			Design Review			Design sign-off	
	Approved Document / Relevant Requirements (e.g. British Standards)	Section	Title	Evidence of Compliance	BRPD Input / Comment	Designer Input / Comment	Item Status - Open / Closed / Ongoing	Design Owner
<b>Fire Safety: Approved Document B</b>								
<b>2.00 Design Review Comment</b>								
2.01	Detail on category of fire detection and alarm system to be confirmed in compliance with BS 5839-1.  The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.	B1	Means of Warning & Escape				Open	
2.02	(1) To inhibit the spread of fire within the building, the internal linings shall: (a) adequately resist the spread of flame over their surfaces; and (b) have, if ignited, either a rate of heat release of a rate of fire growth, which is reasonable in the circumstances. (2) In this paragraph "internal linings" means the materials or products used in lining any partition, wall, ceiling or other internal structure.	B2	Internal Fire Spread (Linings)				Open	
2.03	(1) The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period. (2) A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those buildings. (3) Where reasonably necessary to inhibit the spread of fire within the building, measures shall be taken, to an extent appropriate to the size and intended use of the building, comprising either or both the following: (a) sub-division of the building with fire-resisting construction; (b) installation of suitable automatic fire suppression systems (4) The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.	B3	Internal Fire Spread (Structure)				Closed	
2.04	(1) The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building. (2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regards to the use and position of the building.	B4	External Fire Spread				Closed	
2.05	The Building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life	B5	Access and facilities for the fire services				Closed	



# Competency – AtkinsRéalis

- Chartered Consultants
- CABE Certificate in Building Control
- Complete BSA PD Competency Assessment
- AR Register of Competent PD's

Building Safety Act Principal Designer Competency Assessment			
Name	Evan Sleeman		
Staff No	259366		
Discipline	H&S Consultant		
Office	Leeds		
	<b>Competencies</b>	<b>Score (0 to 5)</b>	<b>Evidence</b>
		0 - No awareness 1 - Awareness 2 - Knowledge 3 - Competent 4 - Skilled 5 - Expert	<b>Might make reference to:</b> - membership of and/or accreditation from professional organisations - knowledge - years of experience - experience of and behaviors in managing teams - experience in delivering relevant projects making reference to size and complexity - relevant training both formal and self-led

# Organisational Competency – AtkinsRéalis



# Questions

 AtkinsRéalis



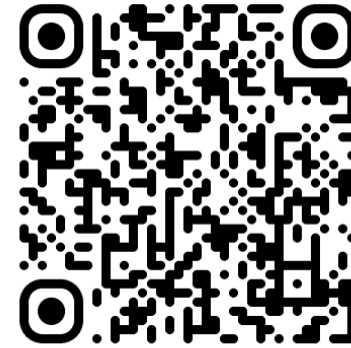
Residential Capability

 AtkinsRéalis



Housing Retrofit Capability

 AtkinsRéalis



AtkinsRéalis Building Safety Act

THANK YOU