

Following Parliamentary scrutiny and input from industry stakeholders, the Building Safety Bill received Royal Assent and became an Act of Parliament (the Building Safety Act 2022) on 28 April 2022. The Building Safety Act applies to all new buildings, while including additional requirements for those classed as higher-risk buildings.

Higher risk buildings are those in England that are classed as being at least 18 metres high, be at least 7 storeys high or contain at least two residential units including hospitals, care homes and student accommodation.

The Building Safety Acts advances are welcomed by Bryen Langley and the regulations are important to building a safer future laying the foundations for all construction work to be carried out.

Bryen Langley shall comply with the Building Safety Act 2022 and the approval process which has been established to ensure building safety has been taken into account throughout the design and construction phases. When acting as a duty holder, Bryen Langley, shall carry out their duties as a Principal Contractor and where applicable, a designer.

Bryen Langley shall ensure all work is planned, managed and monitored, the work is designed appropriately in accordance with all relevant regulations and requirements and to communicate and cooperate information and support to duty holders where required.

While acting as a Principal Contractor Bryen Langley shall:

- Not to begin construction work unless satisfied the client understands the duties they must take under all the requirements.
- Provide each worker under their control with appropriate supervision, instructions and information, so building work complies with regulations.
- Recognise their obligations regarding building safety.
- Manage the risks regarding fire and structural safety and how to mitigate them.
- Plan, adequately select and organise contractors and suppliers.
- Monitor contractors, inspections, testing of safety critical materials and ensure budgetary pressures do not impact building safety.
- Be able to take control of a build and manage change control but also delegate and empower others.
- Develop a trusting, open and honest relationship with the key parties (Client, Principal Designer, Regulator)
- Ensure contractors use the correct materials for the project as requested by the appointed designer
- Ensuring all employees in place to undertake the tasks hold the correct skills, knowledge, ability, training and experience
- Define the competencies required on a project and develop others to address any gaps.
- Retain accurate and reliable documented information. In most cases, this will necessitate the competency to develop digital systems for the build information management.

Bryen Langley shall also aim to strengthen their supply chain to ensure the acts requirements are met and PAS 8671 and 8672 are adhered to.

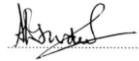
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The key behaviours Bryen Langley shall follow are:

- Respect for life, the law, environment and the public good.
- Honesty and integrity
- Direction, conduct and communication.

Signed

Alan Escudier

A handwritten signature in black ink, appearing to read "Alan Escudier", written over a horizontal dotted line.

Director

Date: January 2025

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