
Tall Building Fire Safety Conference 2025

19 JUNE 2025





“Saving **lives** and **careers**
with technology”

OUR CHI

The **CHI** (Chinese: Ch'i or qi (氣), “energy force”) that underpins our business is represented by the core values we measure everything against:



Commitment

Your problem is our problem, we won't rest until it's resolved.



Humanity

People are at the heart of everything we do.



Integrity

Doing the right thing, even when no-one is watching.

MATT HODGES-LONG

34
Years



Working in built
environment

MATT HODGES-LONG

7
Years



Working full time on post
Grenfell building safety

2019

Barriers to adoption

COST



COMPLEXITY



APATHY



**DON'T
WAIT FOR
HACKITT**

© TrackMyRisks™

Scope

High risk properties

Access

Key stakeholders

Timing

NOW!

© TrackMyRisks™

MEDIA



sky news



TIMES
RADIO

INSIDE
HOUSING

Insurance
Times



CN Construction
News

THE  **TIMES**

Which?

The
Guardian



GRENFELL

8



PRIMARY LEGISLATION

7



SECONDARY LEGISLATION

34



INVESTIGATION

250M+



The Grenfell Tower Inquiry was created to examine the circumstances leading up to and surrounding the fire at Grenfell Tower on the night of 14 June 2017.

Statement from the Panel

The Inquiry Panel statement as the final report is published.

[Watch](#)

Phase 2 report

The Inquiry has published its report on Phase 2 of its investigations.

[Phase 2 report](#)

Phase 1 report

The Inquiry has published its report on Phase 1 of its investigations.

[Phase 1 report](#)

CONVICTIONS

0



SCALE

High Rise



13k

Mid Rise



75k

Low Rise



300k+

HRBs

13,000



REALLY?

Have you come across a smaller example of a HRB than this one?

Number of floors above ground

5

Height

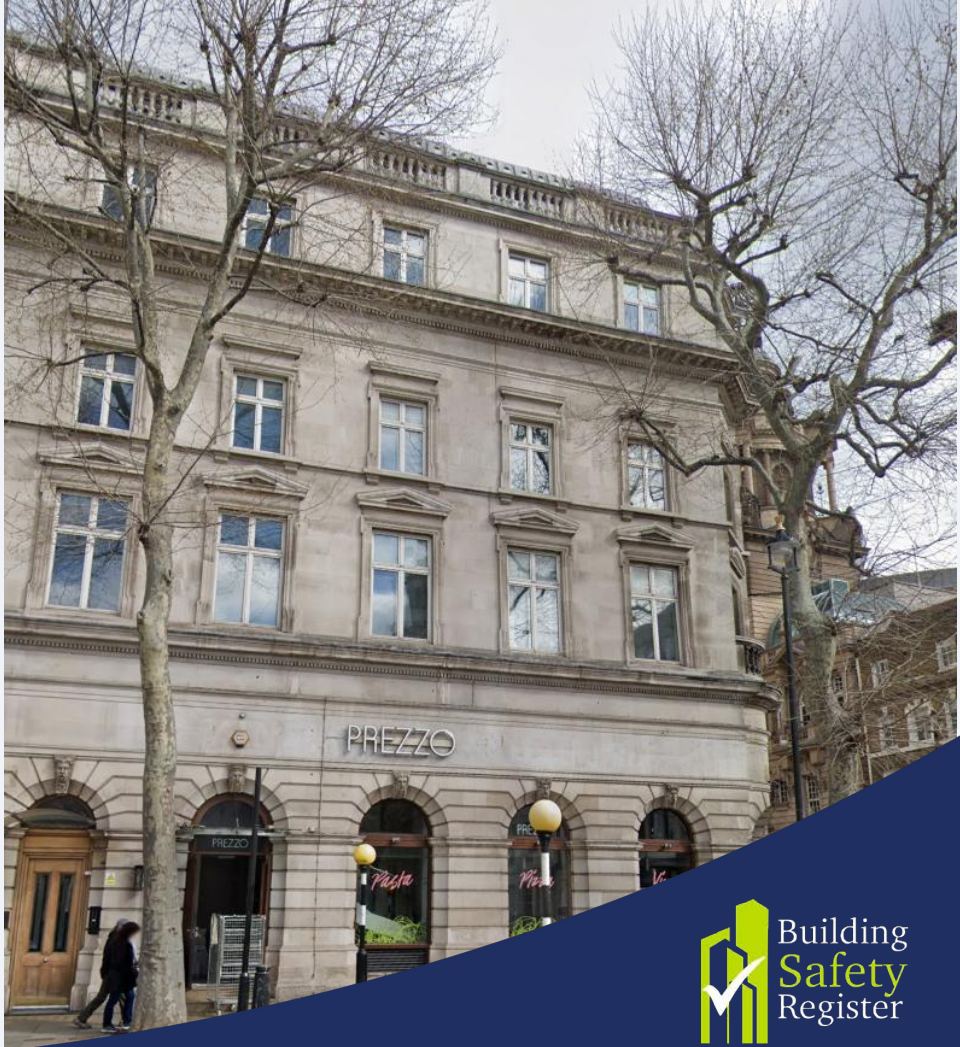
Measured from ground level to the top floor, not the roof

18.1 metres

Number of residential units

These could be flats, maisonettes or any other places that residents could live

8



REMEDIATION

5052



Building Safety Regulator – doomed for failure?

February 7, 2020

Despite repeated promises that “we will learn from the Grenfell tragedy” and an intent to create the Building Safety Regulator (BSR), I remain cynical that this will positively impact building safety any time soon.



Ministry of Housing,
Communities &
Local Government

46

...past three Secretaries of State for Housing have all said: “we will learn from the Grenfell tragedy.” However, there is still a distinct lack of progress. The intention is to create the Building Safety Regulator (BSR), under the direction of Dame Judith Hackitt and the HSE. But, will any of the above make a significant positive difference to building safety any time soon? I remain overwhelmingly cynical; here is why:

Structure

It is a mistake to embed the BSR within the HSE. Even though the HSE do great work, they are starved of financial resource, headcount and technology. *In my view, the Building Safety Regulator should be established along the lines of the Financial Conduct Authority. They must employ risk-based regulation, which is funded by the organisations they regulate.*



PROHIBITIONS

13,896
Residents*

Date	Building Name	Town/City	Postcode	Area	Fire	Structure	Residents (estimate)	Source
Apr 2023	City Exchange	Bradford	BD1 5SG	West Yorkshire	YES		200	https://w
Jun 2023	Hockney Court	Bradford	BD1 4NN	West Yorkshire	YES		100	https://w
Jun 2023	Rialto Building	Newcastle	NE1 2JR	Tyne and Wear	YES		150	https://w
Jun 2023	Amleen House	Colchester	CO2 8ZD	Essex	YES		125	https://w
Sep 2023	St Clements Court	Leicester	LE3 9AJ	Leicestershire	YES		60	https://w
Oct 2023	Skyline Chambers	Manchester	M4 4TG	Greater Manchester	YES		150	https://w
Nov 2023	Kingisholt Court	London	NW10 5LJ	London		YES	100	https://w
Dec 2023	Barton House	Bristol	BS5 9SL	Avon		YES	400	https://w
Jan 2024	Centrium 1 (Eastgate)	Woking	GU22 7PD	Surrey		YES	100	https://n
Feb 2024	Eaton Place	Margate	CT9 1FE	Kent		YES	75	https://w
Mar 2024	43 Earl Street	Hastings	TN34 1SG	Sussex	YES		40	https://w
Apr 2024	Brooke House	Basildon	SS14 1HY	Essex	YES		100	https://w
May 2024	Sycamore Field	Harlow	CM19 5RX	Essex	YES		75	https://w
Jun 2024	Bridge House	Lancaster	LA1 2AZ	Lancashire		YES	30	https://w
Jul 2024	Ledbury Estate	London	SE15 1BA	London	YES		250	https://w
Sep 2024	Dawson House	Billingham	TS23 2PA	Cleveland	YES			
Oct 2024	Fox Street Village	Liverpool	L3 3BQ	Merseyside	YES			
Nov 2024	Sundowner Court	Southampton	SO14 3JB	Hampshire	YES			
Dec 2024	One The Brayford	Lincoln	LN1 1BN	Lincolnshire				
Jan 2025	Redstone House	Harlow	CM20 1YU	Essex				

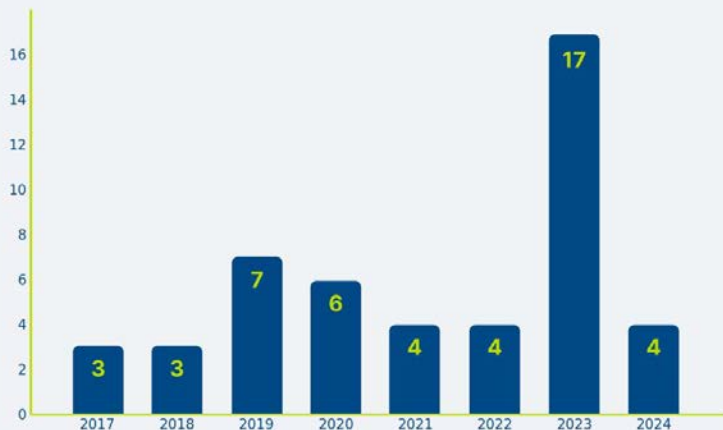
* estimate

ANALYSIS



PROHIBITION TIMELINE

(Prohibited buildings per year)





















LOCATION INFORMATION

Prohibitions by location



BSA RESOURCE CENTRE

Sign up for FREE access

Status	Name	Reference
<input type="checkbox"/>	 Building Safety Regulator Strategic P...	BSR
<input type="checkbox"/>	 Apply for a building assessment certi...	GOV.UK
<input type="checkbox"/>	 Applying to register a high-rise resid...	GOV.UK
<input type="checkbox"/>	 Approved Document B - Building Reg...	-
<input type="checkbox"/>	 Approved Document B: Fire safety - f...	GOV.UK
<input type="checkbox"/>	 Assessing safety risks in high-rise res...	GOV.UK
<input type="checkbox"/>	 BRAC Golden thread report	BRAC
<input type="checkbox"/>	 BSR Charging Scheme	BSR
<input type="checkbox"/>	 BSR Enforcement Policy Statement	-
<input type="checkbox"/>	 Building completion certificates	GOV.UK
<input type="checkbox"/>	 Building control bodies: contraventi...	GOV.UK
<input type="checkbox"/>	 Building Control Bodies - Operationa...	GOV.UK
<input type="checkbox"/>	 Building Control Bodies - Operationa...	GOV.UK
<input type="checkbox"/>	 Building Control Bodies - Profession...	GOV.UK
<input type="checkbox"/>	 Building Control Bodies - The strateg...	GOV.UK
<input type="checkbox"/>	 Building inspector competence fram...	GOV.UK
<input type="checkbox"/>	 Building Safety Act 2022	-
<input type="checkbox"/>	 Building Safety Regulator: Giving us ...	GOV.UK





Dashboard Documents

Documents Document tags

Documents

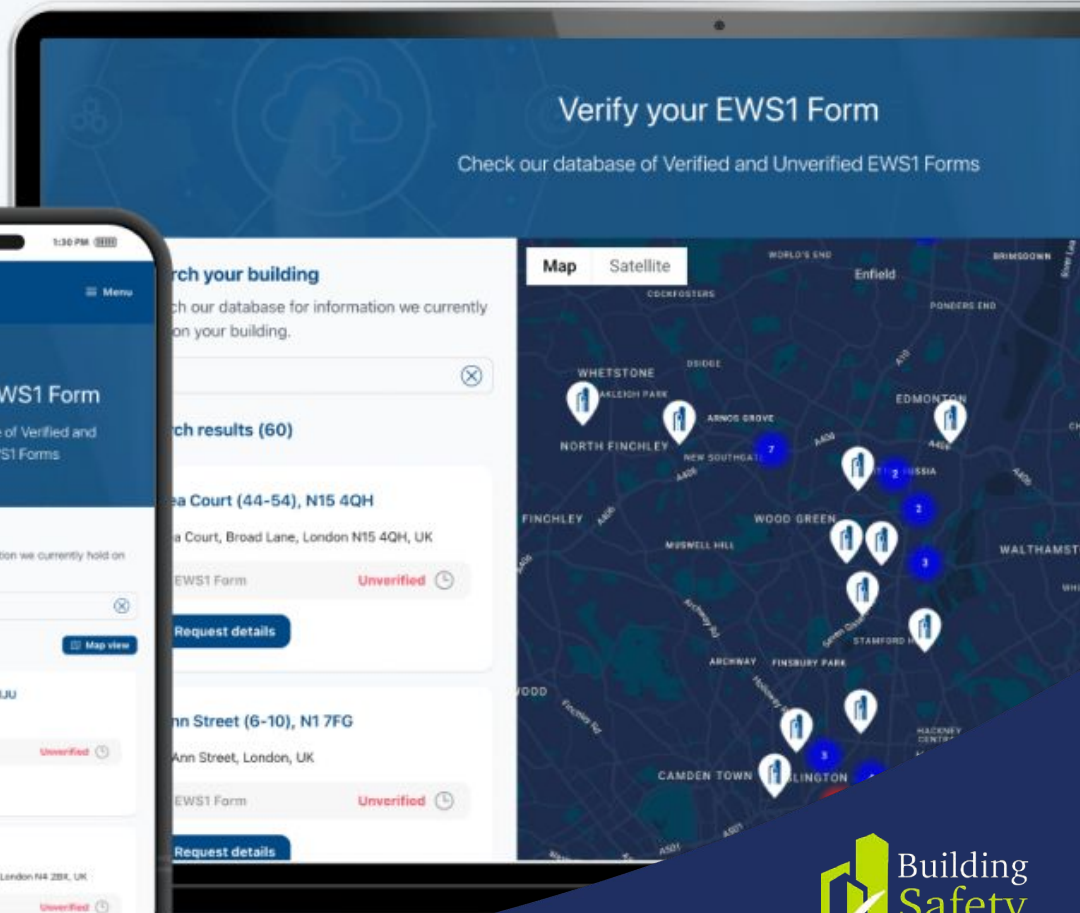
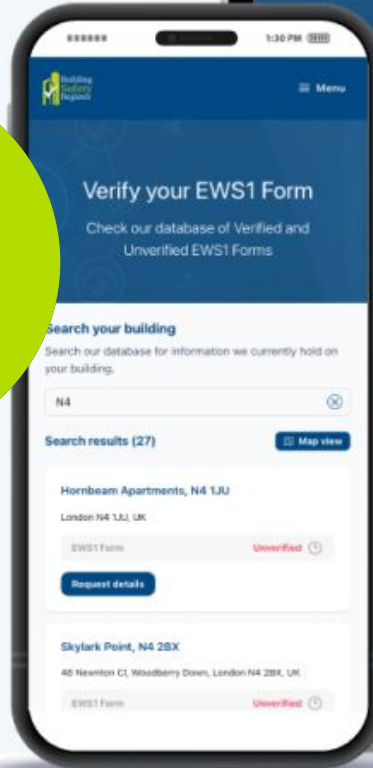
Total documents: 86 Limit: 500 Available: 414

Text filter Document name, reference or users **Status** All statuses **Tag filter** Golden Thread

Status	Name	Reference	Users	Tags	Valid from	Expiry/Due
<input type="checkbox"/>	 BRAC Golden thread report	BRAC	335	1	21 Jul 2021	...
<input type="checkbox"/>	 Keeping information about a higher...	GOV.UK	335	3	18 Sep 2024	...
<input type="checkbox"/>	 The Higher-Risk Buildings (Keeping a...	UKSI 20240041	335	3	13 Jan 2024	...
<input type="checkbox"/>	 The Higher-Risk Buildings (Key Build...	UKSI 20230396	335	4	26 Mar 2023	...

250 results per page. 4 results in total. 1 Jump to...

EWS1



LUNCH & LEARN

Golden Thread - Fact, Fiction or Fantasy?

THU 1 MAY 12:00 - 13:00

REGISTER BELOW

WEBINAR

Matt Hodges-Long
Building Safety Register

MODERATOR



Su Butcher
Director

JUST PRACTISING LIMITED

GUEST SPEAKER



Managing Building Safety Information at Scale

THU 3 APRIL 12:00 - 13:00

WEBINAR

Matt Hodges-Long
Building Safety Register

MODERATOR



Steve Bunce
Building Safety Case Manager
LEWISHAM COUNCIL

GUEST SPEAKER



Legislation, Regulation & Confusion?

THU 5 JUN 12:00 - 13:00

WEBINAR

Matt Hodges-Long
Building Safety Register

MODERATOR



Chris Waterman
Political Policy Adviser

GUEST SPEAKER



3rd July
12:00 - 13:00

BUILDING SAFETY FACES

THEN..
2021



BUILDING SAFETY FACES

NOW..
2025



Q & A



Insights & Solutions for Building Safety

Thank you



Book a call



Let's stay connected



@BldgSafetyReg



Building Safety Register

buildingsafetyregister.co.uk

