



Building safety priorities, funding and changes

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Building Safety and Standards Updates

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Building Standards Division – Overview

Building Standards Division

Part of the **Building Safety and Standards Directorate**

Responsible for legislative framework that creates the building standards system in Scotland on behalf of Scottish Ministers:

- Verifier performance
- Updating legislation, procedural guidance and technical guidance
- Review of the verification delivery model including fees/funding
- Certification schemes
- Digital improvements (e.g. Building Standards Mobile App)

Today's presentation will focus on:

- ✓ **Legislation and Technical Guidance**
- ✓ **Building Safety Incidents**
- ✓ **Future Updates and Next Steps**



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Legislation and Technical Guidance Overview



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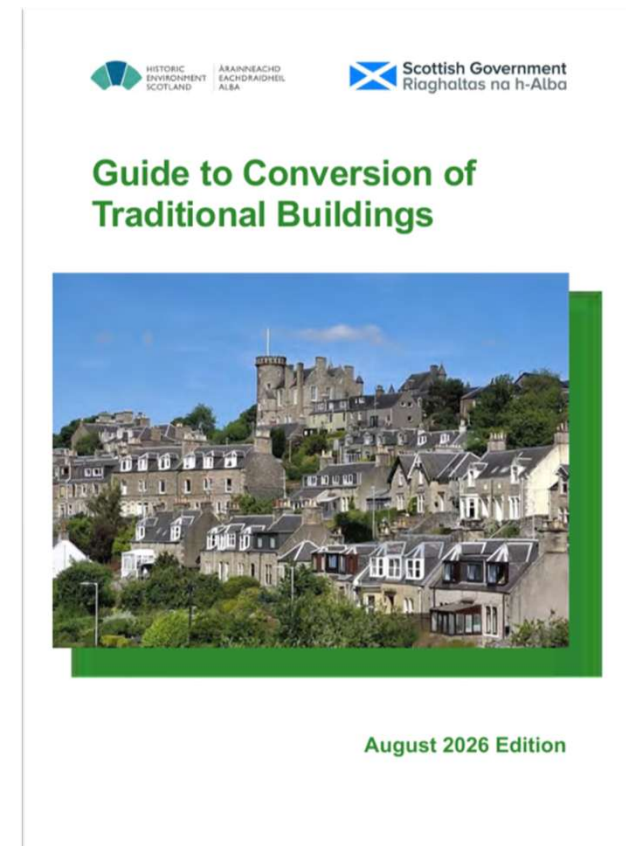
Legislation and Technical Guidance

Primary Legislation	• Building (Scotland) Act 2003
Secondary Legislation	• Building (Scotland) Regulations 2004 • Building (Scotland) Fees Regulations • Building (Scotland) Forms Regulations • Building (Scotland) Procedure Regulations
Guidance	• Domestic Technical Handbook • Non-Domestic Technical Handbook • Guide to Conversion of Traditional Buildings • Procedural Handbook • Enforcement Handbook



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Technical Guidance



Technical Guidance



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA



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Guide to Conversion of Traditional Buildings

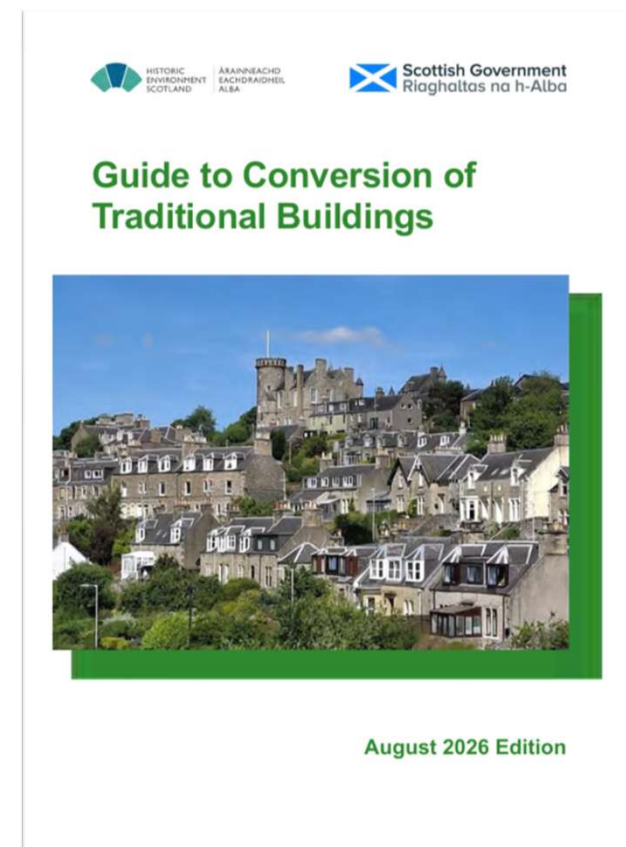
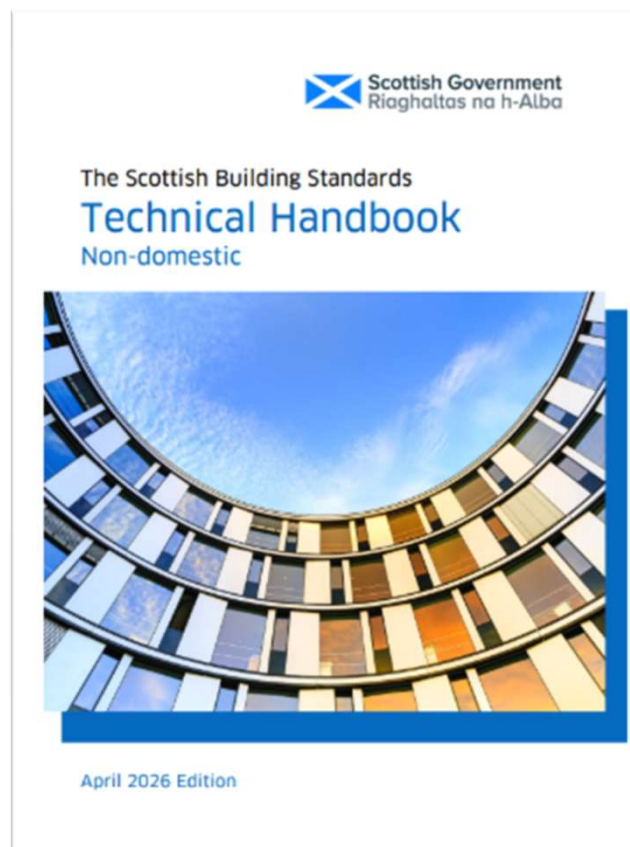


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Technical Guidance



Building Safety Incidents



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Union Street, Glasgow

- Fire – 8th March 2026
- Loss of life, catastrophic damage to buildings and disruption to city centre infrastructure
- Public and political reaction
- Highlights vulnerabilities of traditionally constructed buildings in Scotland
- Emerging themes and risks will influence future technical guidance



Princes Street, Edinburgh

- Fire – 10th July
- Traditionally constructed building
- Vacant building, proposed reuse as a hotel
- Impact on city infrastructure (i.e. Bus and tram network)
- Footfall and business impact
- Enforcement powers

Coalsnaughton, Clackmannanshire

- 97 properties evacuated following ground movement
- Former coal mining beneath site
- Lessons learned
 - Brownfield development
 - Geotechnical assessment
 - Technical standards / guidance
- Mining Remediation Authority (MRA) and UK Government
- Enforcement – Dangerous Building Notices





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Building Safety

- **Reinforced Autoclaved Aerated Concrete (RAAC)**
- **Large Panel Systems**
- **Reinforced Concrete Transfer Slabs**
- **Plug-in solar**
- **Our role**
 - Cross Sector Building Safety Forum (CSBSF)
 - Building Safety Steering Group (UK Wide)
 - Consortium of European Building Control (CEBC)
 - Inter-jurisdictional Regulatory Collaboration Committee (IRCC)
 - Engagement with industry experts + stakeholders

Future Updates

Building Safety and Standards



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Technical Updates – 2026 - 2030

Future Technical Updates

- Section 1 Structure – **Second Generation Eurocodes** (October 2026)
- Section 2 Fire – **Call for Evidence** (2026 – 2030)
- Section 3 Environment – **Ventilation review** (October 2026)
- Section 3 Environment – **Overheating** (April 2027)
- Section 3 Environment – **Contaminated Land** (December 2026)
- Section 4 Safety – **Scottish Accessible Homes Standard** (October 2026)
- Section 6 Energy – **Scottish equivalent to Passivhaus standard** (Live – close 16 October)
- Section 7 Sustainability – **Swift Nest Boxes** (December 2026)



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Our Next Steps – Building Safety and Standards

- Response to Grenfell Tower Inquiry Phase 2 Report
- Introduction of the **Compliance Plan Approach**
 - Applicable to High-Risk Buildings (HRBs)
 - Full Compliance Plan Approach guidance developed by March 2026 for voluntary adoption
 - Future legislative changes to mandate pre-warrant application and approval of Compliance Plan
- Professional Competency Framework for Verifiers
- Building Standards Technical Research Framework
 - Ensure that technical guidance is robust and evidence based
 - Four-year framework with 21 suppliers across 7 Lots
 - Address urgent matters of Ministerial interest
- Progression of policy to support ambitions on health, energy and climate
- Laying of regulations for a future *Building Safety Bill*



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Thank you for listening

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