

BUILDINGS SAFETY ACT POLICY STATEMENT

The Building Safety Bill received Royal Assent on 28 April 2022 to create the Building Safety Act.

The Building Safety Act centres on who and how the building process will be regulated and who is accountable for what. It is, for the most part, a huge improvement to the regulatory landscape and will, without question drive a healthier culture centred on improvements in the exchange of information, better design, and specification, considered procurement and ensure key details are decided before we are stood on site.

The aim of the Act is to:

- Ensure there are clearly identified people responsible for safety during the design, build and occupation of a high-rise residential building.
- Implementing measure to improve the competency of professionals involved in building design, construction, and management.
- Establish a Building Safety Regulator to oversee the safety standards of high-risk buildings, in turn hold to account those who break the rules and are not properly managing building safety risks, including taking enforcement action where needed.
- Give residents in these buildings more routes to raise concerns about safety, and mechanisms to ensure their concerns will be heard and taken seriously.
- Extend rights to compensation for substandard workmanship and unacceptable defects.
- Drive the culture change needed across the industry to enable the design and construction of high-quality, safe homes in the years to come.

Primarily the Act is focussed on improving safety in the construction of High-Risk Residential Buildings (>18m), but it will have wider implications and much of the secondary regulation and cultural changes impact on the wider sector.

J Coffey Construction is committed to continue to work with clients, duty holders and colleagues to ensure a fair and proportionate approach, to evidencing the appropriate skills, knowledge, experience and behaviors to meet the duty holders' responsibilities and compliance obligations to the act. We are committed to continue to work with clients, duty holders and colleagues to ensure reasonable measures to implement the requirements and principles of the Golden Thread for storing, managing, and sharing building information. The Golden Thread will apply from design and construction and constitutes a '*single source of truth*',

J Coffey Construction is committed to continue to work with suppliers and or contractors to have appropriate governance or are working towards to supply and use products as set out by the National Regulator of Construction Product.

This policy statement applies to all employees and other personnel engaged in J Coffey Construction operations:

Signed: *Eddie Barrett* (Original Signed)

Date: 25/02/2026

Eddie Barrett

Group Managing Director

On behalf of J. Coffey Construction

Building Safety Act Policy Statement (Attachment 1.39)	Page 1 of 1	Revision 02– 09.02.26
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