



BCAL

CONSULTING

Building Regulations Principal Designer Capability / Competency Statement





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COMPANY CREDENTIALS

Established Civil & Structural Engineering practice with successful legacy spanning 40 years in the built environment across many sectors including but not limited to healthcare, education, commercial, logistics, industrial, arts/culture, residential, highways and water management/drainage. As a multi-disciplinary consultancy, we employ chartered Civil and Structural Engineers, experienced Principal Designers and operate at the forefront of Building Information Modelling (BIM) backed up by formal accreditation through BRE Global. BCAL have also compiled building manuals and H&S files for over 20 years for main contractors and property developers; having seen them through their various forms from their inception as paper copies through their transition to electronic formats such as pdf and now as cloud-based BIM linked information resources as part of the UK's digital transformation.

BCAL are committed to ensuring all technical staff receive adequate training and exposure to a wide variety of projects for the company to discharge its professional obligations. Any potential gaps in competence are identified, recorded, and targeted through dedicated learning (CPD) or filled in by other qualified specialists to which we have access to. BCAL will not undertake any specific duty-holder roles when the needs of the project in question are beyond its Principal Designers' competence or organizational capability. As qualified Civil and structural Engineers, a detailed understanding of the key parts of the Building Regulations (for example parts A and B) in addition to associated design codes (British Standards/Eurocodes) comes as standard. In order for BCAL to offer a fully compliant PD (BR) service, the company has undertaken a comprehensive internal review and training exercise in 2023 to ensure we meet the competency thresholds identified in BSI Flex 8670 and PAS 8671-8673 before offering it as part of the company's suite of services.

The company have assessed competence thresholds that each individual is expected to meet when delivering or managing the duty-holder functions of the Principal Designer role in alignment with BSI Flex 8670. The broad requirements set out in BSI Flex 8671 have been followed and demonstrated in this document by following a questionnaire style format that address the key competency points.

1) Clarification that the company is prepared to act as the Principal Designer, as defined by The Building Regulations etc. (Amendment) (England) Regulations 2023 on either Higher Risk Buildings (HRB's) or non-HRB's or both.

The competency assessment concludes that BCAL can carry out the Building Regulations Principal Designer (BR PD) role on non-HRB's only. The extent of the multi-disciplinary expertise does not stretch sufficiently in order to achieve the minimum competency requirements for HRB's at this current time.

2) Confirmation of Professional Indemnity (PI) Insurance cover level in place to fulfil the BRPD role with any notable limitations to this cover.

BCAL generally hold £10m PI Insurance, which includes appropriate fire safety cover. Our PI covers Civil & Structural Engineering & both Principal Designer roles. The usual limitations apply for asbestos and pollution, details of which are clarified on the policy documents (available upon specific request).

3) Summary understanding of the key differences between the Principal Designer role as defined by the Construction (Design and Management) Regulations 2015, and the Principal Designer role, as defined by The Building Regulations etc. (Amendment) (England) Regulations 2023.

The Principal Designer role under CDM regulations is predominately responsible for the management of health and safety risks during construction and the subsequent operational phase of the project. This requires appropriate technical knowledge of the construction process as well as design and includes the ability to understand, manage and coordinate the pre-construction phase of a project. In other words, so far as is reasonably practicable, that construction projects are designed and managed without risks to the health or safety of those who build, use, and maintain them.

The Principal Designer role under Building Regulations is responsible to take all reasonable steps to ensure that the design work on a project is co-ordinated to demonstrate compliance with the Building Regulations. The focus of the role is towards the inherent/fundamental safety/integrity of the building. Therefore, the BR PD must demonstrate competency in their understanding of the Building Regulations and in particular (but not limited to) parts A, B & K.

Both roles are mandated through statutory requirements and therefore have similar consequences under law. Whilst the focus is different, both roles require a similar approach in planning, monitoring, and management of the design process.

4) Explanation how you we verify that the design is in accordance with all relevant Building Regulations and what information is required from the design team to confirm this.

BCAL instigate and maintain a 'live' Building Regulations risk tracker that spells out all relevant information that is required on any given project and will identify the primary source of that information. The tracker has been developed using our in-house expertise/understanding of the Building Regulations and related Design Standards. BCAL then hold a series of dedicated design workshops with all relevant project stakeholders, which 'challenge' their respective proposed designs to achieve a degree of confidence that they are compliant with the Building Regulations. Drawings, specifications, and 3D models are interrogated to achieve this goal. Any technical gaps are also identified that may require specialist input during this time.

Note that the BR PD role does not extend to full verification of any given design, which can only be achieved once the design has been signed off by Building Control. The involvement of the BR PD is effectively a pre-cursor to Building Control approval, adding a layer of scrutiny to the design process that was previously missing leading up to the Grenfell disaster.

5) Our understanding of the 'Designer' and 'Principal Designer' duties provided under The Building Regulations etc. (Amendment) (England) Regulations 2023 and summary on how our organisation implements arrangements to meet these duties.

The Designer or Principal Designer are roles that have must have adequate 'influence, active interest and control' of the design of any given project. The key distinction is that the 'Designers' must have sufficient technical expertise, experience, and qualifications to discharge their professional duties to ensure their aspect of the design is compliant with the Building Regulations whereas the 'Principal Designer' must demonstrate a broader understanding of the Building Regulations and construction in general so that they can manage and coordinate the overall design process (focussing on compliance with the Building Regulations).

Essentially the design responsibility imparted upon each Designer is unchanged under the Building Regulations Amendments, something that BCAL reminds the design team from the outset in addition to clarifying any other key aspects of their statutory duties. The spirit of the regulations require increased competency across all facets of the design team and designers must be aware that the introduction of this new PD role is not an opportunity to shed some of their design responsibilities.

BCAL will not undertake any specific duty-holder roles when the needs of the project in question are beyond its Principal Designers' competence or organizational capability.

6) Explanation of our 'change control' process in relation to any design changes throughout the design and construction stages of the project.

The Building Regulations risk tracker is used as part of the change control process as it underpins most of the information collated by the BR PD. Only relevant changes to items that affect building safety are recorded to ensure clarity and transparency. A simple table issued generally as part of the BR PD report at each project milestone (e.g., RIBA Work Stage) will track such changes, which includes a commentary on the reasons for the change together with remarks on their compliance with the Building Regulations.

It is understood that Contractors will have their own change control process, which BCAL review in terms of its adequacy and offer advice where appropriate. It is important that duplication of key information is avoided as much as practical and therefore it is not BCAL's intention to implement multiple change control processes that run alongside one another. However, on more complex projects there may be the case for a focused change control system in place which will be implemented on a project-by-project basis. Any meaningful change to the design by the contractor, BCAL will look to document on the tracker.

7) Summary of what documents / mechanism / 'tool kit' our organisation typically uses to drive, coordinate, monitor and record the design team's compliance with the relevant Building Regulations.

Primarily the Building Regulations risk tracker. Note that the purpose of this document should be different to what is eventually issued by Building Control or an Approved Inspector. In some instances, it may even act as a precursor to their tracker, but we reiterate that the focus of the BR PD is to ensure building safety in design above anything else. In addition to this, there is a Designer's Responsibility Matrix (DRM) – which may be issued as part of the BIM execution Plan (BEP) on relevant projects, Design/Workshop Review Notes – carried out periodically with select relevant members of the design team and contractor's supply chain, Design Reports – issued at each project milestone, which collates much of the information gathered to date, Change Control tracker – developed on a project-by-project basis, and Compliance Statement – issued to the Client at the end of the project.

8) The expected level of interaction between other duty holders and the wider design team.

The BR PD must be adequately invested in the project to have sufficient 'influence' in the design to discharge their role effectively. That said, it is not BCAL's ethic to add needless additional layers to what is sometimes already a convoluted design process. Therefore, BCAL's aim is to attend select design team meetings to have enough background information on the project and take that opportunity to be familiar with the design team. Building safety should not be appended to the back end of a DTM as an 'afterthought' and therefore BCAL organise dedicated workshops, primarily with the project Architect but then drawing in other members (such as the Structural Engineer etc.) as and when required, to ensure we sufficiently go through the building control tracker.

The BR PD will liaise directly with the Main Contractor as part of the handover process and maintain frequent contact with them during construction in the form of site visits/reviews to ensure the construction is broadly taking place in compliance with the design intent.

9) How we provide assurance to the Client that the design is compliant with the relevant requirements of the Building Regulations.

Full sign-off from Building Control and the documents and processes highlighted above should provide sufficient assurance to the Client. If need be, BCAL will always be available to discuss with them any residual concerns they may potentially have.

10) PAS8671 – Competence of Individual Principal Designers. Summary of our processes for applying this competency standard to 'Individual Principal Designers' (as defined by PAS 8671) in our team.

BCAL have ensured that any member of their technical team that is to undertake either the BR PD or CDM PD role must have received sufficient training, experience, and qualifications. We also understand that these roles require one to adopt a coordination role to some extent and therefore individuals should have appropriate levels of team/project management experience and interpersonal communication skills. They also must have the ability to identify any potential gaps in their knowledge and therefore call upon additional resources as and when required.

The Principal Designers at BCAL are from a diverse range of backgrounds including H&S Experts, qualified Civil and Structural Engineers and Site Managers, which when brought together, offer a highly competent PD service. Under 4.5.2 states: Note that large number and complexity of technical guides, codes of practice, and standards makes it unlikely that any Principal Designer could know their content in depth. However, Principal Designers should know enough about the overall system of such guidance and standards to be able to look up relevant information or to consult a specialist. Therefore, the Principal Designers at BCAL have acquired a broad level of understanding of the Building Regulations through working experience or attending dedicated training courses. However, in some instances, our expertise in engineering and fire safety gives us technical knowledge well in excess of the expectations of PAS 8671 (for example Part A – Structure).

11) For non-HRB projects and in relation to Individual Principal Designers in our team, and the defined competency requirements of PAS 8671, a summary on how our organisation assures competency across the following areas:

a) behavioural competence

As chartered professionals (MICE, MStructE, MCI0B etc.), behavioural competence is mandated through the core objectives set by the relevant professional institutions and councils. All our Principal Designers are experienced and qualified professionals who oversee the training of less experienced technical staff.

b) legislative and regulatory framework for compliance

The company ensures that regular training is in place in the form of self-learning CPD and dedicated courses so that each PD is familiar with the current legislative and regulatory framework. BCAL also carry out CPD presentations to other parts of the industry on the role of PD and therefore must remain at the forefront of this and subject to periodic revalidation. BCAL PD's have also attended several webinars, courses, briefings and forums on the subject of the Building Safety Act to enhance their knowledge.

c) management of design work compliance

The PD service at BCAL has been mapped out through a rigorous process of internal development starting in early 2023, which must be followed by all company Principal Designers with the core features summarised as:

- The Principal Designer must plan, manage, and monitor the design work, ensuring that the design if built would comply with the building regulations
- Ensure that they and the designers in the team, co-operate, communicate, and coordinate their work with the Client, the Principal Contractor and other Designers

- Liaise with the Principal Contractor and share information relevant to the building work
- Change Control Plan/Recording of Design Changes
- Collation of Fire Safety Information
- Demonstration of Competency to the Client

In many ways, the general approach across the CDM PD and BR PD roles are quite similar and BCAL have been able to draw upon their expertise in the CDM regulations spanning back to their inception.

d) technical framework for compliance

As chartered engineers, the company's training regime and technical expectations go above and beyond that of the general requirements under PAS 8671. Memberships of relevant bodies are listed below. Furthermore, appropriate management policies, procedures, systems, and resources are in place to ensure the individuals in the organisation meet the competencies required by these regulations.

12) List of recent relevant training courses undertaken by individuals within the organisation in support of delivering the BR PD role as the 'Organisational Principal Designer' and the 'Individual Principal Designers' in our team.

The CABE Certificate in Building Control – A 48 Hour course covering the entire UK Building Regulations 2024
 ICE Course on Fire Safety Design in Building Workshop February 2024
 Project Management Course by Geneva Management Consultants 2023 – 2024

13) Relevant memberships, registrations, and qualifications that support our organisation's ability to deliver services as the 'Organisational Principal Designer' and the 'Individual Principal Designers' in our team.

BEng (Hons) Degree Civil Engineering
 CEng Chartered Membership of Institution of Civil Engineers (MICE)
 CEng Chartered Membership of Institution of Structural Engineers (MStructE)
 MCIOB Chartered Construction Manager
 NEBOSH General and Construction Certificate
 NEBOSH Fire Safety and Risk Assessment
 NEBOSH Level 6 Diploma (distinction)
 CITB Site Managers Training Scheme
 Technical Membership of IOSH
 Certified Membership of APS
 Constructionline Membership (Gold)
 CHAS and Acclaim Accreditation
 Membership of Association for Consultancy and Engineering (ACE)
 BIM Stage 2 Accreditation to BS ISO 19650 by BRE Global

14) Declarations that the team (including Principal Designer, Designers, Principal Contractor, and Client) are obliged to make, to whom they are to be submitted and at what stage of the project.

Under the amended Regulation 16E of The Building (Approved Inspector etc.) Regulations 2010, a compliance declaration must be submitted to the Approved Inspector before the Final Certificate is released.

a) client compliance declaration:

A statement by the client confirming that works are complete and that to the best of the client's knowledge 'the works comply with the applicable requirement of the Building Regulations.'

b) principal designer compliance declaration:

A statement by each principal designer (or sole lead designer) confirming the dates of their appointment and that they have fulfilled their duties as principal designer under 2A (duty holders and competence) of the Building Regulations.

c) principal contractor compliance declaration:

A statement by each principal contractor (or sole contractor) confirming the dates of their appointment and that they have fulfilled their duties as a principal contractor under 2A (duty holders and competence) of the Building Regulations.

15) Tracking of any required declarations that need to be produced, issued, and received in the correct form and at the correct time, and how we intend to update the client.

Non HRB projects require a declaration at the end of the project. BCAL contact the relevant parties to ensure it has been done and in the correct format (each Building Control approval body have their own format). A tracker is not necessarily required per se. Being a legal requirement, it must be completed within a set time after completion.

16) How BCAL advise the Client of their Duties under the regulations.

At the enquiry stage BCAL will always remind the Client of their duties under both the CDM and Building Regulations:

'It is the Client's duty to appoint a Principal Designer under Regulation 4 of the CDM Regulations 2015. This should preferably be conducted as early as possible during the contract and, if practicable, at the concept stage'.

'It is the Client's duty to appoint a Principal Designer under Part 2A of the Building Regulations. This is a distinctly different role to the PD role under the CDM regs, which includes a duty to plan, manage and monitor/coordinate the design work so that all reasonable steps have been taken to ensure the design remains compliant'.

BCAL's introductory/first report normally outlines the main responsibilities for each projects stakeholder including the Client. The Client is reminded from the outset that they are responsible to appoint the 2 abovementioned PD roles and failure to do so result in them adopting both roles by default. In addition to this, they must provide sufficient resources in time and funds for the design team to adequately discharge their duties. BCAL remain in regular contact with them throughout the duration of their appointment.



SELECTED COMPANY CV's



NAME: David Beezley

POSITION: Director

PROFESSION: Principal Designer / CDM Consultant

INDUSTRY EXPERIENCE: 35+ years

QUALIFICATIONS: BEng (Hons) Degree Civil Engineering, MCIQB Chartered Construction Manager, NEBOSH General Certificate, NEBOSH Construction Certificate, CITB Site Managers Training Scheme, General Technical Member of IOSH, Certified Member of APS

PROFILE SUMMARY: A varied experience and a working knowledge of health & safety management from the operational and design sides of the construction industry. A broad understanding and knowledge of the Building Regs. alongside a keen interest in innovation and implementing new systems and ideas.



NAME: Mohammad Ziauddin

POSITION: Director

PROFESSION: Principal Designer / Structural Engineer

INDUSTRY EXPERIENCE: 25+ years

QUALIFICATIONS: BEng (Hons) Degree Civil Engineering, CEng MICE.

PROFILE SUMMARY: Experience acquired working for a variety of highly reputable companies. Mohammad brings a distinct approach to design; one that mixes traditional consulting engineering services with the pragmatic, delivery focused attitude of a contractor. He has been fortunate to have been able to work on a truly diverse range of projects across the UK and abroad, giving him a certain level of hands-on technical expertise, which he keenly maintains to this day.



NAME: Iain Patrick

POSITION: Principal Designer

INDUSTRY EXPERIENCE: 10 years

QUALIFICATIONS: NEBOSH General Certificate NEBOSH Construction Certificate, NEBOSH Fire Safety and Risk Assessment, NEBOSH Level 6 Diploma (distinction), Technical Member of IOSH, Fire Risk Assessor & Fire Manager

PROFILE SUMMARY: A depth of high-level specialist expertise in a variety of fields in the construction sector. Relishes challenges and demonstrates in-depth planning ability to facilitate effective operational outcomes. Iain is always driving to appraise and challenge design work in a way that helps designers to reach consensus on compliance.



NAME: Constance Friedlein

POSITION: Principal Designer

INDUSTRY EXPERIENCE: 20+ years

QUALIFICATIONS: Architecture Degree, Post Graduate Study Project Management, RIBA Registered in 2017

PROFILE SUMMARY: Constance has a broad range of experience in the construction industry including Architecture and Project Management, which puts her in the ideal position to undertake the BR PD role. She has welcomed the introduction of Building Safety Act and endeavours to become one of its key shapers in the future.