

Building Safety and Quality Forum

22 September 2026, 10:00am – 11:30am, Online, Teams

Agenda

10:00 Welcome, introductions and housekeeping

Siân Humphreys, Interim Director of Property, Bristol City Council and Forum Chair

Improving Asset Compliance: Balancing Fire Safety, Awaab's Law and Repairs Delivery

Operational pressure across asset management, compliance and repairs teams has intensified in 2026. The new Fire Safety Regulations now make PCFRAs and PEEPs for vulnerable residents a statutory requirement, while Awaab's Law Phase 2 introduces strict 24-hour emergency repair duties for structural fire risks, damp and mould, electrical hazards and other high-risk defects. This session will explore how organisations are balancing urgent reactive repairs with long-term investment planning, increasing contractor capacity, maintaining quality, and embedding safety and vulnerability data into day-to-day operational decision-making.

John Wickenden, Research Manager, Housemark will open with national data on emergency hazards under Awaab's Law, damp and mould trends, repairs performance, tenant satisfaction and wider operational pressures.

Neil Yeomans, former Head of Property Safety and Technology, Orbit and Expert Advisor to the Building Advisory Committee HRB Working Group will draw on his extensive experience leading property safety at Orbit Group to discuss how operational teams can build consistent, reliable processes under today's regulatory pressure. He will unpack what "good" looks like in practice – from embedding PCFRAs into day-to-day workflows to strengthening assurance, competence and oversight.

Louise Mansfield, Legal Director & Solicitor-Advocate, Bevan Brittan will explore the evolving landscape of building, fire and health & safety compliance, providing practical insight into the legal and operational challenges facing housing providers. Drawing on her expertise in criminal regulatory law, she will cover key topics including managing repairs, gaining access for essential safety works, and preparing for Awaab's Law Phase 2.

Jan Taranczuk, Vice Chair, National Social Housing Fire Strategy Group (NSHFSG) London & Southeast and Author of *Fire Safety for Housing Managers* will bring a grounded, operational fire-safety perspective shaped by his work with the National Social Housing Fire Strategy Group.

Including a Q&A and a discussion

11:20 Wrap Up & Key Takeaways

11:30 Next Steps and close

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