

IMPORTANT UPDATE: Building Safety Act and Building Regulations Requirements for Our Supply Chains

Balfour Beatty	Grainger plc	McLaren Construction Group	Vinci Construction
BAM UK & Ireland	The Hill Group	McLaughlin & Harvey	Wates
Bowmer + Kirkland	Kier Group plc	Mount Anvil	
Curo	Laing O'Rourke	Robertson Group	
Fortem	Mace Group	Tilbury Douglas	

Dear Supply Chain Partner

 *We very much value working with you and so would like you to please read this important letter which may require you to take action to continue working on key projects with the main contractors listed at the bottom of this letter.*

We would first like explain why we are sending out this letter:

The [Building Safety Act 2022](#) [The Act] fundamentally redefines the legal duty of all those working on building projects to ensure they are competent to carry out building work that meets all relevant requirements.

The Act's competence obligations are legally enforced through 'Part 2A – Dutyholders and Competence' section, within the [Building Regulations 2010](#) (as amended) [The Regulations].

'Building work' is defined by regulation 3 of The Regulations, and includes but is not limited to: the erection, extension of a building, provision or extension of controlled services, material alteration of a building or controlled service etc. The majority of building types are included in this definition.

You should ensure you have read [regulation 3](#) and understand what work is covered by its building work definition.

'Relevant requirements' are defined by regulation 11Q of The Regulations, and means 'to the extent relevant to building work or design work in question, the requirements of regulations [4](#), [6](#), [7](#), [8](#), [22](#), [23](#), [25B](#), [26](#), [26A](#), [28](#), [36](#), [41\(2\)\(a\)](#), [42\(2\)\(a\)](#), [43\(2\)\(a\)](#), [44A](#), [44ZA](#), [44ZC](#) and [44D](#) to [44I](#) and [Schedule 1](#). These are the technical requirements a building must meet, material and workmanship expectations, and other more specific requirements around building elements.

You should ensure you have read [regulation 11Q](#) and understand what is covered by its relevant requirements definition and the regulations it directly references.

If you carry out work on buildings, then you are likely to have a legal duty to be competent to carry out that work, and you must understand the implications of The Act, and its associated secondary legislation, on your organisation.

Additionally, The Regulations place a duty on us as Principal Contractors to take 'all reasonable steps' to ensure that:

- └ Any individual carrying out building work on a project is competent to do the work they are being asked to do.
- └ Any company carrying out building work on a project has the management policies, procedures, systems and resources in place to ensure their workers are competent – this is known as organisational capability. This applies to any subcontractor working on almost any building throughout England.

Whilst rigorous competency frameworks for individual workers are still developing, Principal Contractors have a legal obligation to ensure all companies working on their projects have the organisational capability to meet the requirements of The Regulations.



We (Principal Contractors) are exposed to unacceptable risks if we contract with companies without the required level of organisational capability: project delays, future building related liabilities, enforcement notices and civil/criminal action etc.

Therefore we have decided to request the following from our supply chain partners:

We require our supply chain to meet the legal competence requirements of The Regulations - a mechanism to demonstrate that is by completing the Common Assessment Standard [CAS] v4.1 questions including the building Safety section.



Failure to be aligned to CAS v4.1 will result in your business being unable to tender for work after 1st October 2025.

About Common Assessment Standard Version v4.1:

Developed by Build UK in partnership with Constructionline and other industry partners, CAS V4.1 is a standardised pre-qualification questionnaire (PQQ) for the construction industry, now commonly used by the private and public sector. By aligning our supply chains to the CAS, not only can we find pre-qualified subcontractors quicker, but have the assurance to work with partners that demonstrate the highest standards of safety in the industry on future projects.

What work is covered by the Building Regulations 2010 and why is this important?

Under the Building Regulations 2010 (as amended), "building work" must be carried out by organisations with appropriate organisational capability.

'Organisational capability' is defined by regulation 11Q of The Regulations and in summary means an organisation having 'appropriate management policies, procedures, systems and resources to ensure' individuals under their control meet the general competence requirements of The Regulations, and the competence requirements of any principal dutyholder role they might fulfil.

You should ensure you have read [regulation 11Q](#) and understand what work is covered by its organisational capability definition.

Contrary to widespread misunderstanding, the Act's requirements extend beyond higher-risk buildings. All building projects that fall outside of the category of a higher-risk building are also required to meet the new regulations.

Where and how to complete the questions:

As part of this group initiative, we require subcontractors within our supply chain to complete the CAS V4.1 questions, which are included for example in Constructionline's Gold and Platinum memberships. This screen shot shows you where to find them in the Constructionline platform:

Status	Requirement Name	Valid From	Expiry Date	Action Required
X	Building Safety	10/02/2025	-	F

If you choose not to use the Constructionline platform for these questions, please be aware we will require similar detailed evidence for each project under The Act.

Next steps: How to meet our minimum supply chain requirements

Step 1: Make sure your business holds a verified Constructionline Gold or Platinum membership or other way of completing the CAS.

Step 2: Complete all relevant questions of the CAS, including the new Building Safety section. Note that opting out may risk your participation in certain work projects going forward and you will be required to provide an excellent reason to your main contractor. A reason could be that you are working on a build in Scotland, Wales or Northern Ireland where the Building Safety Act does not currently apply directly. You should check with your main contractor whether they will require this for those regions.

Important: Within step 2, there will be sections that require you to submit information and relevant documents to demonstrate your CAS and Building Safety compliance. Therefore, we advise that you familiarise and complete the sections ahead of the deadline.

CAS and Building Safety Question Guidance: constructionline.co.uk/CAS-BSA-guidance

We are committed to supporting you through this process.

If you have questions about The Act and The Regulations, how they relate to your scope of work, or the CAS Building Safety section, please contact:



Thank you for your cooperation and for upholding the highest standards of safety in the industry. Together, we will ensure compliance with the Building Safety Act and associated secondary legislation, and continue to deliver safe, high-quality projects for everyone.

Sent on behalf of:

Balfour Beatty

bam

**BOWMER
+ KIRKLAND**

CURO

 **FORTEM**
People who care

 **Hill**

GRANGER

 **KIER**

 **LAING O'Rourke**

 **mace**

MCLAREN

**McLaughlin
& Harvey**

**MOUN
TA
NVIL**

 **ROBERTSON**

 **Tilbury Douglas**

 **VINCI
CONSTRUCTION
UK**

 **Wates**



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