



South East  
Consortium

# SEC Building Safety Research Group

---

David Ashby Dip Surv FRICS  
Head of Operations  
[david.ashby@southeastconsortium.org.uk](mailto:david.ashby@southeastconsortium.org.uk)

11.50 am on 30 June 2021

South East Consortium

1

# Background

- In January 2021 SEC conducted a survey through Inside Housing
  - 70% of respondents said building safety was their greatest concern
  - 63.5% had procured building safety work in the last two years
  - 69.5% wanted better information, peer to peer learning and guidance on securing quality services through a process toolkit
  - Surprisingly 43% rate price higher than quality when procuring works and another 10% weight 50/50

# What has suffered as a result

- In the Inside Housing survey the top 3 impacts were:
  - Decent home / planned programme – 39%
  - Carbon reduction programmes – 22%
  - Development – 17%
- Quote from Mr Jenrick, Inside Housing, 10 Feb 2021 with regard to the impact of building safety on the capacity to build affordable homes:
  - “Of course, there are choices within this and that in itself will have consequences and that will make it harder for those housing associations to invest more in affordable and social housing and other important aims they and I share, like making those buildings more energy efficient. That’s the difficult situation we find ourselves in.”

# SEC Response

- SEC has formed a building safety working group consisting of:
  - Professional members (links to RICS, CIOB, CABE, CIPS, ISSG, CPA);
  - Housing Directors;
  - Contractor;
  - Consultant;
  - Legal;
  - Academic.
- I am the lead for SEC



# Objectives of the Group

- Develop practical procurement guidance
- The aim of the guidance is to be clear, succinct and easy to read/use
- To be used by professionals who's role is to achieve good procurement outcomes but who can:
  - Influence upwards, and
  - Direct those working for them



# Structure of the Guidance

- Culture – values, ethics and moral principles
- Control – managing quality and cost throughout the project lifecycle
- Competence – skills, knowledge , experience and behaviours
- Compliance – not just meeting min standards, but delivering the right outcomes
- Reference material / case studies

# Proposed Impact

- Practical guidance for all procurement professionals and all associated property professionals
- Will be promoted by CIPS
- Links to other bodies with the aim to influence MHCLG
- Report to be launched at the SEC Conference on 10 Nov, Dame Judith Hackitt will be a key note speaker
- It will also be available on the SEC website:  
<https://www.southeastconsortium.org.uk/>
- We want case studies to be included – can you help? If so contact David Ashby (email on first slide)