



THE BUILDING SAFETY ACT: WHAT'S CHANGING AND WHAT YOU NEED TO DO ABOUT IT

The Building Safety Act (BSA) has already reshaped how higher-risk buildings (HRBs) are designed, built, and maintained. Gateways 1, 2 and 3 are now live, and in 2025, enforcement will intensify across the industry.

IKO is your partner in compliance. With over 140 years of experience and a top-tier position on public sector frameworks, we're helping contractors, architects, and specifiers stay ahead with tested systems, detailed documentation, and expert support that simplifies approval and reduces risk.

WHAT IS THE BUILDING SAFETY ACT?

- A post-Grenfell legal framework improving building safety and accountability across design, construction and occupation.
- Focuses on higher-risk buildings (HRBs) that are over 18m tall or 7+ storeys with at least two residential units.
- Managed by the Building Safety Regulator (BSR).
- Introduces dutyholders with legal responsibilities for safety and compliance throughout design and construction.

The goal? Ensure all buildings are **safe, compliant and accountable** from planning to occupation and beyond.



GATEWAYS 1, 2 & 3: IN FORCE NOW

All three Gateways are now legally required.

Each stage must show continuity - what is proposed at Gateway 1 must carry through to design, construction and sign-off.

If your golden thread is incomplete or inconsistent, your project could be rejected.

WHAT IS THE GOLDEN THREAD?

It's a clear digital record of how a building was designed, built and kept safe.

It captures key decisions, materials used, safety strategies and change history. Everything is maintained, traceable and aligned with regulations.

Required by law for higher-risk buildings, it must be created from Gateway and updated through to occupation.

It helps dutyholders prove compliance and regulators assess it.

GETTING TO GRIPS WITH THE GATEWAYS

GATEWAY 1
PLANNING-STAGE
FIRE SAFETY

WHAT'S NEEDED?

Fire-safe site layout, escape routes, access and external spread strategy.

No safety case = no planning approval

GATEWAY 2
DESIGN APPROVAL

WHAT'S NEEDED?

Full technical pack to BSR, matching Gateway 1. Includes product specs and fire strategy.

No approval = no build

GATEWAY 3
COMPLETION &
OCCUPATION

WHAT'S NEEDED?

Final safety assurance, change records, traceable install evidence.

No certificate = no occupation

WHO'S RESPONSIBLE FOR WHAT?

ROLE	RESPONSIBILITIES UNDER BSA
Architects & designers	Submit planning-stage fire safety info at Gateway 1. Ensure Gateway 2 designs match earlier safety case. Specify compliant systems.
Main contractors	Build to spec. Manage site changes. Track installations with evidence for Gateway 3.
Roofing contractors	Use certified, tested systems. Log installation process and product traceability. Provide sign-off evidence.
Accountable person	Take over golden thread post-handover. Responsible for building safety in use.

HOW IKO SUPPORTS YOUR COMPLIANCE

IKO is already aligned with BSA and framework expectations, making it easier for you to deliver safer buildings, faster:

- Gateway 1: Early fire strategy support, technical advice on layout and spread of flame, and product-level input to support planning applications.
- Gateway 2: Design pack support including BBA certificates, EPDs, system guidance and fire performance data aligned with Gateway 1 proposals.
- Gateway 3: Site inspections, installation documentation, traceable product evidence and post-install certification support.
- Fully traceable systems supporting the 'golden thread' and simplifying approvals
- Manufactured in the UK in facilities certified to ISO 9001 (quality), ISO 14001 (environment), ISO 45001 (health & safety) and BES 6001 (responsible sourcing) standards
- RIBA Approved CPD training for architects, contractors and specifiers navigating new regulations
- End-to-end technical support from early-stage design through to handover and certification
- Framework-proven systems approved on LHC RS5M and align with other public sector frameworks across health, defence, and justice spaces, supporting procurement confidence and compliance



KEY TAKEAWAYS

- 1 Know your role**
Are you a dutyholder or accountable person?
- 2 Review your systems**
Do they meet performance and documentation standards?
- 3 Work with proven suppliers**
Can your partners demonstrate compliance?
- 4 Get your Gateway documentation in order**
Especially design data, traceability and testing.
- 5 Engage IKO's support early**
Reduce delays, avoid risk, meet your deadlines.



COMING SOON: BUILDING SAFETY LEVY

A new government charge on most new residential developments is set to begin from **autumn 2026**, collected at Gateway 2. It's intended to fund the remediation of unsafe buildings, but for contractors and developers, it's an additional cost and compliance issue to manage early.

Plan now to factor the levy into budgets, avoid approval delays and protect project margins. IKO can support early-stage planning and Gateway 2 documentation to keep your project on track.

IKO: PROTECTING WHAT MATTERS.

Compliance doesn't need to be complicated. With IKO, you get proven systems, clear guidance and total project support, from bid to build.

NEED HELP NAVIGATING GATEWAY 1, 2 & 3?

Get in touch with IKO's technical team today.

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