

Building Safety Red Flags

This **checklist identifies 8 critical red flags** that signal your strategy may not be fully compliant. Use it to audit your current position, prepare for regulator scrutiny, and take proactive steps before issues escalate.

The 8 Red Flags Checklist

☐ No Named Accountable Person

You can't clearly identify a Principal or Accountable Person responsible for building safety - or roles aren't properly documented.

☐ No Safety Case Report

A formal Safety Case Report has not been created or updated in line with the latest guidance.

☐ No Process for Mandatory Occurrence Reporting

There's no system in place for identifying, recording, and reporting incidents to the Building Safety Regulator.

☐ Missing or Outdated Golden Thread Documentation

Safety-critical documents are stored in multiple locations, or are not digital, version-controlled, or accessible.

☐ Incomplete Records for Fire Safety Assets

No clear records of recent fire door inspections, smoke ventilation maintenance, cladding assessments, or alarm testing.

☐ Staff and Contractor Competence Not Evidenced

You can't show that your FM team or third-party suppliers meet the PAS 8673:2022 competence framework.

☐ Resident Engagement Is Inconsistent or Unrecorded

No formal strategy or records for informing residents about safety risks, procedures, or changes.

☐ Recent Refurbishments Have No Compliance Trail

Fire compartmentation or service routes may have been affected by works that weren't properly documented or signed off.

If you've ticked more than two boxes, your current strategy could fall short of Building Safety Act expectations. Now's the time to:

- Review your **roles, records, and reporting systems**.
 - Prioritise **digital transformation** of safety documentation.
 - Ensure all contractors and team members meet **PAS 8673 standards**.
 - Develop a **resident communication plan** as part of your compliance strategy.
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Need help closing the gaps?

Contact us to book a free consultation.

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