

The Changing Scene in Risk, Compliance, Safety and Environment

What commercial and residential property leaders need to know in 2026

Shaunna Thornton BSc CMIOSH – Director of Growth and Customer Success

Tara Brady BSc CMIOSH – Principal Management Consultant – Risk, Compliance and Safety Management



About Ark

Empowering you to confidently manage risk, safety, and compliance with a true partnership built on and innovation.

With over 30 years of industry leadership, Ark Workplace Risk serves as an extension of your team, delivering tailored solutions that protect your people, properties, and operations for complete peace of mind.

Our approach combines the industry's top consultants with our intuitive QUOODA® platform to simplify compliance management—saving you time to focus on other critical tasks. Beyond day-to-day support, we guide you through **complex, contentious and critical** situations with confidence, providing the tools and insights needed for you to make well-informed decisions in any scenario.

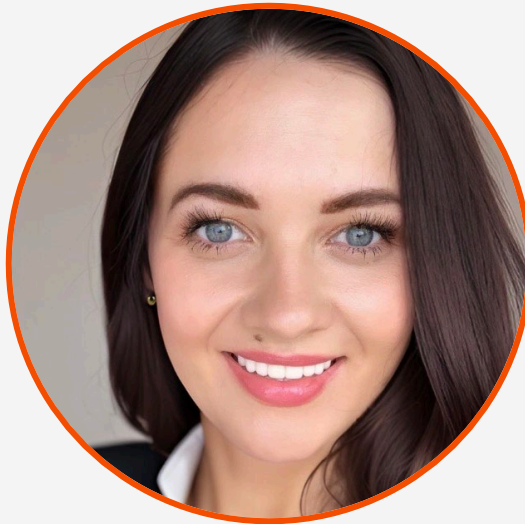
Count on us as your trusted risk, safety, and compliance partner, ensuring you meet today's standards while preparing for tomorrow's challenges in a constantly evolving legislative landscape.



Shaunna Thornton BSc CMIOSH
Director of Growth and Customer Success

Shaunna has over 15 years of Health and Safety experience across various sectors. Holding a BSc in Occupational Health and Safety allows her drive and maintain successful client partnerships, delivering a Gold Standard of services

As part of the Ark Senior Management Team, Shaunna works strategically with clients overseeing their roadmaps, developing risk and compliance solutions, and ensuring the support growth of our clients.



Tara Brady BSc CMIOSH
Principal Management Consultant – Risk, Compliance and Safety Management

Tara has over 12 years Health and Safety experience gained in various sectors and roles throughout Ireland and the UK. She joined Ark in 2022 as a part of the Customer Success Team in order to be a part of a market leading company.

Tara has a drive to build successful client portfolios and deliver a Gold Standard of service and solutions with a passion to succeed to ensure clients are always supported to the best of her ability whilst ensuring that life safety is always at the forefront.



Agenda

- Building Safety (post-Grenfell & BSA)
- Fire Safety & Evacuation (PCFRA & PEEPs)
- Security & Terrorism: Martyn's Law
- Environmental & Sustainability Legislation
- Key 2026 Dates and Takeaways



Introduction

This presentation outlines the key regulatory, operational, and industry changes that will shape the built-environment landscape throughout 2026.

- **2026 brings major regulatory changes across the built environment.**
- **Shift from policy development → mandatory operational compliance.**
- **Significant impacts for property managers, facility teams, duty holders, and organisations.**

This webinar aims to give you a practical, actionable understanding of the 2026 regulatory landscape and how it will influence compliance, safety management, operational planning, and strategic choices.



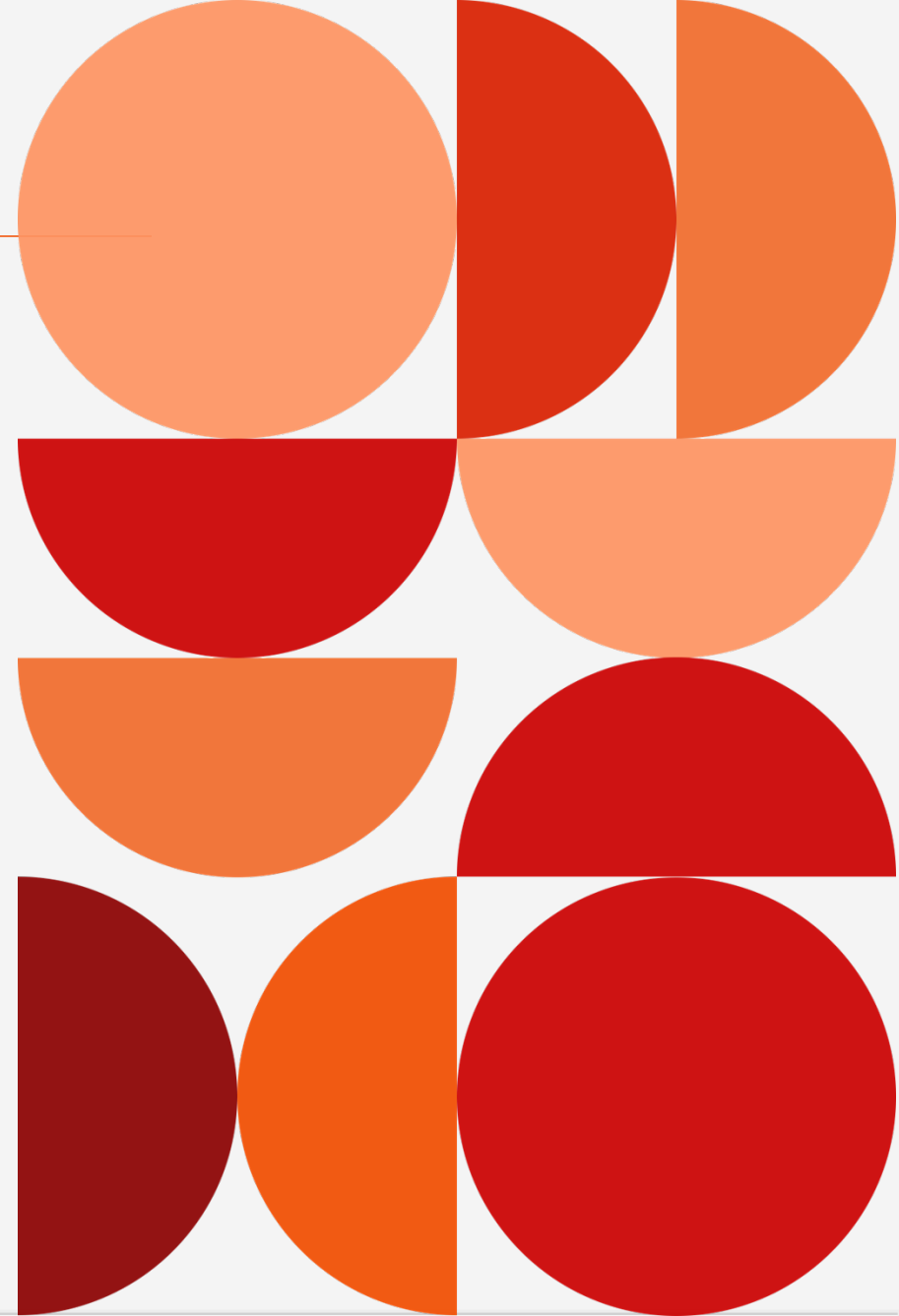
Building Safety Act – Higher-Risk Buildings in Occupation

- BSR transitioning to a **new body** by January 2026.
- **40% of all HRBs** expected to receive BAC assessments by April 2026.
- Criticality of **Structural Risk Assessments** to be reinforced.
- Expected **expansion of HRB definition** under consultation within 2026.



Building Safety Act – Gateway reforms

- **Second staircases** for all new residential buildings $\geq 18\text{m}$ in England.
- **Design standards, viability and layout for tall residential schemes will shift;** expect knock-on planning and funding impacts.
- **Gateway regime definition changes anticipated** – updates expected to cover a wider range of construction, refurbishment and alteration activities.

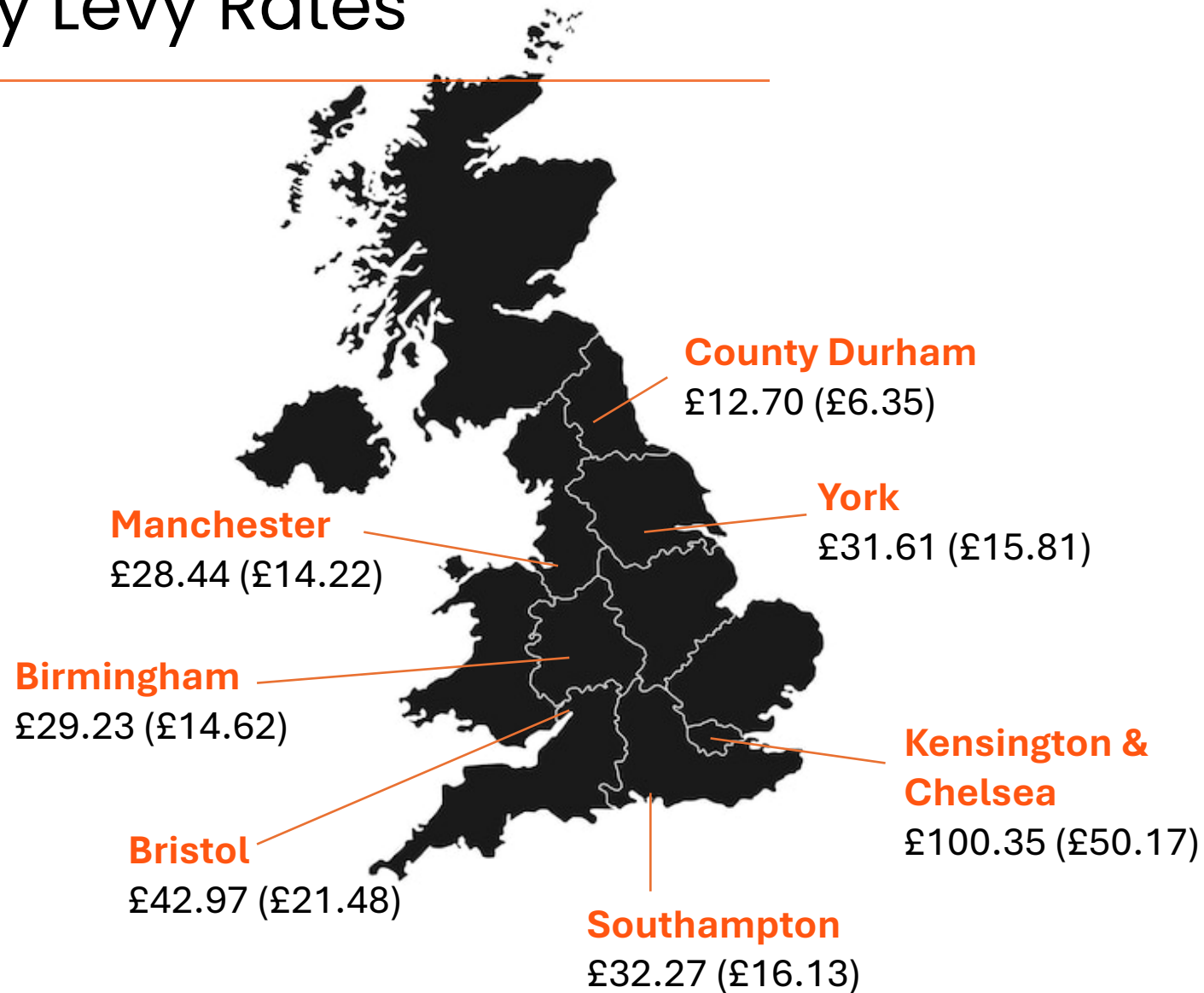


Building Safety Levy

- The **Building Safety Levy (England) Regulations 2025** enter into force on 1st October 2026
- A new charge to help fund the remediation of building safety issues, particularly those related to cladding – **with the aim of recouping £3.5billion**
- Applies to most **new residential developments** including PBSA.
- Must be factored into **development appraisals**.
- Political pressure may refine the details, but **date is fixed**.



Building Safety Levy Rates



Construction Products Reform (Post Grenfell)

- Government accepted Grenfell Inquiry product recommendations.
- Secondary legislation expected from 2026 onward.
- Greater requirements for testing, declaration and traceability.
- Increased due diligence responsibilities for owners/managers.

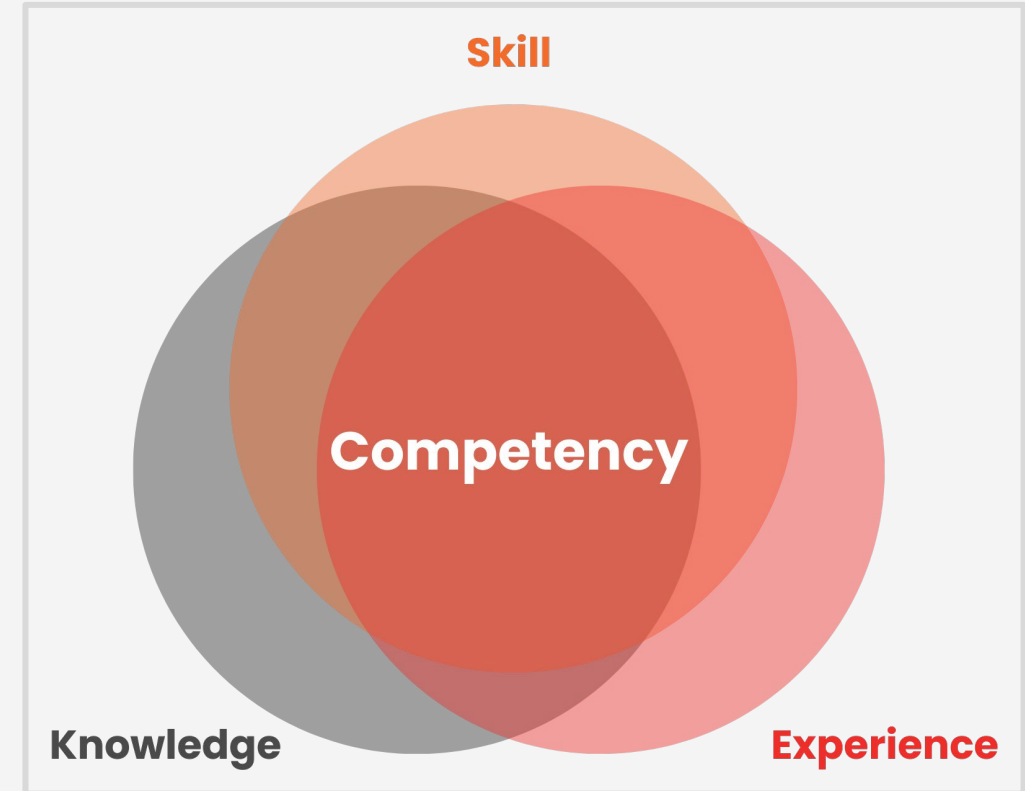
Grenfell Phase 2 Implementation Plan (2026–28)

- Regulation of fire engineers and assessors expected.
- Competence and registration schemes likely to tighten.
- Strengthened duties for verifying competence of contractors.



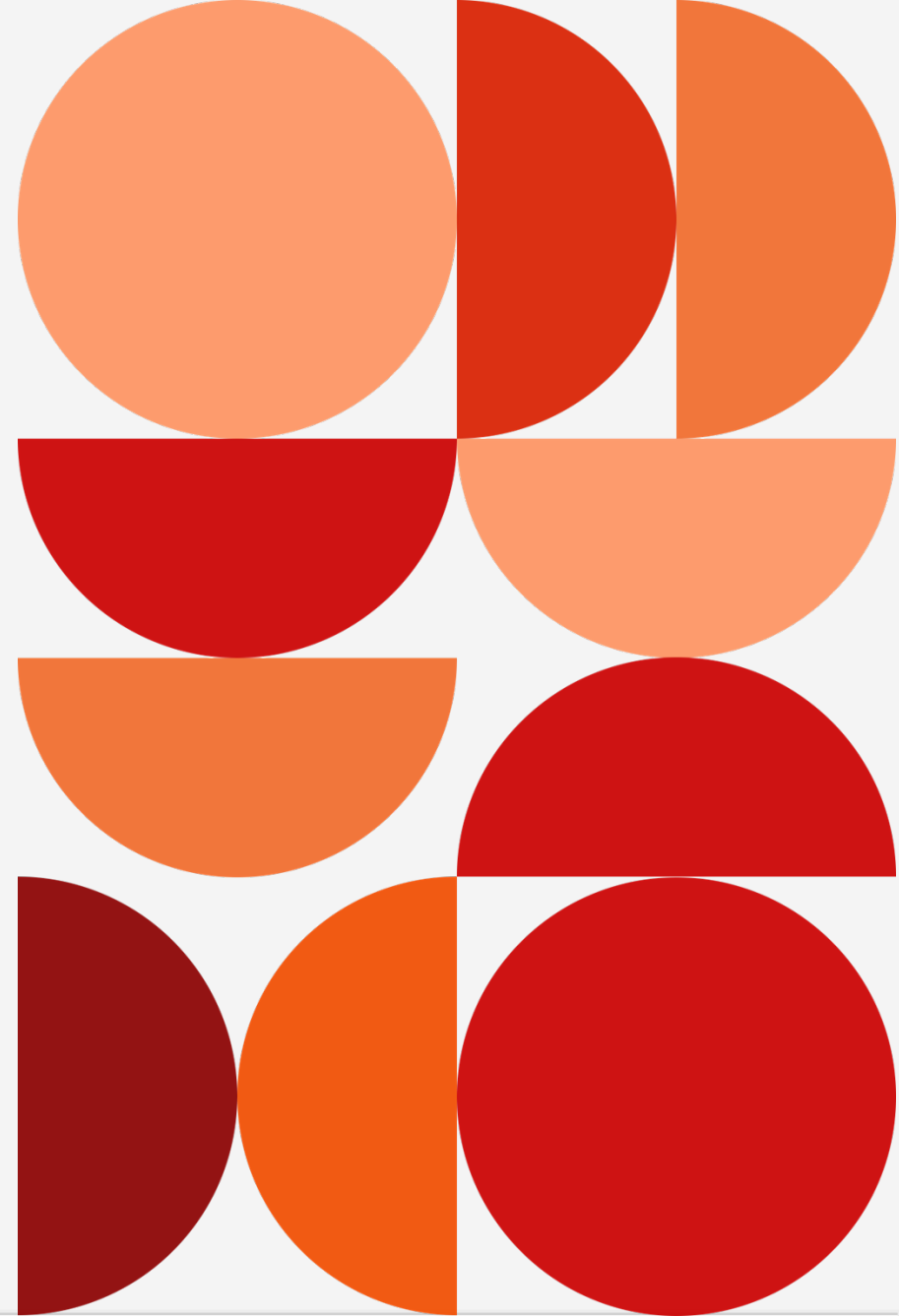
Competency Frameworks

- New **competence standards** for fire risk assessors.
- **Duty holder competence** expected across the built environment.
- Organisations must maintain **training matrixes** and **CPD records**.
- Greater emphasis on **third-party certification**.



Wales and Scotland – Diverging Regimes

- **Wales:** new HRB regime, annual FRAs, local authority registration.
- **Scotland:** cladding remediation, evacuation guidance, competence reforms.
- **Cross-border portfolios** require separate compliance models.



Fire safety, evacuation, PCFRA & Residential PEEPs

Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

- Mandatory PCFRAs for residents needing assistance.
- Mandatory Residential PEEPs for identified individuals.
- Building-wide evacuation plans required.
- Information sharing with Fire & Rescue Services becomes essential.



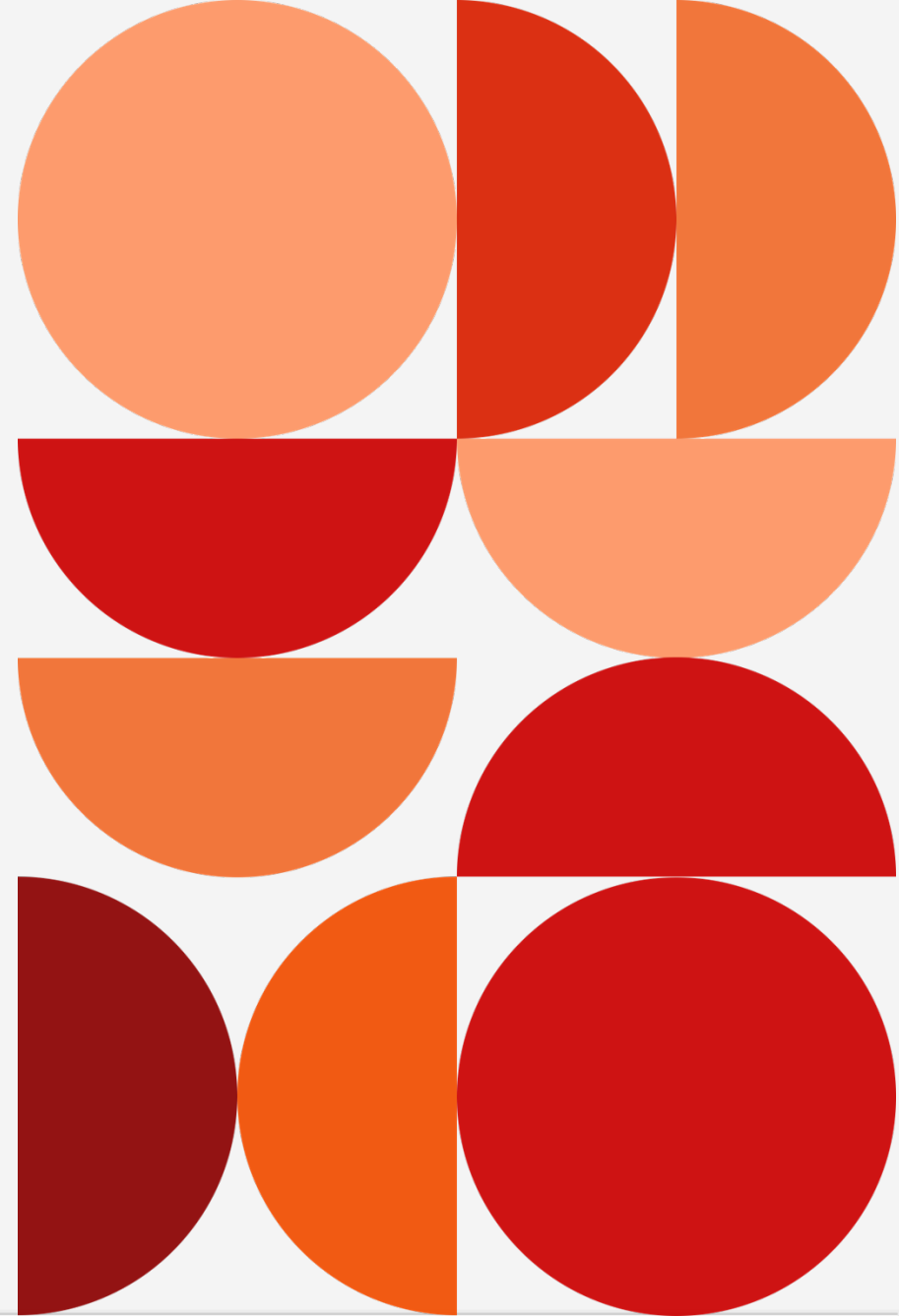
Security & Terrorism: Martyn's Law (Terrorism (Protection of Premises) Act 2025)

- **Royal Assent in 2025**; full duties expected from 2027.
- 2026 represents the **preparation year** for duty holders.
- Applies to venues and premises with **200+ or 800+ occupancy thresholds**.
- Distinction between **Standard vs Enhanced Duty requirements**.



Martyn's Law – 2026 Actions

- **Map assets** and events meeting threshold criteria.
- Develop or update **security risk assessments**.
- **Train staff** and run **preparedness exercises**.
- Align **security planning** with **fire and building safety cases**.



HSE Priorities for 2026

Looking beyond workplace safety into public assurance and building safety.

Key themes

- Stress, mental health, musculoskeletal disorders and wellbeing expectations
- Construction safety
- Support for BSR

What does this mean?

- More structured expectations around **home and hybrid working** risk assessment
- Continued enforcement around **falls from height, asbestos, and building maintenance**
- **Stress & mental health** management. Upscaling the "Working Minds" campaign, more inspections targeting psychological risks

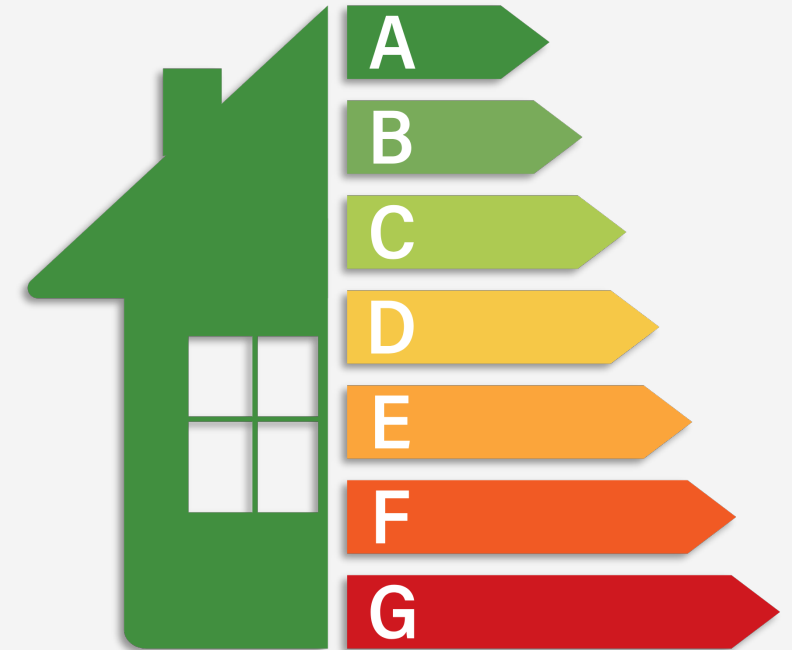


Environmental & Sustainability Legislation

- **Minimum Energy Efficiency Standards (MEES)**

pathway: EPC C by April 2027, EPC B by April 2030
(subject to legislation).

- **Future Homes Standard** effective from late 2026.
- Scotland launching a **redesigned EPC system**
from Oct 2026.



Waste, Packaging and Environmental Protection

- pEPR: **mandatory 'recycle / do not recycle' labels** from April 2026.
- Significant **data collection** requirements.
- **Waste contracts** may need renegotiation.
- Possible **BNG exemptions** for small sites under consultation.



Key Legislative Dates & Themes for 2026



Scan the QR code to
download these key dates

“ 2026 is the year when the scaffolding around all the new regimes hardens into day-to-day duties. ”

27 JAN	New Building Safety Regulator structure implemented
6 APR	PCFRAs & PEEPs become mandatory; pEPR labelling begins.
30 SEP	Second staircases required for ≥18m residential buildings
1 OCT	Building Safety Levy begins.
LATE 2026	Future Homes Standard enforcement window.
31 OCT	Scotland's new EPC regime begins.



Questions



Thank you

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