



Infrastructure
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Expiry Toolkit: Asset Related Standards

A guide to legislation, regulation and
industry guidance that supports the
assessment of asset condition

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Introduction

This guide references legislation, regulations, British Standards, industry standards, codes of practice and guidance that parties to a PFI may find helpful in assessing the condition of assets during the expiry phase. These references may be useful in:

- Determining the relevant legislation applicable to the asset base against which asset compliance can be assessed during surveys.
- Identify relevant industry-wide and sector specific standards, codes of practice et al that could be used in assessing asset condition, performance and residual life during the surveys.
- Understanding best practice in undertaking surveys and assessing asset condition.

Note that:

- **The list is non-exhaustive.**
- Current legislation may not be retrospectively applicable.
- References reflect information at time of publication and may be outdated
- This listing is a guide only, no reliance should be placed on this and IPA accepts no liability in relation to its accuracy or completeness

The references are bundled into 3 groups:

- Legislation and regulation.
 - Industry guidance.
 - Sector specific guidance.
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Legislative and Regulatory References

The Institute of Workplace and Facilities Management (IWFM) [Statutory Compliance in FM Procurement Guidance Note](#) provides an excellent overview of Hard Facilities Management (HFM) compliance requirements. Other compliance requirements exist for specific environments and other asset types.

The table below covers some key references for legislative and regulatory requirements, and a specific reference to regulations for school premises.

Document	Summary (Taken from Document originators website where available)	Link (note some links take the user to a site where publications can be purchased)
Health and Safety at Work Act 1974	The Health and Safety at Work etc Act 1974 is the primary piece of legislation covering occupational health and safety in Great Britain. It sets out the general duties which: employers have towards employees and members of the public.	https://www.hse.gov.uk/legislation/hswa.htm
Management Health and Safety at Work Regulations - 1999 & 2006	The Act sets out the general duties which employers have towards employees and members of the public, and employees have to themselves and to each other.	https://www.hse.gov.uk/pubns/hsc13.pdf (Link to short form guide)
Health and Safety Executive Guidance Notes / Alerts	HSE guidance provides advice to help you understand how to comply with the law; explanations of specific requirements in law; specific technical information or references to further sources of information to help you comply with your legal duties	https://www.hse.gov.uk/pubns/books/index-hsg-ref.htm
Building Regulations - Approved Documents	These contain <ul style="list-style-type: none"> - general guidance on the performance expected of materials and building work in order to comply with the building regulations - practical examples and solutions on how to achieve compliance for some of the more common building situations 	https://www.gov.uk/government/collections/approved-documents#building-regulations-and-approved-documents-index
Fire <ul style="list-style-type: none"> ▪ Fire Precautions Act 1971 	The Fire Precautions Act 1971 introduced powers for the fire authority to make an application to the court to prohibit the use of premises in circumstances where they were deemed to be dangerous or a risk of fire.	https://www.legislation.gov.uk/ukpga/1971/40/enacted



Document	Summary (Taken from Document originators website where available)	Link (note some links take the user to a site where publications can be purchased)
<ul style="list-style-type: none">▪ Fire Precautions (Workplace) Regulations 1997/1999/2006▪ RRO (FS) Order 2005	<p>Fire safety law changed in October 2006 with the introduction of the Regulatory Reform (Fire Safety) Order 2005.</p> <p>These guides:</p> <ul style="list-style-type: none">- tell businesses what they need to do to comply with fire safety law- help businesses carry out a fire risk assessment- help businesses identify the general fire precautions they need to have in place <p>Find out whether you are a Responsible Person under the Fire Safety Order and what responsibilities you may have.</p>	<p>https://www.legislation.gov.uk/ukxi/1997/1840/made</p> <p>https://www.legislation.gov.uk/ukxi/2005/1541/contents/made</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/14879/making-your-premises-safe-short-guide.pdf</p>
Construction (Design and Management) Regulations 2015	The Construction (Design and Management) Regulations 2015 (CDM 2015) cover the management of health, safety and welfare when carrying out construction projects.	https://www.hse.gov.uk/pubns/books/l153.htm
School Premises Regulations	This guidance describes, and advises on meeting the requirements of, the premises regulations for all schools maintained by local authorities in England.	https://www.legislation.gov.uk/ukxi/2012/1943/contents/made



Industry Guidance

Document	Summary (Taken from Document originators website where available)	Link (note some links take the user to a site where publications can be purchased)
RICS Guidance Note: Surveying Assets in the Built Environment	This guidance note provides a professional practitioner or individual commissioned to undertake a survey with outlined guidance on fulfilling elements of a client's brief, along with unique aspects arising from the myriad of asset type and their usages	https://www.rics.org/uk/upholding-professional-standards/sector-standards/building-surveying/surveying-assets-in-the-built-environment/
RICS Guidance Note: Planned Preventative Maintenance of Commercial and Residential Property	This guidance note has been prepared to provide RICS members, regulated firms and their clients with a source of best practice guidance in respect of planned preventative maintenance (PPM).	https://www.rics.org/uk/upholding-professional-standards/sector-standards/building-surveying/planned-preventative-maintenance-of-commercial-and-residential-property/
Building Research Establishment Digests	It is part of Building Research Establishment (BRE) digests on authoritative summaries of state of the art on specific topics in construction design and technology. They draw on BRE's expertise in these areas and provide essential support for all involved in design, specification, construction and maintenance	https://www.brebookshop.com/
CIBSE Guide M : Maintenance Engineering Management	Guide M is written for designers, maintainers, building owners/ operators and facilities managers. Giving detailed information on maintenance of Building Services, life expectancies for building services equipment, etc.	https://www.cibse.org/knowledge/knowledge-items/detail?id=a0q2000000817oZAAS
CIBSE codes of Practice	Codes of Practice recommend sound good practice as currently undertaken by competent and conscientious practitioners. They are drafted to incorporate a degree of flexibility in application, whilst offering reliable indicative benchmarks.	https://www.cibse.org/Knowledge/Codes-of-Practice
British Council of Offices Guides	A series of best practice guides relating to office accommodation	https://www.bco.org.uk/Research/Best-Practice-Guides.aspx
British Standards Institute – British Standards	Standards are agreed ways of doing something, written down as a set of precise criteria so they can be used as rules, guidelines or definitions.	www.bsigroup.com
<i>Note that the IWF M Guide in the Legislative and Regulatory References section references specific BS for Hard FM</i>	Standards are put together by groups of industry experts, consumers, research organisations, government departments and more, all working together. It should be noted that these standards are guidelines and not legislation.	



Sector Specific Guidance

Document	Summary (Taken from Document originators website where available)	Sector	Link (note some links take the user to a site where publications can be purchased)
NHS Estates: Risk based methodology for establishing and managing backlog	This document gives best practice advice on undertaking a detailed survey of the physical condition of an NHS estate.	Healthcare but could be adapted for other sectors	https://www.england.nhs.uk/publication/a-risk-based-methodology-for-establishing-and-managing-backlog/
Healthcare Technical Memoranda, Health Building Notes	Health Technical Memoranda (HTMs) give comprehensive advice and guidance on the design, installation and operation of specialised building and engineering technology used in the delivery of healthcare. Health building notes give best practice guidance on the design and planning of new healthcare buildings and on the adaptation or extension of existing facilities.	Healthcare	https://www.england.nhs.uk/estates/health-technical-memoranda/
School design and construction	Building Bulletins are produced by the DfE and offer guidance on a range of subjects, from whole school design schedules to detailed engineering specifics.	Education	https://www.gov.uk/government/collections/school-design-and-construction
MOD Building performance Standards (JSP 315)	Sets the agreed technical, functional and spatial requirements along with the benchmark capital and operational costs for the planning and delivery of new and refurbished MOD infrastructure.	MOD	https://www.gov.uk/government/publications/mod-building-performance-standards-jsp-315
National Highways Guidance	General guidance publications produced by National Highways	Highways	https://nationalhighways.co.uk/publications/
Department for Transport Technical Notes	Traffic management guidance for local authorities.	Highways	https://www.gov.uk/government/collections/local-transport-notes



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