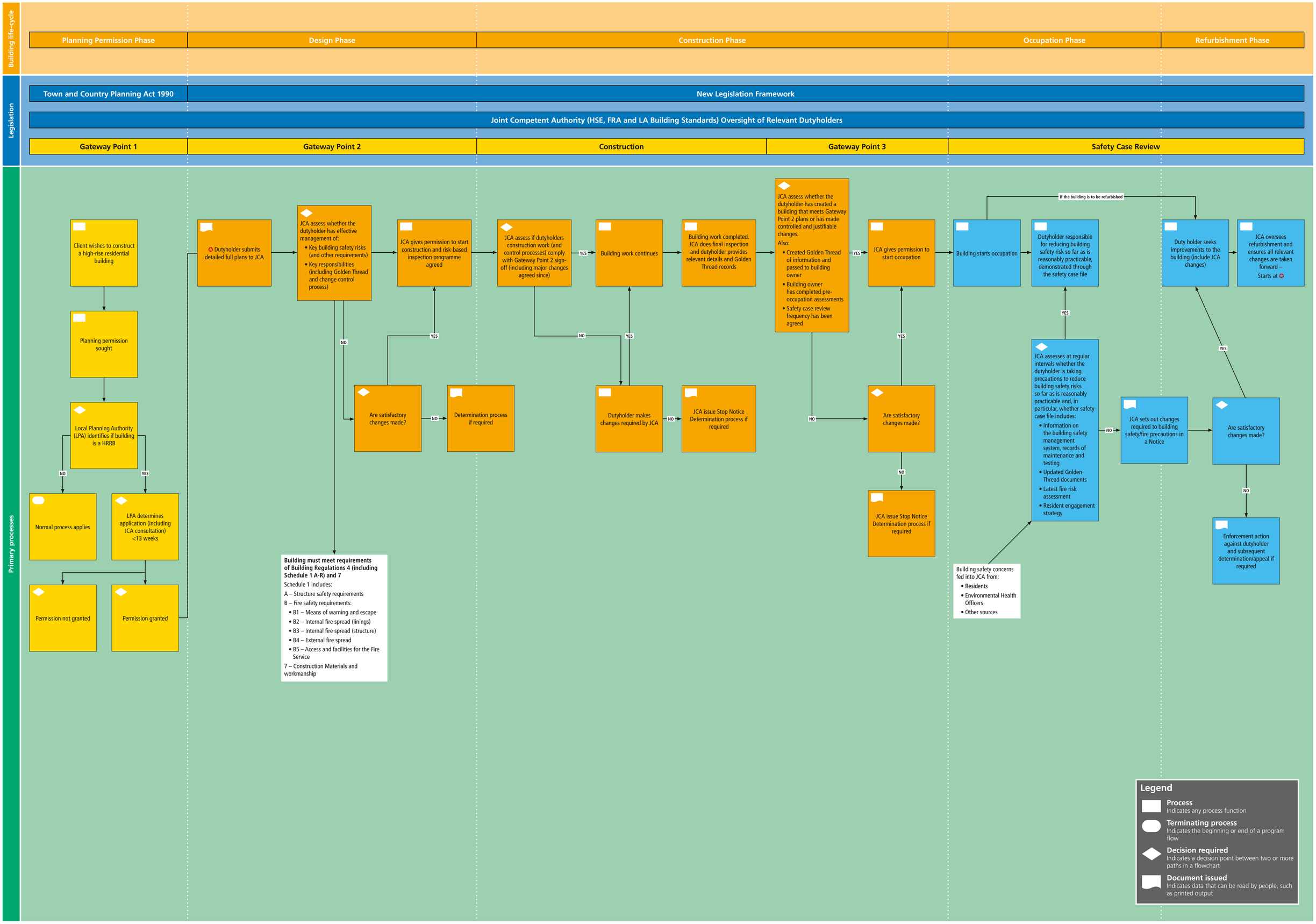Mapping the new building safety regulatory framework – construction and occupation of a higher-risk residential building (HRRB)