

High Rise Responsibilities

What's Changed?

Following the Grenfell Tower tragedy, an independent review into fire safety in buildings was completed, which resulted in a report that identified the need for significant reform.

The findings of the report were accepted in full by the UK government which led to the creation of
The Building Safety Act 2022.



The Act is being brought into force gradually, with a plan and timeline produced by government It applies in England and Wales and covers a number of areas.

In this guide we're focusing on responsibilities for high rise residential buildings.



The Building Safety Act 2022
identifies new duty holders known
as 'accountable persons'
for higher risk buildings.



The accountable person is a person who holds a legal estate in possession of any part of the common parts, or a person who is under a relevant repairing obligation in relation to any part of the common parts.

The accountable person's duties include:

- 1 completing an assessment of fire and structural safety risks for the parts of the building they are responsible for and regularly review**

- 2 taking reasonable steps to avoid any building safety risks occurring in the part of the building they're responsible for, and to reduce the severity of any incidents which do arise out of these risks.**

3

Keeping and updating information about the building and providing information to the regulator when necessary.



If a building has more than one accountable person, the accountable person responsible for the structure and exterior of the building will be the principal accountable person (PAP)

When buildings have a single accountable person, that entity or person is the PAP.

Need support with understanding your responsibilities?

We're here to help!



www.safety-smart.co.uk