



REGISTRATION OF HIGHER-RISK BUILDINGS

Key requirement under the Building Safety Act

The Building Safety Act (BSA) places obligations on the Principal Accountable Person (PAP) who is responsible for building safety in high-rise residential buildings and other multi-occupied residential buildings, which are deemed as 'higher-risk' (that is new and existing buildings 18m and over in height and/or 7 storeys or more with 2 or more residential units).

A key requirement under the BSA is the registration of higher-risk buildings with the Building Safety Regulator (BSR).

The Principal Accountable Person (PAP) must complete the registration and provide the BSR with the specified information.

The PAP (usually an individual or organisation, such as the RMC or Freeholder) is often who is responsible for the management and maintenance for the exterior of the building. Under the Act, the PAP is obligated to reduce or eliminate the risks from the spread of fire and/or structural failure.

What needs to be done

The deadline to complete registration for existing buildings was the 1st October 2023. Failure to register with the BSR or comply with the building safety requirements can result in penalties and legal action.

Upon the initial registration application, the next stage in the process requires the PAP to provide the Building Safety Regulator with key details of their building.

The information included in this document does not represent advice; rather, it is a summary of our understanding as at the time of publication.

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Key building information includes:


1. *Fire and smoke controls*
2. *Energy supply and storage*
3. *Structural type and materials*
4. *Roof*
5. *Staircases*
6. *External walls*
7. *External features*
8. *Uses at ground level and above*
9. *Uses below ground level*
10. *Changes since completion*
11. *Connections*

When and why you should submit this information

It is important to note, that this information must be submitted within 28 days of an application for registration. In addition, a registration fee of £251 per building is also required.

Details can be found on the .gov website, [click here](#).

The Building Safety regulator will use this information to compile the national register of high-rise residential buildings, which is accessible to the public.



Seeking the relevant information from multiple sources for the building will be tough to navigate, however it is instrumental towards the comprehensive safety case report. Without it, the BSR may not grant the all-important Building Assessment Certificate.

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