

CLIENT FACT SHEET 9 BUILDING ASSESSMENT

INTRODUCTION

The purpose of this fact sheet is to give an overview of Building Safety Regulators approach to assessment of high-risk buildings.

ORIGINS

[Building Safety Act 2022](#)

FURTHER INFORMATION

[Rendall & Rittner](#)

[Broadcast Video](#)

[BSR Strategic Plan](#)

[Client Fact Sheet 2 –
Building Safety Cases](#)

DISCLAIMER

This fact sheet is intended as a summary of our understanding of this matter as at the time of publication and does not constitute advice.

Information correct as of 18.01.2024

OCCUPIED BUILDINGS ASSESSMENT STRATEGY

The Building Safety Regulator (BSR) stated their intention to assess all registered higher-risk buildings (HRB) over a five-year period, commencing from April 2024. They have outlined within their strategic plan that their aim is 40% of occupied buildings to be assessed by 2026.

There are more than 12,500 higher-risk buildings registered with the BSR which means more than 5,000 buildings are anticipated to be assessed by April 2026. The BSR is using the information submitted as part of the registration process to identify buildings that will be prioritised as part of the assessments.

The prioritisation of the buildings creates tranches that will help the Principal Accountable Person (PAP) determine if their HRB will fall into the first or subsequent tranches. The following outlines the criteria of those HRBs.

Aluminium Cladding Material (ACM)

Buildings with ACM will be assessed within the first tranche. The BSR's strategic plan outlines their expectation that all buildings with ACM will need to have made progress with remediation by April 2026.

Large Panel Systems (LPS)

Buildings constructed in the 1960's & 1970's using LPS are known to be at a higher risk of collapse. LPS uses concrete in part, or entirely and are considered structurally unsafe.

Height & Unit Numbers

The higher the building, the more likely it is to be assessed. Those with a high number of residential dwellings may also fall into this bracket as there are more occupants to evacuate, which will take longer in single staircase buildings.

Risk Profile

It is likely that the BSR will be considering multiple factors and creating a risk profile of the building. A building with large panel systems that is above 30m with only a single means of fire detection with ongoing external wall remediation issues is more likely to be visited than a building that is 30m, with sprinklers fitted and no fire safety remediation issues. However, all buildings within this criterion could be assessed and the safety case called upon by other authorities such as the Fire & Rescue Service or Local Authority.

BUILDINGS IN SCOPE

Higher-risk buildings are buildings with two or more residential dwellings and are 18m+ in height and/or are seven storeys or greater.

KEY DATES

1st April 2024 – the first tranche of building assessments will begin