



# Building Safety Act 2022

## 2022 CHAPTER 30

### PART 4

#### HIGHER-RISK BUILDINGS

##### *Duties relating to building safety risks*

#### **83 Assessment of building safety risks**

- (1) An accountable person for an occupied higher-risk building must as soon as reasonably practicable after the relevant time assess the building safety risks as regards the part of the building for which they are responsible.
- (2) Further such assessments must be made—
  - (a) at regular intervals,
  - (b) at any time that the accountable person has reason to suspect that the current assessment is no longer valid, and
  - (c) at the direction of the regulator, within a period specified in the direction.
- (3) An assessment under [subsection \(1\)](#) or [\(2\)](#) must be suitable and sufficient for the purposes of enabling the accountable person to comply with their duties under [section 84](#).
- (4) In this section “the relevant time” means—
  - (a) the time when the building becomes occupied, or
  - (b) if later, the time when the person becomes an accountable person for the building.

#### **84 Management of building safety risks**

- (1) An accountable person for an occupied higher-risk building must take all reasonable steps for the following purposes—

- (a) preventing a building safety risk materialising as regards the part of the building for which they are responsible;
  - (b) reducing the severity of any incident resulting from such a risk materialising.
- (2) Those steps may in particular involve the accountable person carrying out works to the part of the building for which they are responsible.
- (3) When taking the steps the accountable person must act in accordance with prescribed principles.
- (4) The steps must be taken promptly.
- (5) The accountable person must make and give effect to arrangements for the purpose of ensuring the effective planning, organisation, control, monitoring and review of steps taken under this section.

## **85 Safety case report**

- (1) The principal accountable person for an occupied higher-risk building must as soon as reasonably practicable after the relevant time prepare a report (a “safety case report”) containing—
- (a) any assessment of the building safety risks made under section 83 by an accountable person for the building, and
  - (b) a brief description of any steps taken under section 84 by an accountable person for the building.
- (2) The principal accountable person must revise a safety case report if they consider it necessary or appropriate to do so following—
- (a) any further assessment under section 83 made by an accountable person for the building, or
  - (b) the taking of further steps under section 84 by an accountable person for the building.
- (3) The Secretary of State may by regulations make further provision about the content and form of safety case reports.
- (4) In this section “the relevant time” means—
- (a) the time when the building becomes occupied, or
  - (b) if later, the time when the person becomes the principal accountable person for the building.

## **86 Notification and provision of report to the regulator**

- (1) The principal accountable person for an occupied higher-risk building must notify the regulator as soon as reasonably practicable after preparing or revising a safety case report.
- (2) Where the regulator asks the principal accountable person to provide it with a copy of the safety case report, the principal accountable person must give a copy of it to the regulator as soon as reasonably practicable.
- (3) The Secretary of State may by regulations make provision about—
- (a) the content and form of notifications under this section;
  - (b) the way in which a notification or copy of a report must be given.

(4) In this section “safety case report” has the same meaning as in section 85.