



Building Safety Act 2022

2022 CHAPTER 30

PART 4

HIGHER-RISK BUILDINGS

Introduction

61 Overview of Part

- (1) **This Part** contains provisions about the management of building safety risks as regards occupied higher-risk buildings.
- (2) In **this Part**—
 - (a) sections 62 to 64 define “building safety risk” and make related provision;
 - (b) sections 65 to 70 define “higher-risk building”, make related provision, and confer power to modify **this Part** as it applies in relation to any description of higher-risk building;
 - (c) sections 71 to 75 contain other key definitions, including—
 - (i) when a building is “occupied”;
 - (ii) the definition of “accountable person” and “principal accountable person”;and provide that the First-tier Tribunal may determine who is an accountable person or the principal accountable person for a higher-risk building;
 - (d) sections 76 to 82 make provision about the registration of higher-risk buildings and about building assessment certificates;
 - (e) sections 83 to 86 make provision about the assessment and management of building safety risks, including provision requiring a safety case report to be prepared and revised;
 - (f) sections 87 to 90 contain provisions about the keeping and giving of information and documents to the regulator, other accountable persons, residents and others;

Changes to legislation: There are currently no known outstanding effects for the Building Safety Act 2022, Cross Heading: Introduction. (See end of Document for details)

- (g) sections 91 to 94 contain provisions about engagement with residents etc, including—
 - (i) provision requiring a residents’ engagement strategy to be prepared and revised;
 - (ii) provision requiring complaints systems to be established and operated;
- (h) sections 95 to 97 impose duties on residents and make provision for the enforcement of those duties;
- (i) sections 98 to 101 contain provisions about the enforcement of [this Part](#);
- (j) section 102 and [Schedule 7](#) provide for the appointment of a special measures manager, to undertake duties under [this Part](#) in place of an accountable person, and make further provision in connection with that appointment;
- (k) sections 103 to 107 contain provisions about appeals;
- (l) sections 108 to 111 contain miscellaneous provisions, including provision about cooperation and coordination;
- (m) sections 112 to 114 provide for certain terms to be implied into leases, and contain other provisions affecting the relationship between landlord and tenant or affecting commonholds;
- (n) section 115 contains definitions applying for the purposes of [this Part](#).

Commencement Information

- II** S. 61 in force at Royal Assent, see [s. 170\(1\)\(f\)](#)

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