



Building Safety Act 2022

2022 CHAPTER 30

PART 2

THE REGULATOR AND ITS FUNCTIONS

Committees

11 Residents' panel

- (1) The regulator must exercise its powers under section 11A(3) of the Health and Safety at Work etc Act 1974 to establish and maintain a committee with the functions mentioned in this section (and any other function that the regulator considers appropriate).
- (2) The committee is to consist of—
 - (a) such residents of higher-risk buildings as the regulator considers appropriate, and
 - (b) such relevant persons (if any) as it considers appropriate.
- (3) The regulator must take all reasonable steps to ensure that the committee includes—
 - (a) one or more residents of a higher-risk building who are disabled,
 - (b) a body that represents, supports or promotes the interests of any description of disabled people that includes residents of higher-risk buildings, or
 - (c) a member of a body within paragraph (b).
- (4) The committee is to give advice to the regulator about such matters connected with the regulator's building functions and relating to higher-risk buildings as the regulator may specify.
- (5) The regulator must consult the committee before issuing or revising any of the following—
 - (a) guidance to residents of higher-risk buildings about any of their rights or obligations under [Part 4](#) or regulations made under that Part;

Changes to legislation: There are currently no known outstanding effects for the Building Safety Act 2022, Section 11. (See end of Document for details)

- (b) guidance relating to any duty under regulations made under section 89 to give information or documents to residents of higher-risk buildings or owners of residential units in such buildings;
 - (c) guidance relating to any of sections 91 to 93 or 95 or regulations made under any of those sections (engagement with residents etc, and residents’ duties).
- (6) If the committee has not been established at a time when the regulator has prepared guidance to which [subsection \(5\)](#) applies—
- (a) that subsection has effect as if it did not require the committee to be consulted before the guidance is issued, and
 - (b) the committee must be consulted in relation to the issued guidance as soon as reasonably practicable.
- (7) See also—
- (a) section [17\(3\)](#) (duty to consult committee about regulator’s strategic plan);
 - (b) section [94\(2\)](#) (duty to consult committee about regulator’s complaints system).
- (8) In this section—
- “higher-risk building” has the same meaning as in [Part 4](#) (see section 65);
 - “relevant person” means—
 - (a) an owner of a residential unit in a higher-risk building,
 - (b) a body that represents, supports or promotes—
 - (i) the interests of any description of residents of higher-risk buildings or owners of residential units in such buildings, or
 - (ii) the interests of any description of persons that includes a description of such residents or owners, or
 - (c) a member of a body within paragraph (b).

Commencement Information

- I1** S. 11 in force at Royal Assent for specified purposes, see [s. 170\(2\)\(a\)](#)
- I2** S. 11 in force at 1.12.2022 in so far as not already in force by [S.I. 2022/1210](#), [reg. 2\(c\)](#)

Changes to legislation:

There are currently no known outstanding effects for the Building Safety Act 2022, Section 11.