



Building Safety Act 2022

2022 CHAPTER 30

PART 2

THE REGULATOR AND ITS FUNCTIONS

Plans and reports

21 Report on certain safety-related matters

- (1) Before the end of the period of three years beginning when this section comes into force, the regulator must—
 - (a) carry out a cost-benefit analysis of making regular inspections of, and testing and reporting on, the condition of electrical installations in relevant buildings;
 - (b) consider what further provision under the Building Act 1984, or in guidance under that Act, may be made about—
 - (i) stairs and ramps in relevant buildings,
 - (ii) emergency egress of disabled persons from relevant buildings, and
 - (iii) automatic water fire suppression systems in relevant buildings,with a view to improving the safety of persons in or about relevant buildings, and carry out a cost-benefit analysis of the making of that provision.
- (2) Before the end of that period, the regulator must—
 - (a) prepare one or more reports about the analysis mentioned in subsection (1) (which may also contain recommendations), and
 - (b) give them to the Secretary of State.
- (3) The Secretary of State must publish any report received under subsection (2).
- (4) In this section “cost-benefit analysis” means—
 - (a) an analysis of the costs together with an analysis of the benefits that will arise if the things mentioned in subsection (1)(a) are done or the provision mentioned in subsection (1)(b) is made, and
 - (b) an estimate of those costs and of those benefits (subject to subsection (5)).

Status: Point in time view as at 01/10/2023.

Changes to legislation: Building Safety Act 2022, Section 21 is up to date with all changes known to be in force on or before 16 July 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (5) If, in the opinion of the regulator—
- (a) the costs or benefits cannot reasonably be estimated, or
 - (b) it is not reasonably practicable to produce an estimate,
- the cost-benefit analysis need not estimate them, but must include a statement of the regulator’s opinion and an explanation of it.
- (6) In this section—
- “electrical installation” means fixed electrical cables or fixed electrical equipment located on the consumer’s side of the electricity supply meter;
 - “relevant building” means a residential building or any other kind of building that the regulator considers appropriate.

Commencement Information

- I1** S. 21 in force at Royal Assent for specified purposes, see [s. 170\(2\)\(a\)](#)
- I2** [S. 21](#) in force at 1.10.2023 in so far as not already in force by [S.I. 2023/993, reg. 2\(d\)](#)

Status:

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