



Leasehold and Freehold Reform Act 2024

2024 CHAPTER 22

PART 8

AMENDMENTS OF PART 5 OF THE BUILDING SAFETY ACT 2022

Insolvency of responsible persons

119 Higher-risk and relevant buildings: notifications in connection with insolvency

Before section 126 of the BSA 2022 (and the italic heading before it) insert—

“Insolvency of certain persons with an interest in higher-risk and relevant buildings

125A Notifications by insolvency practitioners

- (1) This section applies if an insolvency practitioner is appointed in relation to a responsible person for a higher-risk building or a relevant building.
- (2) For the purposes of this section, a person is “a responsible person” for a building if—
 - (a) in the case of a higher-risk building, the person is an accountable person for the building (see section 72 for the meaning of “accountable person” for a higher-risk building);
 - (b) in the case of a relevant building that is not a higher-risk building, the person would be an accountable person for the building if section 72 were read as applying to such a building (and as if the reference in that section to a residential unit were a reference to a dwelling).
- (3) The insolvency practitioner must give the information in subsection (6) (“the required information”) to—
 - (a) the local authority for the area in which the building for which the person is a responsible person is situated, or (if applicable) each local

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 Leasehold and Freehold Reform Act 2024, Section 119. (See end of Document for details)*

- authority in whose area a building for which the person is a responsible person is situated, and
- (b) the fire and rescue authority for the area in which the building for which the person is a responsible person is situated, or (if applicable) each fire and rescue authority in whose area a building for which the person is a responsible person is situated.
- (4) If the insolvency practitioner is appointed in relation to an accountable person for a higher-risk building, the practitioner must also give the required information to the regulator.
- (5) The required information must be provided within the period of 14 days beginning with the day on which the insolvency practitioner is appointed.
- (6) The information is as follows—
- (a) the name and address of the person in relation to whom the insolvency practitioner is appointed;
 - (b) the address of each higher-risk building or relevant building for which the person is a responsible person (but see subsection (7));
 - (c) an official copy of the register of title and title plan relating to each registered estate or interest the person holds in such a building, if any (but see subsection (7));
 - (d) the nature of the practitioner’s appointment;
 - (e) the practitioner’s name, address, telephone number and email address (if any);
 - (f) so much of the information set out in the table in rule 1.6 of the Insolvency (England and Wales) Rules 2016 (S.I. 2016/1024) as is known to the practitioner.
- (7) A local authority or fire and rescue authority need only be notified about buildings, or registered estates or interests in buildings, in their area.
- (8) In this section “insolvency practitioner” means—
- (a) an administrator;
 - (b) an administrative receiver;
 - (c) a receiver appointed by the courts or by a mortgagee;
 - (d) a liquidator;
 - (e) a trustee in bankruptcy.
- (9) In this section—
- “fire and rescue authority” has the meaning given by section 30;
- “higher-risk building” has the same meaning as in Part 4 (see section 65);
- “local authority” has the meaning given by section 30;
- “register of title” means the register kept under section 1 of the Land Registration Act 2002;
- “the regulator” has the meaning given by section 2;
- “relevant building” has the meaning given by section 117;
- “title plan” means a plan based on the Ordnance Survey map and referred to in the register of title.”

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Commencement Information

II [S. 119](#) in force at 24.7.2024, see [s. 124\(2\)\(d\)](#)

Changes to legislation:

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