
STATUTORY INSTRUMENTS

2024 No. 41

The Higher-Risk Buildings (Keeping and Provision of Information etc.) (England) Regulations 2024

PART 4

Limitations in relation to the duty to provide information or documents

Exception for security: provision of documents to a client

15.—(1) The duty under regulation 10(3)(b) does not apply to any security sensitive material in a document described in paragraph 24(1) (structural risks) of Schedule 1 that an AP would otherwise be required to provide to a resident client.

(2) Material is “security sensitive” where—

- (a) it relates to a building, to land or to any other thing found in or on a building or land, where that building, land or other thing is not part of the higher-risk building or contained in it, or
- (b) it is about a part of the higher-risk building for which the AP is responsible pursuant to section 74 (part of the building for which an AP is responsible) of the 2022 Act or it is about anything contained in such a part, and—
 - (i) it relates to a relevant safety item⁽¹⁾, and
 - (ii) it discloses how the item operates or how to interfere with its intended function.

⁽¹⁾ See section 95(4) of the 2022 for the meaning of “relevant safety item”.