

BRIEFING NOTE

The Higher-Risk (key building information) Regulations 2023

It has recently been confirmed that the Health and Safety Executive (HSE) will require all buildings in the classification of 'higher-risk buildings' to be registered with the new **Building Safety Regulator from April 2023**.

The regulations is applicable to: *buildings at least 18 meters in height or has at least 7 storeys and contains at least 2 residential units*".

It is understood that when an application is made there will be a requirement for supporting information to be submitted relating to the building.

As part of the application process a principal accountable person/s (PAP) will need to be identified and they will have a separate duty to submit key building information (KBI) to the regulator, with or within 28 days of an application for registration.

The additional KBI to be submitted to the Regulator after registration includes:

- The use of the occupied HRB – described by reference to specific categories;
- Information about structures that are attached to, or an outbuilding, of the building;
- A description of the materials and fixtures in certain parts of the building, such as the roof and external walls;
- Types of energy supply and storage systems in the building;
- Details of emergency evacuation plans, including fire and smoke control equipment in the building and details of the equipment location

You can apply to register by **October 2023** at the following website link - <https://www.gov.uk/guidance/register-a-high-rise-residential-building>

More information can be found in the following links:

<https://www.legislation.gov.uk/uksi/2023/396/contents/made>.

https://www.legislation.gov.uk/ukdsi/2023/9780348242812/pdfs/ukdsiem_9780348242812_en.pdf.

The HSE has also issued guidance on the information you need to supply when registering your high rise building with the Building Safety Register - <https://www.gov.uk/government/publications/giving-bsr-structure-and-fire-safety-information-key-building-information>.