

BSA SNAPSHOT

THE ACCOUNTABLE PERSON (AP) &
PRINCIPAL ACCOUNTABLE PERSON (PAP)

CLIENT INFO SHEET #8



Habitare

INTRODUCTION

This fact sheet provides an overview of the roles and responsibilities established under the Building Safety Act 2022 for the Accountable Person (AP) and Principal Accountable Person (PAP) for buildings that are either 18 meters or taller, or have seven or more storeys.

RESOURCES

CLIENT INFO SHEETS 1-7

DISCLAIMER

This document is a summary based on our understanding as of 17 January 2024 and is not intended as advice.

IMPORTANT DATES



Information correct as
of **17.01.2024**.

OBLIGATIONS

ROLES:

The roles of AP and PAP are distinct from the position of the Responsible Person under the Regulatory Reform (Fire Safety) Order 2005. These roles involve different responsibilities specific to building safety.

Accountable Person (AP): The AP can be landlords or management entities that own or are legally responsible for the maintenance and repair of a building. This role can be held by an individual, a partnership, or a corporate entity. If there is only one AP, they will also serve as the PAP.

Principal Accountable Person (PAP): In cases where multiple APs exist, one is designated as the PAP, usually the AP responsible for the structure or exterior of the building. If a PAP is not identified during the building's registration, the Building Safety Regulator (BSR) will appoint one. The PAP is required to manage building safety risks with the same statutory obligations as other APs.

RESPONSIBILITIES:

The AP is obligated to: Prevent the occurrence of building safety risks, which include the spread of fire or structural failures.

Mitigate the severity of incidents related to building safety risks.

Principal Accountable Person:

Beyond the general duties of an AP, the PAP must also:
Register all new and existing buildings with the BSR.

Maintain a comprehensive and continuous digital record of building information, known as the golden thread.

Prepare and provide a safety case report for the building upon request from the BSR.

Develop and implement a strategy for engaging with residents to address concerns about building safety risks.

Apply for a building assessment certificate when directed by the BSR.

Conduct assessments of building safety risks and report any building safety incidents.

Engagement with Habitare Group: While Habitare Group do not hold statutory duties under these regulations, it is anticipated that the PAP may delegate certain responsibilities to us or may engage a Building Safety Director to aid in fulfilling these obligations.