

## CLIENT INFO SHEET #9

### INTRODUCTION

This fact sheet outlines the Building Safety Regulator's (BSR) strategy for the assessment of high-risk buildings (HRB), detailing the approach and timeline for evaluating occupied structures deemed to be at greater risk.

### RESOURCES

BSR Strategic Plan

Client INFO #2 – Building Safety Cases

### DISCLAIMER

This document provides a summary based on our understanding as of 18 January 2024 and does not constitute professional advice.

### IMPORTANT DATES



**1st April 2024:** Commencement of the first tranche of building assessments.

# OBLIGATIONS

The BSR has declared its plan to assess all registered higher-risk buildings over a five-year period starting from April 2024. By 2026, the goal is to have 40% of these buildings assessed. With over 12,500 HRBs registered, this means evaluating more than 5,000 buildings by April 2026.

The BSR uses data from the registration process to categorize buildings into different tranches for assessment. Key factors influencing prioritization include:

**Aluminium Cladding Material (ACM):** Buildings featuring ACM are prioritized in the first tranche, with a target for significant remediation progress by April 2026.

**Large Panel Systems (LPS):** Buildings constructed with LPS during the 1960s and 1970s, often using concrete, are structurally risky and more likely to be assessed early due to higher collapse risk.

**Height & Unit Numbers:** Taller buildings and those with a high number of residential units are more likely to be assessed sooner. More units typically mean more complex evacuation needs, especially in buildings with limited egress routes.

**Risk Profile:** A composite risk profile will be created for each building. Factors such as construction materials, height, fire safety provisions, and ongoing remediation work will be considered. Buildings with a higher composite risk are more likely to be assessed earlier, and their safety cases may also be reviewed by other authorities like the Fire & Rescue Service or Local Authorities.

HRBs include any building that houses two or more residential units and meets one or both of the following criteria: 18 meters or more in height, or seven or more storeys.