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Property & Estate Management

THE BUILDING SAFETY REGULATOR (BSR)



What does the Building Safety Regulator do?

Under the Building Safety Act, the Building Safety Regulator (BSR) was established as a new regulator within the Health and Safety Executive (HSE). The BSR is a governmental body responsible for overseeing and regulating the safety standards of multi-occupancy high-rise residential buildings, with emphasis placed on ensuring that they meet the necessary requirements.

The Regulator operates within the framework of various laws and codes of practice aimed at maintaining high standards of safety in construction and building maintenance. It collaborates closely with other regulatory bodies, such as local authorities and industry associations, to enforce compliance with safety regulations and address any breaches or concerns regarding building safety.

The purpose of the BSR

The main purpose of the Building Safety Regulator is to safeguard the well-being of residents by ensuring that buildings are constructed, maintained, and operated in a manner that minimises the risk of harm from structural failures, fire hazards, or other safety hazards. This involves assessing and approving building designs, monitoring construction practices, inspecting existing buildings for compliance, and taking enforcement actions against those found to be non-compliant. Additionally, the regulator plays a vital role in providing guidance and support to stakeholders in the built environment, to promote best practices, and drive continuous improvement in building safety standards across the UK.



The information included in this document does not represent advice; rather, it is a summary of our understanding as at the time of publication.

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The BSR keeps a register of high-rise residential buildings and their accountable persons, and ensures that they comply with the laws on managing an occupied high-rise residential building. The BSR regulates occupied high-rise residential buildings with:

- at least 7 floors or at least 18 metres in height
- at least 2 residential units

What is the Building Safety Regulator trying to achieve?

In short, the Building Safety Regulator in England operates under the jurisdiction of the Health and Safety Executive and was established by The Building Safety Act 2022. Its key aims include:

- Regulate higher-risk buildings to ensure compliance with safety standards
- Increase safety standards across all buildings
- Support and guide professionals involved in design, construction, and building control to enhance their proficiency and levels of competency
- Ensure relevant parties (building owners and managers) meet their responsibilities for building safety