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# Legislation, Regulation & Confusion?

5 JUNE 2025



# SPEAKERS



**CHRIS WATERMAN**

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Political Policy Advisor



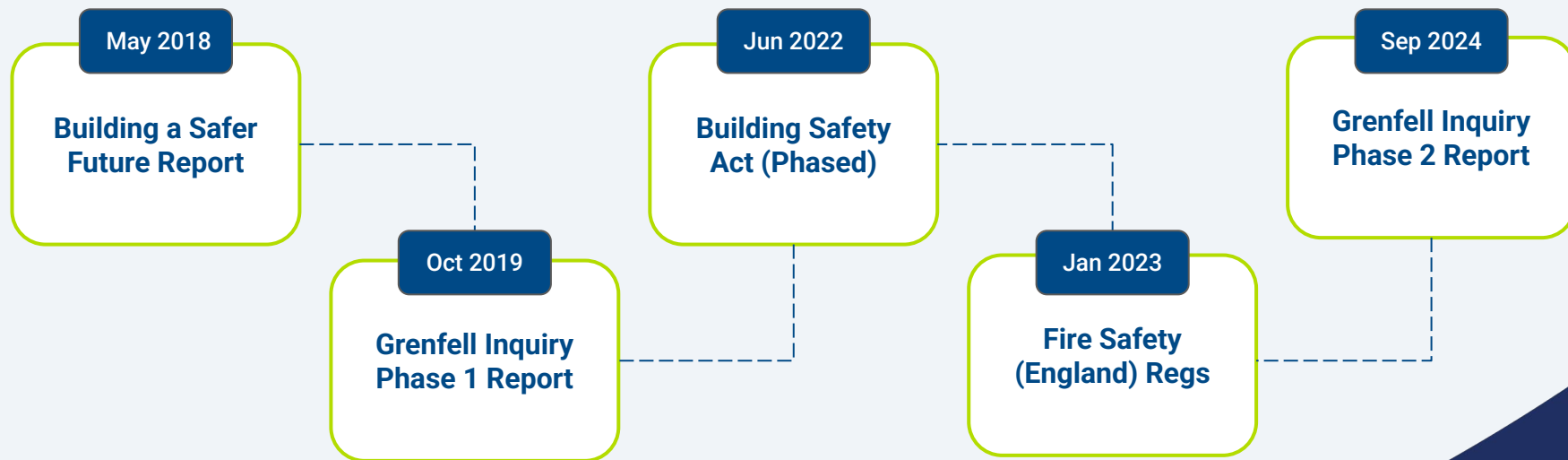
**MATT HODGES-LONG**

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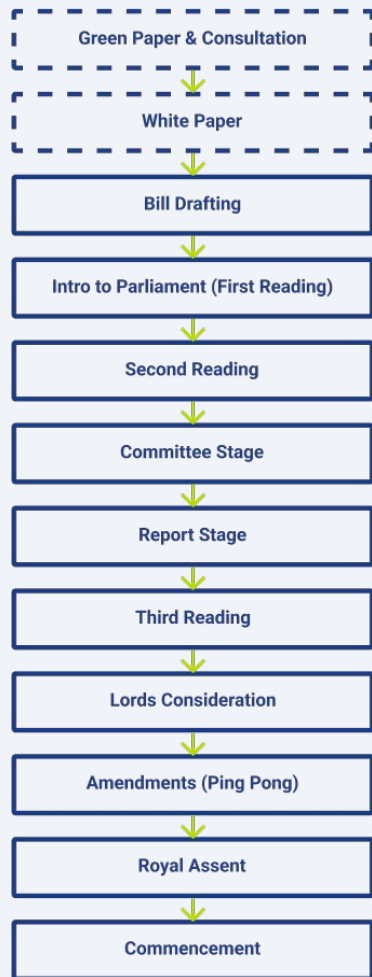
Founder

Building Safety Register / TrackMyRisks

# POST GRENFELL REGULATORY TIMELINE



# PROCESS



# PRIMARY LEGISLATION (Acts of Parliament) REFERENCED OR AMENDED

1972

Defective Premises Act

1997

Architects Act

2021

Fire Safety Act

1974

Health & Safety at Work

2005

Regulatory Reform (Fire  
Safety) Order

2023

Levelling Up &  
Regeneration

1984

Building Act

2006

Companies Act

2024

Leasehold & Freehold  
Reform Act

# KEY STATUTORY INSTRUMENTS & REGULATIONS (SECONDARY LEGISLATION)

## 2010

The Building Regulations 2010  
(and its various amendments)

## 2022

The Fire Safety (England) Regulations 2022

The Building Safety (Leaseholder Protections)  
(England) Regulations 2022

The Building Safety (Leaseholder Protections)  
(Information etc.) (England) Regulations 2022

The Architects (Fees, Electronic Communications  
and Miscellaneous Amendments) Regulations 2022

## 2023-24

The Building Regulations etc. (Amendment)  
(England) Regulations 2023

The Building (Approved Inspectors etc. and  
Review of Decisions) (England) Regulations 2023

The Building Safety Act 2022 (Consequential  
Amendments etc.) Regulations 2023

The Building Regulations (Higher-Risk Building  
Procedures) (England) 2023

The Building (Higher-Risk Buildings Procedures)  
(England) Regulations 2023

The Building (Public Bodies and Higher-Risk  
Building Work) (England) Regulations 2023

The Building Safety (Regulator's Charges)  
Regulations 2023

The Building Safety (Registration of Higher-Risk  
Buildings and Review of Decisions) (England)  
Regulations 2023

The Building Safety (Leaseholder Protections etc.)  
(England) (Amendment) Regulations 2023

The Higher-Risk Buildings (Descriptions and  
Supplementary Provisions) Regulations 2023

The Higher-Risk Buildings (Key Building Information  
etc.) (England) Regulations 2023

The Architects Act 1997  
(Amendment) Regulations 2023

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

# THE HIGHER-RISK BUILDINGS (Keeping and Provision of Information etc.) (England) REGULATIONS 2024

The screenshot shows a Google search results page for the query "keeping and provision of information regs". The top result is from Legislation.gov.uk, titled "The Higher-Risk Buildings (Keeping and Provision of ...". Below this, there is a result from the Construction Leadership Council, also titled "Higher-Risk Buildings (Keeping and Provision of ...". At the bottom, there is a result from the ISO Compliance Register, titled "The Higher-Risk Buildings (Keeping and Provision of ...". The page also includes a "People also ask" section with three questions and their respective dropdown arrows.

Google

keeping and provision of information regs

All Images Videos News Short videos Forums Shopping More Tools

Legislation.gov.uk  
<https://www.legislation.gov.uk/ukdsi/contents>

**The Higher-Risk Buildings (Keeping and Provision of ...**

This instrument is part of a set of Regulations which implement Part 4 of the Building Safety Act 2022 ("the 2022 Act"). These Regulations make provision ...

Construction Leadership Council  
<https://www.constructionleadershipcouncil.co.uk/news>

**Higher-Risk Buildings (Keeping and Provision of ...**

These Regulations set out the golden thread information that the people responsible for an occupied higher-risk building need to keep.

People also ask

What is the provision of information?

What is the UK legislation and regulation relating to storage and use of information?

What is Regulation 8 of the Environmental Information Regulations 2004?

Feedback

ISO Compliance Register  
<https://isocomplianceregister.co.uk/ISO-Articles>

**The Higher-Risk Buildings (Keeping and Provision of ...**

These Regulations enhance fire safety measures and building management practices in higher-risk buildings across England.

Overview Do the Higher-Risk Buildings... Do I need the Higher-Risk...

**24** Pages

**03** Schedules

**100's of  
compliance items**

**Multiple versions  
online**

# THE HIGHER-RISK BUILDINGS (Keeping and Provision of Information etc.) (England) REGULATIONS 2024

KPI Regs - Prescribed Information (Schedule 1)	
Scheme work	Registration information
Key building information	BAC Application
Fire safety management	Evacuation
Fire safety regulations information	Structural risks
Management of building safety risks	Building Design
Mandatory reporting requirements	Resident engagement
Complaints	



# THE HIGHER-RISK BUILDINGS (Keeping and Provision of Information etc.) (England) REGULATIONS 2024

KPI Regs - Prescribed Documents (Schedule 1)	
Completion and partial completion of works	Building compliance : Scheme work
Registration	BAC Application
Refusal of BAC	BAC Certificate
Fire safety management	Fire safety regulations information
Structural risks	Building safety risk assessment
Management of building safety risks	Plans
Mandatory reporting requirements	Resident engagement
Complaints	Contravention notices

# OFFICIAL GUIDANCE



## Gateway & HRB-Specific Processes

Guidance on Higher-Risk Buildings (HRBs) – Design and Construction (Gateway Regime)

Managing building control approval applications for HRBs

Guidance on the criteria for being a higher-risk building

Guidance on information required for Gateway 2

Guidance on completion certificate applications (Gateway 3)

Guidance on change control during construction

Guidance on mandatory occurrence reporting



## Roles, Legal & Leaseholder Guidance

Guidance on the dutyholder roles for clients

Guidance on the dutyholder roles for principal designers

Guidance on the dutyholder roles for principal contractors

Guidance on competence requirements for dutyholders

DLUHC Approved Documents

Guidance for leaseholders on the building safety levy

Guidance on the definition of 'qualifying lease' and 'relevant building'

Guidance on remediation orders and remediation contribution orders



## Safety Case, Risk & Occupant-Focused Guidance

Guidance on the golden thread of information

Guidance on registering a higher-risk building

Guidance on preparing a safety case report

Guidance on resident engagement strategy

Guidance on providing Key Building Information

Guidance on assessing building safety risks

Guidance on duties for Accountable Persons / Principal Accountable Persons

# INDUSTRY GUIDANCE



**NFCC**  
National Fire  
Chiefs Council

RIBA   
Architecture.com

 **BUILDUK**  
Leading the Construction Industry



 **CIC** BUILT ENVIRONMENT  
PROFESSIONS TOGETHER

  
**LABC**

**CIOB**

 **IFE** The Institution  
of Fire Engineers

 **FPA** | Fire Protection  
Association®

 **BUILDING SAFETY ALLIANCE**

 Building  
**Safety**  
Register

# BSA RESOURCE CENTRE

Sign up for FREE access

<input type="checkbox"/>	Status	Name	Reference
<input type="checkbox"/>		Building Safety Regulator Strategic P...	BSR
<input type="checkbox"/>		Apply for a building assessment certi...	GOV.UK
<input type="checkbox"/>		Applying to register a high-rise resid...	GOV.UK
<input type="checkbox"/>		Approved Document B - Building Reg...	-
<input type="checkbox"/>		Approved Document B: Fire safety - f...	GOV.UK
<input type="checkbox"/>		Assessing safety risks in high-rise res...	GOV.UK
<input type="checkbox"/>		BRAC Golden thread report	BRAC
<input type="checkbox"/>		BSR Charging Scheme	BSR
<input type="checkbox"/>		BSR Enforcement Policy Statement	-
<input type="checkbox"/>		Building completion certificates	GOV.UK
<input type="checkbox"/>		Building control bodies: contraventi...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Operationa...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Operationa...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Profession...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - The strateg...	GOV.UK
<input type="checkbox"/>		Building inspector competence fram...	GOV.UK
<input type="checkbox"/>		Building Safety Act 2022	-
<input type="checkbox"/>		Building Safety Regulator: Giving us ...	GOV.UK

Dashboard Documents

Documents Document tags

## Documents

Total documents: 86 Limit: 500 Available: 414

Text filter Status Tag filter

Document name, reference or users All statuses Golden Thread x

Reset Filter

<input type="checkbox"/>	Status	Name	Reference	Users	Tags	Valid from	Expiry/Due
<input type="checkbox"/>		BRAC Golden thread report	BRAC	335	1	21 Jul 2021	...
<input type="checkbox"/>		Keeping information about a higher...	GOV.UK	335	3	18 Sep 2024	...
<input type="checkbox"/>		The Higher-Risk Buildings (Keeping a...	UKSI 20240041	335	3	13 Jan 2024	...
<input type="checkbox"/>		The Higher-Risk Buildings (Key Build...	UKSI 20230396	335	4	26 Mar 2023	...

250 results per page, 4 results in total. 1 Jump to...

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# Questions

# SAVE THE DATE(S)

## LUNCH & LEARN

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1st Thursday of every month

Look out for email with booking link

SEE YOU ON

**3rd July**

12:00 - 13:00

# BOOK A CALL - SCAN QR CODE



**CHRIS WATERMAN**

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Political Policy Advisor



**MATT HODGES-LONG**

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Founder

Building Safety Register / TrackMyRisks



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# Thank you

Let's stay connected



@BldgSafetyReg



Building Safety Register

PLEASE FOLLOW



[buildingsafetyregister.co.uk](https://buildingsafetyregister.co.uk)

