Common Structural Issues in High-Rise Buildings

What Owners and Principal Accountable Persons Need to Know under the Building Safety Act 2022.

Typical Structural Problems

Concrete Spalling and Cracking

Concrete surfaces can crack or flake when reinforcement corrodes or water penetrates. This accelerates steel corrosion and weakens beams, columns and slabs.

Corrosion of Reinforcement or Steel Frames

Steel reinforcement or exposed frames can rust, reducing strength and bond with concrete. Over time this may cause deflection, cracking or local failures.

Foundation Settlement and Movement

Uneven settlement can crack walls, distort frames and disrupt floors, undermining stability and fire compartmentation.

Weak Joints in Prefabricated Panels

In older high-rises with precast systems, joints may deteriorate. Poor workmanship or corrosion can cause detachment or instability.

Overloading and Unauthorised Alterations

Additional plant, change of use or wall removals impose loads not in the original design. This accelerates wear and may lead to progressive failure.

Why Early Detection Matters

Identifying issues early is critical for compliance, cost control and resident reassurance. It also strengthens your Safety Case and avoids delays in obtaining a Building Assessment Certificate (BAC).

- Regulatory compliance — meet the Building Safety Regulator's expectations.
- Cost efficiency — early repairs avoid expensive large-scale strengthening.
- Resident reassurance — visible action builds trust and confidence.
- Insurance and lending confidence — a clear record of safety management.

How Structures Made Easy Helps

- Comprehensive inspections to identify defects early.
- Chartered Engineer sign-off trusted by regulators and insurers.
- Clear recommendations for repairs, strengthening and monitoring.
- Fast turnaround and portfolio pricing for multiple buildings.
- Digital-ready reporting for seamless inclusion in the Golden Thread.

Protect your building's safety and compliance by addressing structural issues proactively. With Structures Made Easy, you get regulator-ready reporting and practical solutions.

Contact Structures Made Easy today to commission a BSR-ready inspection and Structural Safety Report.

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