High-Rise Structural Safety in London: Challenges for the Capital’s Buildings

London holds around 61% of England’s high-rise residential buildings — an estimated 7,500 Higher-Risk Buildings (HRBs). These include ageing council towers from the post-war period, as well as new super-tall residential and mixed-use skyscrapers. Both ends of this spectrum face unique structural safety challenges under the Building Safety Act 2022.

Unique challenges in London

- Older concrete towers may suffer from spalling, corrosion and outdated design standards.
- Complex foundations on London Clay require specialist understanding of settlement and movement.
- Congested urban sites make inspections and maintenance access more difficult.
- The sheer scale of HRB compliance in London places pressure on owners and managing agents.
- High-value developments require meticulous structural assurance to maintain market confidence.

With more HRBs than any other UK region, London owners must act early to secure competent structural expertise and avoid compliance backlogs.

Strategies for London HRB owners

- Commission a Structural Safety Report early to secure regulator-ready documentation.
- Prioritise buildings with known issues such as corrosion, settlement or panelised systems.
- Maintain a digital Golden Thread of structural drawings and inspection records.
- Plan safe access for surveys in dense, urban sites.
- Engage experienced Chartered Structural Engineers familiar with London’s geology and high-rise stock.

How Structures Made Easy supports London owners

- Deep experience with London’s post-war and modern high-rise structures.
- Chartered Engineer-led inspections and Structural Risk Assessments.
- Regulator-ready reporting for Building Assessment Certificates.
- Portfolio pricing and fast turnaround for landlords managing multiple HRBs.
- Expertise in London-specific challenges such as clay foundations and restricted access sites.

London’s unique mix of ageing towers and ambitious skyscrapers requires expert structural oversight. Acting early helps avoid compliance delays and protects asset value.

Contact Structures Made Easy today for specialist support with London’s high-rise structural safety and BSR compliance.

Structures Made Easy Ltd | www.structures-made-easy.co.uk | support@structures-made-easy.co.uk | T: 0207 965 7376