Ongoing Structural Inspections & Maintenance Plans

Compliance Checklist for Higher-Risk Building (HRB) Owners under the Building Safety Act 2022.

Why Ongoing Inspections & Maintenance Matter

The Building Safety Act 2022 requires Principal Accountable Persons (PAPs) to not only assess but actively manage structural risks over the lifetime of a Higher-Risk Building (HRB). One-off assessments are no longer enough — the Building Safety Regulator (BSR) expects clear plans for continued inspection and maintenance to keep residents safe and retain your Building Assessment Certificate (BAC).

Risks of Neglecting Ongoing Monitoring

- Regulatory non-compliance and potential enforcement action.
- Delays or refusal of a Building Assessment Certificate.
- Hidden deterioration leading to costly emergency repairs.
- Loss of confidence from residents, insurers and lenders.

A clear, proactive inspection and maintenance plan protects your building’s long-term safety and regulatory status.

What a Strong Maintenance Strategy Should Include

- Inspection frequency based on building age, material and risk profile (annual, biennial or more frequent if needed).
- Targeted monitoring of columns, beams, slabs, cores, balconies, parapets and roof structures.
- Condition monitoring tools such as crack gauges, deflection checks and corrosion testing.
- Clear action triggers for repair, strengthening or further investigation.
- Accurate record-keeping in the Golden Thread for regulator review and future owners.
- Integration with the building's wider Safety Case and fire safety measures.

How Structures Made Easy Supports You

- BSR-ready Structural Safety Reports including tailored inspection schedules.
- Practical monitoring plans based on real structural risk levels.
- Chartered Engineer sign-off trusted by regulators and insurers.
- Fast turnaround and portfolio pricing for multiple buildings.
- Clear, digital-ready documentation to keep your Safety Case compliant.

Stay ahead of compliance and protect your residents with a professional inspection and maintenance plan designed for the Building Safety Act regime.

Contact Structures Made Easy today to commission a BSR-ready Structural Safety Report and long-term maintenance plan.

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