Future of Building Safety Regulation

The Building Safety Act 2022 marked a major shift in how the UK manages fire and structural safety in high-rise residential buildings. But the regulatory landscape continues to evolve. Owners of mid-rise, commercial and public buildings should understand how safety requirements could expand beyond today's Higher-Risk Building (HRB) definition.

Where regulations may be heading

- Medium-rise residential blocks (11–18m) could be brought under a stricter regime in future.
- Public buildings such as schools, hospitals and care homes may face greater scrutiny on structure.
- Other UK nations — Wales and Scotland — are strengthening their own safety frameworks.
- Insurers and lenders already expect safety standards beyond the minimum legal requirements.

By acting early, owners can reduce risk, protect asset value and avoid future compliance pressure.

Proactive steps to prepare now

- Maintain a Golden Thread of structural drawings, reports and inspection records.
- Commission a Structural Safety Report even if your building is not an HRB.
- Schedule periodic structural reviews — every five years or after major works.
- Use competent Chartered Structural Engineers experienced in safety case reporting.
- Engage with residents or occupants on safety to build trust and transparency.

How Structures Made Easy supports you

- Chartered Engineer-led assessments and risk reports beyond HRBs.
- BSR-ready reporting format adaptable to future rules.
- Portfolio solutions for mixed-use and multi-building owners.
- Advice on inspection scheduling and long-term compliance planning.
- Support in preparing clear, regulator-friendly safety documentation.

Staying ahead of evolving safety regulation protects residents, reduces legal exposure and strengthens property value.

Contact Structures Made Easy today for future-ready structural safety assessments and compliance advice.

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