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What Is a Higher-Risk Building (HRB) and Does My Building Qualify?

Under the Building Safety Act 2022, certain buildings are classed as Higher-Risk Buildings (HRBs) and must meet enhanced, ongoing duties for managing fire and structural safety. If you own or manage a tall residential building, confirming HRB status is the first step to compliance.

What counts as an HRB?

- Height: at least 18 metres OR at least seven storeys.
- Use: contains two or more residential units (flats/apartments).
- Also in scope where height criteria are met: certain care homes and hospitals.

Buildings just below the threshold (for example 17–18m, or six–seven storeys) should still consider a proportionate risk review, especially where unusual loads, vulnerable occupants or known defects are present.

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Why HRB status matters

- Registration with the Building Safety Regulator (BSR).
- A named Principal Accountable Person (PAP) responsible for managing building safety risks.
- A Safety Case and Safety Case Report explaining how fire and structural risks are controlled.
- A Structural Safety Report prepared by a competent structural engineer.
- Maintaining the Golden Thread — accurate, digital safety information for the life of the building.

How Structures Made Easy helps

- HRB classification checks and clear advice on duties and timelines.
- Chartered Engineer-led inspections, Structural Risk Assessments and Structural Safety Reports.
- Regulator-ready documentation and Golden Thread support.
- Portfolio pricing and fast turnaround for managing agents and housing providers.

Unsure whether your building qualifies as an HRB? Contact Structures Made Easy for a quick eligibility review and a regulator-ready plan.

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