

# Building Regulations deadline 06 April 2024

**HOLLIS**

The **Building Safety Act 2022** introduced amendments to the Building Regulations in October 2023. From **06 April 2024** the changes will affect **all** construction projects that are notifiable under the Building Regulations – not only High-Risk Buildings.

High Risk Buildings (HRBs), including building uses such as residential and PBSA, have increased requirements, and the building control process will be administered by the new Building Safety Regulator (BSR). Projects will have to pass through the BSR's three gateway processes.

- Gateway 01 at planning
- Gateway 02 before commencement of the works
- Gateway 03 before completion of the building

## What you need to consider

- Client's new legal obligations such as appointing the new duty holders and making statutory declarations.
- The effect of potential programme prolongation.
- Alternate procurement requirements to mitigate project risk through the gateway processes.
- The new approving bodies – Building Control Approvers for non-HRB projects and the Building Safety Regulator for HRBs.
- Direct responsibility to ensure the competency of the project team.
- Appointing a Building Control Advisor to assist during the design phase.

## How we can help you

Our in-house project managers, surveyors and fire safety experts focus on the safety and standards of all buildings and can guide clients to ensure they are compliant with the new duties required within the new regulations. We can help by:

- Guiding clients in understanding their statutory duties under the amended regulations.
- Outlining the required dutyholders and the roles of each of them.
- Helping clients develop their processes for demonstrating competency of their appointed dutyholders.
- Identifying any required input from Building Control advisors.

Find more guidance [here](#).



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