

# High-Rise Residential Building Registration England



The Building Safety Act 2022 requires all high-rise residential buildings which are 18 metres tall or higher, or at least 7 storeys tall, with two or more residential units in England to be registered with the Building Safety Regulator.

Existing buildings need to be registered by 1st October 2023. You can access the Registration portal at: [www.gov.uk/guidance/register-a-high-rise-residential-building](https://www.gov.uk/guidance/register-a-high-rise-residential-building)

The registration process involves providing some initial basic information about your building, paying a registration fee, then providing more detailed information about the structure and fire safety of the building.





## Initial registration

The first step is the initial registration stage, once you have logged into the registration portal. You will be asked to provide information to identify the building such as the building's name and to identify the person making the registration such as your name and contact details.

You will then be required to provide a summary of the building itself, covering topics such as:

- > The address of the building
- > The type of structure, for example a building could include more than just one high-rise residential structure
- > When it was first built
- > The height and number of floors above ground level
- > The number of residential units and whether or not the building is currently inhabited

Next you will be asked for information about the building's principle accountable person. Under the regulations the principal accountable person is the individual or organisation that owns or is legally obliged to repair the external walls and structure of the building.

Where the principal accountable person is an organisation you will need to provide contact details for an individual the building safety regulator can contact about building safety issues.



## The registration fee

Once the above information is completed you will then be asked to pay the registration fee of £251 per building.

Once payment has been made you will be presented with a further ten sections covering the details of the building which will need to be completed. You won't need to complete them all at once, you will be able to complete them in any order and you will be able to go back as you gather more information.



## Detailed building information

In no particular order the following sections summarise the information required to submit the detailed building information required.

### **Fire and smoke controls (including Evacuation Strategy)**

This section will ask for information about:

- > The evacuation strategy for the residential parts of the building e.g. is this a phased, progressive horizontal, simultaneous, stay put or some other strategy.
- > What fire / smoke detection and control equipment is provided in residential and communal areas and where it is located, options could include heat detectors, smoke detectors, sprinklers, alarms, dry or wet risers, etc.
- > Information about lifts including whether any of these are evacuation or firefighters' lifts

### **Fire doors**

Information about the numbers of residential front doors and doors in communal areas including the level of fire resistance they provide.

### **Energy supplies, storage and generation**

As well as providing information about energy supplies to the building such as mains gas and electricity this will also include information about any energy generated or stored on site, for example solar panels and any associated battery storage system.

### **Type of structure**

Describing the physical structure of the building for example is this constructed from masonry or concrete panels, is this a steel form or modular timber construction etc?

### **Roof**

Information about the building's roof for example is this flat or pitched, what insulation is installed and what materials is the roof covered in.

### **Staircase(s)**

Information about internal and external staircases including how many serve all floors of the building from ground level to the top floor.

### **External walls**

This section requires details about what the exterior of the building is made from and in what proportions e.g. what is the split between concrete walls and glass windows. Including what insulation is used in these walls.

Where aluminium composite material or high-pressure laminate is used on the exterior information about the fire classification will be required.

Also required is information about machinery and features on outside walls and roofs such as phone masts, advertising hoardings, balconies, roof lights and machinery for ventilation etc.

## Building use

This section will require information about the primary and secondary uses of the building, for example where a building includes a mixture of residential and office or retail units.

If the building had a previous use, for example a Victorian textile mill that has been converted into flats, you will be asked for information about that previous use and approximately when the building was converted.

You will also need to supply information about any floors below ground level.

## Building works since original build

This section will require information about works carried out and approximate dates, examples of relevant works will include:

- > asbestos removal and remediation on multiple floors
- > adding balconies
- > changes in the number of residential units, number or location of staircases
- > changes to windows
- > complete rewiring of buildings or floors
- > adding or removing floors
- > reinforcement works to large panel system structure
- > work connected to external walls, like replacing cavity barriers, insulation or cladding
- > installing, replacing or removing fire systems, emergency lighting, gas supplies etc

## Connections

Finally you will need to provide information about any connections between the building and other structures, this could include connecting walkways between one building and neighbouring premises or other parts of the same structure.



## Further questions

Here at PIB Risk Management / Bailey Garner H&S we can support you through the process of registering a high-rise residential building. For more information please contact:

**Paul Lennon**  
Executive Director

T: 07957 863 213  
E: Paul.Lennon@bailygarnerhs.co.uk

**Ian Creswell**  
Head of Construction

T: 07496 572 507  
E: Ian.Creswell@bailygarnerhs.co.uk