

# Building Safety Act 2022

Stated as “An Act to make provision about the safety of people in or about buildings and the standard of buildings, to amend the Architects Act 1997, and to amend provision about complaints made to a housing ombudsman”

Royal Assent on  
**28 April 2022**



Comprises **6** parts  
**264** pages long



Government has published Explanatory Notes (408 pages)

Has limited application  
**in Scotland**

## Main changes:

Changes **Defective Premises Act 1972** & **Building Act 1984**

Extends liability periods, in some cases up to **30 years**  
Revises **Architects’ regulation**

Establishes a **Building Safety Regulator**



Introduces a **“dutyholders”** role (additional duties during construction)

Introduces a **New Homes Ombudsman**



Limits **leaseholder’s liability** to pay for works to fix defective buildings

Potentially covers some buildings over **11 metres**



Creates **“Accountable Person”** (duties for occupied buildings)

Also creates a new regime in relation to **construction products**

You can visit our [Building Safety Hub](#) for more information or contact [Simon Lewis](#), [Michelle Essen](#), or [Ryan Lavers](#).