

Building Safety Act 2022 (update)



Whilst the Building Safety Act (BSA) received Royal Assent on 28 April 2022, many of the more significant changes impacting upon how developers and contractors deliver construction projects have only recently taken effect. During October 2023 a wave of secondary legislation has come into effect through the implementation of a number of statutory instruments.

The implementation of this secondary legislation will influence how various “duty holders” including developers, principal designers, contractors and accountable persons perform their various respective roles going forward in order to ensure compliance with the legislation to deliver and maintain safe buildings.

This article is intended to shed light on a number of the building safety key changes which have either arisen or been clarified as a consequence of the recent legislation, what matters stakeholders need to consider, and what action they need to take in order to ensure compliance.

The key changes which will be considered are:

- the new gateway regime for higher risk building projects.
- the golden thread.
- the duty holder regime for construction professionals, and
- the recent clarification of the information retention and gathering role of Principal Accountable Persons (PAPs) and Accountable Persons (APs).



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