
STATUTORY INSTRUMENTS

2023 No. 396

The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023

Citation, commencement, extent, application and interpretation

1.—(1) These Regulations may be cited as the Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023 and come into force on 6th April 2023.

(2) These Regulations extend to England and Wales and apply to England only.

(3) In these Regulations—

“the 2022 Act” means the Building Safety Act 2022;

“ancillary building” in relation to a higher-risk building means any structure or section that is attached to but does not form part of that higher-risk building;

“AP” means accountable person⁽¹⁾;

“external wall” has the meaning in regulation 2(6) of the Building Regulations 2010⁽²⁾;

“ground level” means—

(a) where the level of the surface of the ground on which the building is situated is uniform, the level of the surface of the ground immediately adjacent to the building, or

(b) where the level of the surface of the ground on which the building is situated is not uniform, the level of the lowest part of the surface of the ground adjacent to the building;

“PAP” means principal accountable person⁽³⁾;

“storey” includes any gallery floor that is a floor open to the storey below and whose internal floor area is at least 50% of the internal floor area of the largest storey vertically above or below it (excluding any floor below ground level);

“storey below ground level” means a storey where any part of the finished surface of the ceiling of the storey is below the ground level immediately adjacent to that part of the building.

⁽¹⁾ See section 72 of the Building Safety 2022 Act (“the 2022 Act”) for the meaning of ‘accountable person’.

⁽²⁾ [S.I. 2010/2214](#). Relevant amendments to regulation 2(6) are made by [S.I. 2018/1230](#) and [2022/603](#).

⁽³⁾ See section 73 of the 2022 Act for the meaning of ‘principal accountable person’.