



Safe Track RM

Compliance 2.0 - For The Digital Age

When building safety responsibilities cross organisational boundaries

In a mixed-use higher-risk building, a safety issue rarely stays in one place — or with one organisation. Shops, car parks, shared plant rooms and structural connections mean risk can spread. **Who receives the information? Who acts? Who checks it's done?**

BUILDING SAFETY ACT 2022



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STEP 1

Establish the roles first

Before managing a cross-boundary risk, every party must know where they stand legally. The Building Safety Act and the Fire Safety Order create distinct but overlapping responsibilities.

Principal Accountable Person (PAP)

Responsible for the structure and exterior. Prepares the safety case report and must identify all other APs, RPs and managing agents involved in the building.

Accountable Person (AP)

Owns the building or holds a legal obligation to repair common parts. A managing agent may carry out tasks for an AP but does not inherit the AP's legal obligations.

Responsible Person (RP)

Arises under the Regulatory Reform (Fire Safety) Order 2005. The same organisation may hold both AP and RP roles. APs and RPs must cooperate and share information.

- ☐ The safety case report must summarise each AP's risk assessments and explain how risks are managed across all parts of the building.



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STEP 2

Follow a risk across the building

A fault in a shared fire safety system is a practical test of whether responsibilities are clear. An engineer's report is only the beginning. The building team must immediately establish answers to six critical questions:

1 Scope the impact

Which parts of the building and which fire safety arrangements are affected by the fault?

2 Notify the right parties

Which APs and RPs need the information, and how quickly must they receive it?

3 Interim measures

What temporary arrangements are needed while the fault remains unresolved?

4 Assign and verify

Who owns the repair, and who confirms the system is working again once complete?



A mandatory occurrence report to the Building Safety Regulator is required when statutory criteria are met. Do not assume every fault is reportable – but assess it formally.



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STEP 3

Make the safety case useful in practice

BSR guidance specifically requires the safety case report to account for mixed-use areas – including retail and office – when assessing fire-spread and structural-failure risks. It must also record open actions and interim measures.



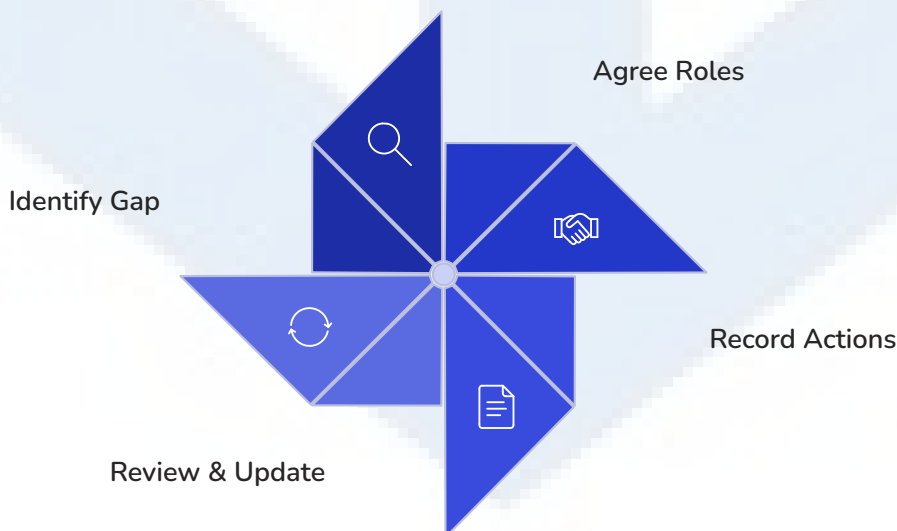
Trace a scenario end to end

Select one shared system or credible risk. Follow it from first report through assessment, decision, action and review. Can each organisation explain its role and access the records it needs?



Agree how information moves

Where the answer is unclear, establish the facts and agree how information and decisions will pass between parties. Recording an unresolved gap honestly is more useful than assigning responsibility on assumption.





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Safe Track Risk Management

We help property teams review building safety information, establish how responsibilities and building systems interact, and follow identified actions through to resolution – across single buildings and entire portfolios.

Review

Building safety information and risk assessments across all parties

Clarify

How AP, RP and agent responsibilities interact with your building systems

Resolve

Track open actions through to documented completion and review

To discuss a building or portfolio, contact info@safetrackrm.com – or share this post with a colleague who manages a mixed-use higher-risk building.