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# Building Safety Act 2022

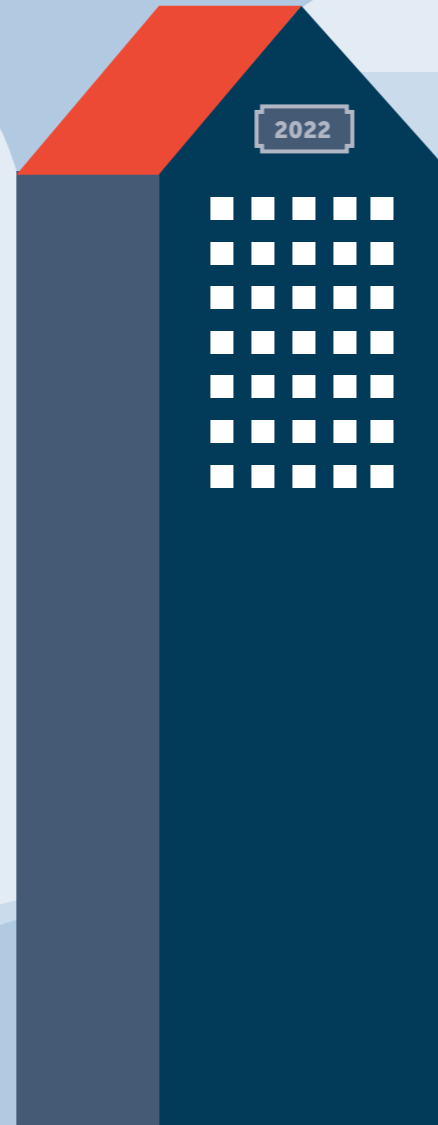
New laws to protect your home

## What is the Building Safety Act?

A groundbreaking reform that came into place in 2022, this Act gives you, as a resident or homeowner, more rights. It's intended to make your home safer, and protect you from some of the costs involved with maintaining pre-existing safety related defects to your building.

To be protected by the Building Safety Act, you must be a qualifying leaseholder in a qualifying building. Here's a breakdown of all you need to know about this:

## Qualifying buildings



Must be built between 1992 and 2022.

Must contain at least two homes.

Must be over 11m in height (or five storeys).

Can't be owned by leaseholders (or Resident Management Companies).

If your building meets all of these criteria, you could be eligible for protection against some of the costs of remediating safety related defects under by the Building Safety Act. So, here's what you'll need to tick off the list as the leaseholder:

- the lease of your home was granted before 14 February 2022.
- as at 14 February 2022 the home was your only or main home (where you spend most of your time)
- or, it can be one of up to three homes you own in the UK.

If your home is in a qualifying building and you answered yes to all of these, you qualify for protection under the Building Safety Act. The next step is to get a Landlord Certificate from Abri (your landlord). We may also ask you to supply us with a Deed of Certificate.

If you bought your home after 14 February 2022, whether the lease is a qualifying lease will depend on the answers the previous owner would have given (as at 14 February 2022)

## Landlord Certificate checklist

Your Landlord must share this document with you if:

- they want to pass on the costs to make right any pre-existing safety related defect covered by the Building Safety Act through service charges
- a leaseholder gives notice that the leasehold interest is to be sold (the certificate must be provided within four weeks of this notice)
- the building owner is made aware of a safety related defect not covered by the previous Landlord's Certificate (the certificate must be provided within four weeks)
- A leaseholder's deed of certificate is received by the landlord having issued a previous Landlord Certificate (the new certificate must be provided within four weeks).

Here's a list of things to know about the Landlord Certificate:

- it must include your Landlord's signature
- based on circumstances of whoever was Landlord on 14 February 2022
- it must be compliant with The Buildings Safety (Leaseholder Protections, England Regulations) 2022
- if the building owner doesn't give you a certificate, they can't pass any pre-existing defect costs to the leaseholder

## Leaseholder's Deed of Certificate checklist

The Leaseholder's Deed of Certificate will confirm if you're eligible for protection by the Building Safety Act. You can choose to complete and send this to your Landlord at any time. Abri will request a Leaseholder's Deed of Certificate from you in certain cases and if you do not supply the certificate within the requested time, you may be treated as not having a qualifying lease meaning that you will not benefit from the protections under the Building Safety Act.

Here's a list of things to know about the Landlord Certificate:

- if you have supplied the Leaseholder Deed of Certificate, it must outline whether you're protected by the Building Safety Act
- it will allow the building owner to work out the maximum amount you can be charged for making right the pre-existing safety defects (not including cladding).