

CLIENT FACT SHEET 8 THE AP & PAP

INTRODUCTION

The purpose of this fact sheet is to give an overview of the role of the Accountable Person (AP) & Principal Accountable Person (PAP).

ORIGINS

[Building Safety Act 2022](#)

FURTHER INFORMATION

[Rendall & Rittner](#)

[Broadcast Video](#)

[Client Fact Sheets 1-7](#)

DISCLAIMER

This fact sheet is intended as a summary of our understanding of this matter as at the time of publication and does not constitute advice.

Information correct as at 17.01.2024.

There are new duty holders created by the Building Safety Act 2022, which all have specific responsibilities for buildings 18 metres (and/or seven storeys) and over. These separate to the role of Responsible Person under the Regulatory Reform (Fire Safety) Order 2005.

Accountable Person

The Accountable Person (AP) are landlords or management companies who own or have legal responsibility for the building (repairs & maintenance). The AP could be an individual, a partnership or corporate body. Where there is only one AP, they will automatically be the Principal Accountable Person.

Principal Accountable Person

Where there are two or more Accountable Persons, one will be the Principal Accountable Person (PAP). The AP responsible for the structure or exterior of the building will be the PAP. If the PAP does not self-identify at registration of the building, the Building Safety Regulator (BSR) will do. The PAP will have the same statutory obligations for assessing and managing building safety risks in their own area of the building as other APs. RTM/RMC non-paid directors can engage a Building Safety Director to assist with these duties.

RESPONSIBILITIES

Accountable Person

The AP will have a duty to take all reasonable steps to:

- Prevent building safety risks from happening. (Building safety risks are the spread of fire and or structural failure)
- Reduce the seriousness of a building safety risk incident if one occurs.

Principal Accountable Person

As well as their duties as an AP, the PAP must:

- Register all new & existing buildings with the BSR
- Maintain the golden thread of information
- Prepare a safety case report for the building and provide to the BSR on request.
- Have a residents engagement strategy to listen to & respond to residents' concerns about building risks
- Apply for a building assessment certificate when directed by the BSR
- Assess building safety risks and report building safety incidents

Rendall & Rittner have no statutory duties, however, it is expected that the PAP may delegate these duties to us or engage a Building Safety Director.