



Single Building Assessments:

From Guidance to Reality

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What we're going to cover

- Why Single Building Assessments?
- What is an SBA?
- Compliance, Risk and Confidence
- From guidance to reality
- Lessons from delivery
- Preparing for your SBA

The building hasn't changed. Our knowledge has.



Scotland's response: Assess. Address. Evacuate.

- Housing (Cladding Remediation) (Scotland) Act 2024
- Assess – Understand the Building (Through the SBA)
- Address – Mitigate, reduce or remediate the identified risk
- Evacuate - Powers where occupation presents danger, including personal Emergency Evacuation Plans

Housing (Cladding Remediation) (Scotland) Act 2024

- Flatted building
- At least one flat used, or intended to be used, as a dwelling
- External wall cladding system
- 11 metres or more above ground
- Constructed or otherwise developed between 1 June 1992 and 1 June 2022
- Mixed-use buildings can be included, so the whole building does not need to be residential

What is an SBA?

- Whole-building life safety risk assessment
- FRAEW assesses the external wall – PAS 9980
- FRA assesses fire risk within the building
- Evidence brought together holistically
- Focus on risk to human life
- Identifies necessary mitigation or remediation

Three lenses: Compliance; Risk; Confidence.

- Compliance – What was expected (what should have been installed)
 - Risk – What could happen?
 - Confidence – How sure are we in the above?
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- A building can be compliant and still present risk. It can depart from benchmark guidance without presenting intolerable risk.
 - In either case, we need enough evidence to be confident in the judgement.

From guidance to reality

- Occupied residential buildings (including vulnerable residents) – noise, dust
- Resident coordination and engagement
- Multiple disciplines and contractors
- Incomplete or conflicting information
- Intrusive investigation and access (limitations, parked vehicles)
- Programme and funding constraints
- One coherent building-level conclusion

What do you know about your building?



The site visit should verify, not discover



Evidence without context isn't evidence

- Information is rarely complete
- Access determines what can be verified
- Evidence needs context and traceability
- Different disciplines need to reach one conclusion
- Uncertainty affects confidence, cost and programme



Camera

Camera maker	samsung
Camera model	Galaxy A25 5G
F-stop	f/2.2
Exposure time	1/1068 sec.
ISO speed	ISO-50
Exposure bias	0 step
Focal length	3 mm
Max aperture	2.27
Metering mode	Centre Weighted Average
Subject distance	
Flash mode	No flash
Flash energy	
35mm focal length	25

Advanced photo

GPS

Latitude	52; 57; 23.13647999999866...
Longitude	0; 57; 11.41415999999992...
Altitude	62

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Availability	
Offline status	
Shared with	

Info

Date and time

22 September 2026

12:18

Size info

2556 x 3408

3.5 MB 72 dpi 24 bit

Device info

samsung Galaxy A25 5G 3.38 mm f/2.2

1/1000 sec ISO 50 EXP 0 No flash

Location

Nottingham



One building. Multiple disciplines.

- Fire engineering
- FRAEW / façade expertise
- Fire risk assessment
- Intrusive investigation
- Project and information management
- Quality assurance

What happens when the evidence changes the answer?

- Professional judgement will vary
- Different engineers may take different routes to a broadly aligned conclusion
- Minor differences in interpretation should not fundamentally change the assessment
- **New material evidence can**
- New evidence should trigger reassessment of risk and confidence

Remediation - Who pays?

- **Responsible Developer**
Developer Remediation Contract
Assessment + eligible remediation
- **Scottish Government**
Cladding Remediation Programme
Funding for eligible buildings where the developer route does not apply
- **Future Development**
The Building Safety Levy (Scotland) Act 2026
New residential development contributes to the wider remediation programme

One building. One assessment. One story.

- An SBA is a whole-building assessment, not simply an FRAEW
- Compliance, risk and confidence are related, but different
- Good evidence allows uncertainty to be understood and tested
- New material evidence can legitimately change the assessment

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