vantify CONSULTANCY

Multi Storey Car Parks (Safety) Bill

0203 337 3575 enquiries@vantify.com vantify.com

Multi Storey Car Parks (Safety) Bill

The Multi Storey Car Parks (Safety) Bill is a Private Member's Bill currently progressing through the UK Parliament. Its purpose is to significantly strengthen safety standards in multi storey car parks across England and Wales.

The Bill has been introduced by Peter Dowd MP in 2025 and has had its first reading in the House of Commons and is awaiting a date for its second reading.

Why This Bill Exists — Background & Drivers

Major incidents and suicide risk

Externally, the Bill is strongly linked to "Gabe's Law", a national safety campaign following the death of 15 year old Gabriel Santer, who fell from a car park roof in Liverpool. The campaign calls for higher barriers and better supervision to prevent falls and suicides.

Current guarding regulations are outdated

- Existing building regulations (Part K) typically require guarding at ~1100 mm (1.1 m).
- The Bill seeks to more than double the required height.

Who Will Be Affected

1. Car Park Owners & Operators

Significant impact due to:

- Capital works to raise barriers on every level
- Introducing or expanding 24/7 staffing
- Possible increased insurance or compliance burdens

2. Commercial Landlords & FM Providers

Likely to face retrofitting obligations within a short time window (one year).

3. Local Authorities

Responsible for enforcement; many LAs own MSCP assets, so they will also need to comply.

4. Developers & Designers

Any new MSCP must comply with the revised Approved Document K immediately upon the Bill passing.

5. The Public

The aim is increased protection from falls, suicide attempts, accidental over the edge incidents, and improved perception of safety.

Core Provisions of the Bill

1. Substantial Increase in Guarding (Barrier) Heights

The Bill mandates that guarding (i.e., edge protection) on:

- roofs, and
- any exposed edges of floor decks

must be at least 2700 mm (2.7 metres) high.

This requirement applies to:

- New multi storey car parks — within 3 months of the Act passing, changes must be written into Building Regulations (via updates to Approved Document K).
- Existing car parks — must be upgraded to the new standard within one year of the Act passing.

2. Mandatory 24 Hour Staffing

The Bill requires:

- 24/7 on site staffing, plus
- minimum staffing levels, to be set by regulations.

3. Enforcement Powers

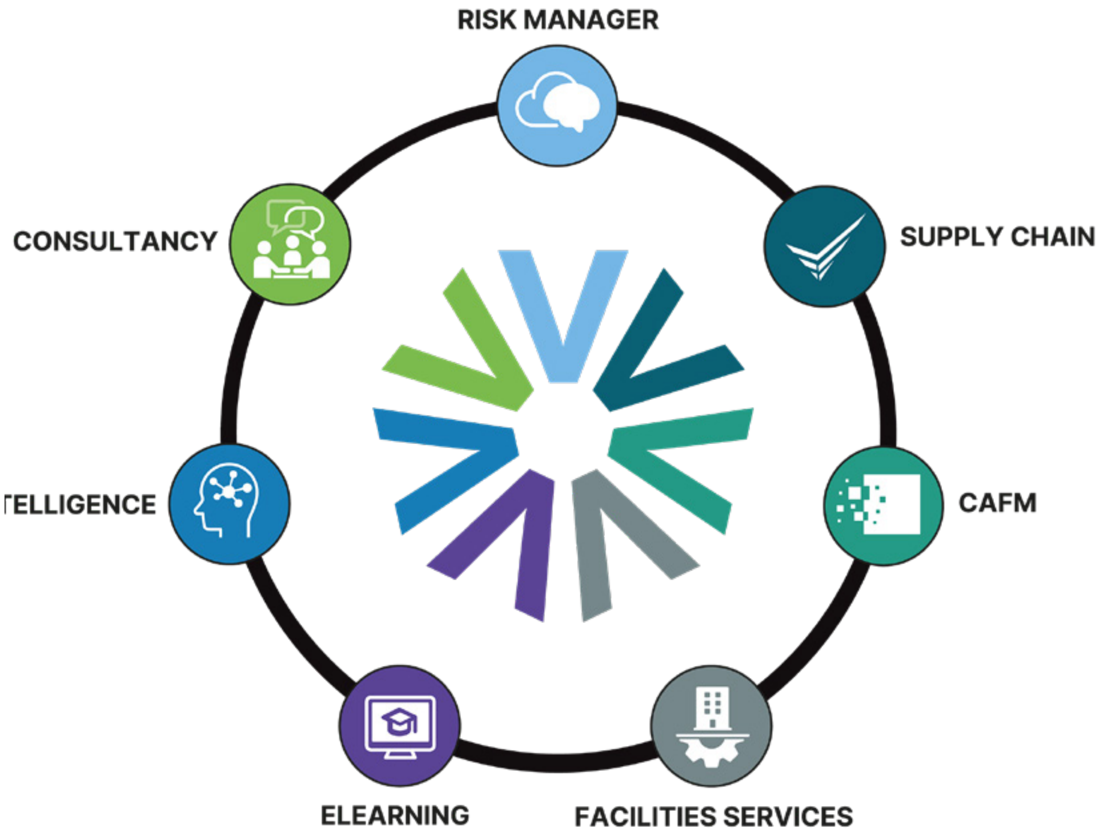
The regulations created under the Bill may:

- create criminal offences (punishable by fines),
- impose civil sanctions, and
- require parliamentary approval before coming into force.

Legislative Progress (as of Feb 2026)

Based on all available evidence, the Multi Storey Car Parks (Safety) Bill is unlikely to become law in its current form. It is nonetheless important to continue horizon scanning, because the safety issues it addresses (barrier heights, suicide prevention, staffing) are gaining political and public traction, which may lead to future regulatory reform even if this specific Bill fails.

The Vantify Ecosystem



Consultancy - Achieve compliance without compromise, guided by experts and powered by data.

Risk Manager - Achieve full compliance visibility and proactive risk management with our intuitive platform.

Supply Chain - Transform your supply chain with complete visibility, control, and actionable insights.

CAFM - Simplify facility management and optimise your assets with software you can rely on and people you can trust.

Facilities Services - Simplify operations, control costs, and mitigate risk with our contractor management solution.

eLearning - Reduce risk and boost productivity with engaging accessible training to use anytime, anywhere.

Intelligence - Simplify compliance, reduce risk, and unlock greater efficiency with our easy-to-use platform with our expert-backed legal library and extensive resources.

vantify

0203 337 3575 | enquiries@vantify.com | vantify.com

Registered Office, 20 Grosvenor Place, London, England SW1X 7HN

William Martin, Meridian, Prosure360, and Elogs have joined forces to create Vantify® - our unified ecosystem that provides a single vantage point for compliance and risk management.