



Ministry of Housing,  
Communities &  
Local Government

**Rt Hon Alex Norris MP**  
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Ms Florence Eshalomi MP  
Chair, Housing Communities and Local Government Committee  
House of Commons, London, SW1A 0AA  
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31 July 2025

Dear Chair,

### **Laying of the draft Building Safety Levy (England) Regulations 2025**

The Government has committed £5.1 billion toward building safety remediation programmes. Government has introduced a range of measures whereby industry funds the remediation of remaining life-critical fire safety defects. The Building Safety Levy forms an essential part of the package of such measures which protect leaseholders from costs and ensure taxpayers do not further pick up the bill for this programme of necessary remediation. I am writing to you to thank the Committee for its contributions to building safety, and to update you on a key step towards launch of the Building Safety Levy – the laying of the draft Building Safety Levy (England) Regulations 2025 in Parliament on 10 July.

Subject to the will of Parliament, the levy will start being charged from 1<sup>st</sup> October 2026.

Local authorities with building control responsibilities will act as collecting agents for the levy. New burdens funding will be provided to local authorities for set-up costs. Collecting authority administrative costs will be recovered from levy revenues received, with the balance transferred to central government.

Implementation of the levy will require inevitable changes and adjustments by key stakeholders. We continue to engage and work closely with all stakeholders, in particular local authorities as administrators of the levy, to support them in preparations for the levy coming into force. Alongside the Regulations, to help stakeholders prepare we have also published operational guidance explaining how the levy is intended to be charged, collected and passed back to central government. The guidance is aimed at a broad range of users, including the housebuilding sector, local authorities, registered building control approvers (RBCAs) and the Building Safety Regulator to help users understand their roles and obligations. Stakeholders involved in the building safety levy now have the information they need to prepare in earnest for launch on 1<sup>st</sup> October 2026. My officials have a comprehensive engagement programme planned and will work with stakeholders to support them to be ready for levy launch next year. This includes regular meetings and webinars with local authorities, as well as targeted support for RBCAs and developers.

Subject to Parliamentary approval, as previously announced the levy will be charged on certain building control applications and notices. Applications and notices for the provision of new dwellings and student accommodation in England submitted on or after 1<sup>st</sup> October 2026 will be subject to the levy regime. Exemptions from the levy charge include affordable housing, supported housing and developments of fewer than 10 dwellings. Any housing built by non-profit providers

of social housing will be exempt. The levy rates vary by local authority area to take account of differences in housing development economics across different local authority areas and across previously and non-previously developed land. These rates were published on 24<sup>th</sup> March this year and are set out in the Regulations. A 50% discount rate will be charged for development on previously developed land, to reflect the often higher cost of such development. The levy will need to be paid before the earlier of first occupation and or submission of the notice or application required at completion stage.

I have also published an assessment of impact and rates methodology note for the levy. The assessment sets out the expected operational impacts on local authorities and house builders, amongst other things. The methodology note sets out the 5-step approach taken to calculate the levy rates that are set out in the Regulations.

The Building Safety Levy is an essential component in our programme to remediate historical building safety issues and ensure that industry, rather than leaseholders or taxpayers, bears the cost of this. I would welcome the opportunity to host a briefing session with Committee members on the Building Safety Levy ahead of the Parliamentary debates. My office can arrange this should there be interest in doing this. Finally, I would like to thank Committee members for your ongoing engagement and encourage you to support the Building Safety Levy regulations so that we can progress with implementing this vital measure.

With every good wish,

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke extending to the right.

**RT HON ALEX NORRIS MP**

*Parliamentary Under Secretary of State for Building Safety, Fire and Local Growth*