



Ministry of Housing, Communities & Local Government

23 July 2025

Florence Eshalomi MP
Chair, Housing, Communities and
Local Government Committee
House of Commons
London
SW1A 0AA

Dear Florence,

Government Response to Grenfell and Building Safety Inquiry: Findings and Recommendations

On behalf of the Government, we would like to thank you and the Housing, Communities and Local Government Committee for your inquiry into Grenfell and Building Safety in England, and for your letter of 14 May 2025 which set out the Committee's conclusions and recommendations.

We appreciate the Committee's work as we reflect on the terrible events of eight years ago. The Grenfell Tower tragedy should never have happened. The bereaved families, survivors, and residents in the immediate community deserve answers and accountability. This Government remains committed to supporting them now and in the long term. We are determined to learn the lessons of Grenfell and to build a safer, more accountable system.

As noted in your letter, the Government fully accepts all the findings of the Grenfell Tower Inquiry and is committed to acting swiftly and decisively to address each of the 58 recommendations. We are reporting transparently on the progress made in implementing the Inquiry's recommendations. We published the first Grenfell Tower Inquiry Government Progress Report in May: <https://www.gov.uk/government/publications/grenfell-tower-inquiry-government-progress-report>.

The next report will be published in September and will include the overall timeline for implementation and delivery of all Phase 2 recommendations.

We welcome your Committee's report. Scrutiny of our work is vital. Driving this work forward to ensure the lessons from the tragedy are truly learned will take time and sustained focus, and the Government is committed to delivering the necessary change. We look forward to further conversations with you, and wider Parliamentary scrutiny to illustrate how the Government is meeting its commitments and delivering the necessary change.

We enclose (as Annex A) the Government's response to the Committee's findings and recommendations. Thank you once again for the Committee's continued focus on this important work.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Angela Rayner', with a stylized flourish at the end.

ANGELA RAYNER MP

Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government

A handwritten signature in black ink, appearing to read 'Alex Norris', with a stylized flourish at the end.

ALEX NORRIS MP

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

ANNEX A: His Majesty's Government's response to the House of Commons Housing, Communities and Local Government Committee's inquiry into Grenfell and Building Safety: Findings and Recommendations

Introduction

The Government welcomes the findings and recommendations of the House of Commons Housing, Communities and Local Government Committee's inquiry into Grenfell and Building Safety in England. We are grateful to the Committee for undertaking this important work, and to all those who contributed evidence.

As you know, the Government has accepted all the findings of the Grenfell Tower Inquiry. We are committed to taking forward all 58 recommendations and to taking decisive action to build a more robust and trusted regulatory system that delivers safe, high-quality homes for all.

The Government's response to the Committee's recommendations is set out in Annex A.

1. Implementing the recommendations: a national oversight mechanism

While the Committee welcomes the Government's acceptance of all the recommendations from the Grenfell Inquiry's Phase 2 report, it is clear that there are significant risks of these recommendations not being implemented effectively if independent oversight is lacking.

We do not believe that the Government's proposals to publish progress updates on gov.uk, and to annually update Parliament, go far enough in this respect. Additional scrutiny is required.

- *The Government must consult as soon as possible on a new system of formal implementation monitoring for accepted recommendations from all public inquiries. It should consider introducing this as a provision in the upcoming "Hillsborough Bill".*
- *This new monitoring system should be in place and actively monitoring implementation of the recommendations arising from the Grenfell Inquiry's Phase 2 report before the tenth anniversary of the fire on 14 June 2027.*
 - *This system could be in the form of a national oversight mechanism, as advocated by INQUEST and Grenfell United.*
 - *Additionally, Parliament could consider setting up its own Public Inquiries Committee, as recommended by the Lords Statutory Inquiries Committee in its 2024-25 sessional report.*
- *The system should monitor all of the accepted recommendations, including those which are for other public bodies to implement, such as local authorities.*
- *We welcome the Deputy Prime Minister's pledge to "keep a close eye" on RBKC specifically, and to continue to listen to the council's social housing tenants to assess how far the council has succeeded in implementing the necessary improvements in how it deals with their concerns.*

Government Response:

Too often, past Governments have failed to act upon the recommendations of public inquiries. This has led to errors being repeated and missed opportunities for meaningful reform. Responses have at times been piecemeal and opaque, undermining public confidence and failing those most affected.

We have heard calls for a National Oversight Mechanism from members of the Grenfell community and others affected by state related deaths. The Cabinet Office is leading work to consider how oversight of inquiry recommendations can be improved more broadly.

This Government takes the Grenfell Tower Inquiry's recommendations seriously and is committed to responding to all future inquiry recommendations with transparency and openness. We recognise that the current monitoring of public inquiry recommendation implementation is insufficient and are committed to addressing this. We also recognise the need to improve the transparency and accessibility of inquiry recommendations and coronial Prevention of Future Deaths reports received by the Government, along with the actions taken in response.

That is why we accepted the Inquiry's recommendation to maintain a publicly accessible record of recommendations made by select committees, coroners, and public inquiries.¹

As referenced in your letter, we have committed to establishing a public record on GOV.UK of all recommendations made by public inquiries since 2024. This will serve as an enduring mechanism for monitoring and tracking the Government's implementation of inquiry recommendations. It will enable the public to monitor progress and help ensure that recommendations are not overlooked or forgotten.

In line with this commitment, on 21 July 2025, the Government launched the Cross-Government Inquiry Recommendations Dashboard, reinforcing our commitment to transparency in tracking progress. We will update the Committee in due course.

In terms of oversight, the Grenfell Tower Inquiry recommended that scrutiny of the Government's implementation of recommendations should be a matter for Parliament. This aligns with the recommendations made by the Infected Blood Inquiry and the House of Lords Statutory Inquiry Committee. Parliament remains responsible for its own scrutiny

¹ While the Cabinet Office has policy responsibility for inquiries reform, MHCLG leads on the specific quarterly progress reports to respond to the Phase 2 Grenfell Tower Inquiry recommendations.

arrangements. Recognising the importance of this process, the Government will continue to work with Parliament to support effective scrutiny, including consideration of the points raised by the House of Lords Statutory Inquiry Committee.

Looking ahead, the Government is actively exploring broader reforms to enhance transparency and accountability in how it responds to inquiry recommendations and as part of wider inquiries reform. This substantial programme of work, led by the Cabinet Office, aims to improve how we identify wrongs and uncover the truth more swiftly. While this work is still in its early stages, we will continue to keep the Committee informed as it progresses.

In parallel, the Government is giving ongoing consideration to the content of the Public Office (Accountability) Bill.

The Royal Borough of Kensington and Chelsea (RBKC), failed in some of its most fundamental duties to keep residents safe, to listen to their concerns and respond effectively in the aftermath of the fire. The Council was right to apologise.

We recognise that RBKC has taken some important steps since 2017 but, as the Council acknowledges, levels of trust between the Council and some in the community remain low.

Ministers have challenged RBKC to become an exemplar council as a fitting legacy to the tragedy. The Government welcomes their commitment to seek to do so and will continue to hold them to account. Government ministers meet the Leader regularly and the department will continue to monitor their progress including through independent advice and information from inspectorates such as the Regulator of Social Housing and Local Government Association. Above all, the Government will listen to the community to judge whether the Council has succeeded in delivering meaningful change that they can feel.

2. Engagement with Grenfell residents

While the Government has made good-faith efforts to engage the Grenfell community when making decisions around the future of the site, it is clear that there are still groups, particularly those from minority ethnic backgrounds, who feel that they have not been able to fully contribute to these processes.

- *Prior to making any future decisions as part of its management of the Grenfell site, the Government must ensure that it has a full and up-to-date list of contacts of those affected by the fire, including bereaved family members living abroad, and ensure that everyone on this list is contacted and their input sought.*
- *We encourage the independent Grenfell Tower Memorial Commission to continue to review its processes for ensuring that a diversity of voices are represented in its meetings, in particular those of bereaved family members living abroad.*

Government Response:

Government ministers value meeting with and hearing directly from bereaved families, next of kin, survivors, and residents in the immediate community. The Government is committed to ensuring they remain at the heart of our work.

This Government recognises the significance of the Grenfell Tower site to the community and that decisions about it are deeply personal. Government ministers made it a priority to engage with the community and understand their views before making a decision about the future of Grenfell Tower. The Government listened and shared information in many ways so they could choose the way they felt most comfortable. The Government met families in a range of settings to speak about the future of the Tower – in-person or online; at different times; in groups, or individually. Government ministers have also learnt from spending time in North Kensington and from having conversations with individuals, representative groups, residents' associations, and schools.

As the Minister for Building Safety, Fire and Local Growth told the Committee, we take feedback from families seriously and are listening carefully. We are seeking views from the community about how they would like us to share information with them in future that is accessible and most useful to them. We will redouble our efforts to reach families, including those living overseas, as we prepare to take our next steps on the Tower.

Over the summer, we will aim to share more information about our preparations to carefully take down Grenfell Tower. We plan to share information in a range of ways and to extend an open invitation to families to meet with the department to discuss this important work.

The Government understands that not every family will wish to speak to us, but we do hope that through the steps we take they receive information from us about the Tower and issues that are important to them and that every family who wishes to speak to us feels they have the opportunity to do so.

You also directed a recommendation to the independent Grenfell Tower Memorial Commission. The Government is committed to working with the Commission and the community in the creation of a fitting and lasting memorial determined by the community. The Commission is independent, and we pay tribute to the community representatives who volunteer their time for this important work. We encourage the Committee to engage with them directly.

3. Building regulation and building control

While the Committee acknowledges that positive steps forward have been made in the building safety and control sectors since the Grenfell Tower fire in 2017, there is still much work to be done.

There is a serious risk that the Government's proposed reforms to the building safety regime will fail if concerns around the capacity of the building control sector to inspect buildings are not addressed. It is imperative that the Government appoint the independent panel on the future of building control as soon as possible, so that the panel has sufficient time to consider its recommendations ahead of their scheduled publication in Autumn 2025.

- *The Government should consider giving the panel statutory footing to ensure its recommendations are carried out.*
- *In its recommendations, the panel should lay out a plan for driving up and funding the recruitment of building control professionals and fire engineers.*

Government Response:

The Government fully supports efforts to strengthen the recruitment and retention of building control professionals, fire engineers, and other key specialists. Their expertise is essential to ensuring the safe delivery of our housing and infrastructure ambitions.

The Inquiry recommended establishing an independent panel to examine the issues it identified with building control in England. The Government has now confirmed the panel's membership and Terms of Reference, which are available on GOV.UK.

The Terms ask the panel to consider workforce and capacity issues alongside a broader scope. The panel is expected to engage widely – including with the HCLG Select Committee – to gather evidence and perspectives on the future of building control in England. In advance of that engagement, the panel has recently published its initial problem statement and will shortly publish a call for evidence.

We do not agree that it would be appropriate to place the panel on a statutory footing as it has been asked to independently consider the questions in the Inquiry on '*whether*' to change the building control system in England, with the Government then considering any recommendations. With the risk of delays whilst identifying and implementing appropriate statutory mechanisms, the urgency of the work outweighed the potential benefits of a statutory

approach. Establishing the panel quickly has enabled it to begin its consideration of the Inquiry's questions and a panel report will be published before the end of the year. The Government will respond in early 2026, as it committed to in its response to the Grenfell Inquiry.

The Inquiry made several recommendations regarding the fire engineering profession, including urging the Government to take urgent action to expand the number of places on high-quality master's-level fire engineering courses. A panel of experts from across the industry has been established to provide support and advice on the implementation of recommendations in respect of fire engineers. The panel's membership has now been confirmed and is available on GOV.UK. As we take forward these recommendations, the Government will carefully consider the implications for capacity in the sector and any opportunities to increase the number of competent fire engineers.

4. New regulatory landscape

We acknowledge the Government's view that it is not appropriate to endow the new single construction regulator with the power to both regulate construction products and undertake their testing and certification, as this may create a conflict of interest.

- ***However, the Government must pay due regard to feedback it receives on its consultation on the Construction Products Green Paper when deciding on the final role and remit of the new regulator.***
- ***The Government must also ensure that the role and remit of the new regulator is clear and distinct from existing regulators including the Building Safety Regulator and the Office for Product Safety and Standards.***

Government Response:

This Government is committed to system-wide reform of the construction product regime. We are determined to address the significant gaps identified by the Grenfell Inquiry and the Independent Review of Construction Product Testing. In addition, the Government will establish a single construction regulator to address the complexity and fragmentation in the regulatory system identified by the Grenfell Inquiry. The creation of a single regulator presents a significant opportunity to transform and redesign the regulation of the building system. The Government recently announced reforms to strengthen the Building Safety Regulator's (BSR) capacity and effectiveness and as part of these changes the BSR will move out of the Health and Safety Executive into a new body. This represents an important step on the way to an eventual single regulator.

Although the full remit and functions of the single regulator have yet to be decided it is clear from the Inquiry's recommendation that it should bring coherence to the delivery of regulator functions by taking on responsibility for functions currently undertaken by the BSR and the Office for Products Safety and Standards. We are working with industry and other stakeholders, including the Building Safety Regulator and the Office for Product Safety and Standards, to design a regulatory system rooted in shared accountability for improving outcomes in the built environment.

Alongside this engagement, the Government will pay close attention to the findings from the consultation on the Construction Products Reform Green Paper. We are now analysing responses to the construction products consultation, which closed on 21 May 2025. Following

this, we will set out the Government's initial response and our next steps for long term reform, which will include how we will work towards a robust regime for testing and certification. We will also ensure that the creation of the single regulator can complement and support this system-wide reform of the construction products regulatory regime.

We agree with the Committee that to improve outcomes, and to remove the complexity and fragmentation identified by the Inquiry, the single regulator must have a set of clear and distinct responsibilities. We plan to publish a prospectus on regulation of the built environment later this year. The prospectus will include the scope, functions, and accountability framework for the new regulatory system.

5. Work of the Building Safety Regulator (BSR)

Delays in the ability of the Building Safety Regulator to sign off on the safety of buildings must be addressed as a priority. It is clear that improvements need to be made both to the operating efficacy of the Regulator, as well as the quality of building control applications which are submitted for its review.

- *The Government must review how it can best support the Building Safety Regulator to make improvements in its day-to-day operations. This could include making changes to the Regulator's remit to allow it to carry out its work on an organisation-by-organisation basis, rather than on the current system of going building-by-building.*
- *It must also continue to work with the BSR and the sector to ensure that developers are enabled to submit better quality applications that allow them to pass through the building control gateways in cases where their buildings meet fire safety requirements, for example through the distribution of relevant guidance (or review of existing guidance).*

Government Response:

Since its establishment, the Building Safety Regulator (BSR) has overseen a fundamental change in the built environment – taking significant risk out of the system and ensuring residents are at the heart of housebuilding. Safety is an important part of the built environment system as we deliver 1.5 million new homes and increase the pace of remediation of unsafe buildings.

As referenced in your letter, the Government recognises the operational challenges facing both the BSR and the wider sector. In response, on 30 June 2025, the Government announced significant reforms to strengthen the BSR's capacity and effectiveness.

The Government has strengthened leadership within the BSR to support its transition out of the Health and Safety Executive (HSE) and to provide a dedicated operational focus. Andy Roe has been appointed as chair of a shadow board of MHCLG, pending the establishment of a new body. This transition marks an initial step toward the creation of a single construction regulator. In addition, Charlie Pugsley has been appointed as the new Chief Executive Officer to lead the BSR.

We have also supported the BSR in implementing a new Fast Track Process. This will bring building inspector and engineer capacity directly into the BSR to enable a rapid acceleration of the processing of existing newbuild cases and remediation decisions. This process involves setting up a BSR wholly owned Multi-Disciplinary Team (MDT), comprising Regulatory Leads, Case Officers and specialist staff. These specialists will be encouraged to directly contact the applicant, resolve issues and support a quick outcome. The specialists will not be negotiating compliance or involving the BSR in co-design. The Committee can be assured that these changes will not compromise the high standards expected in building design and construction.

The Government is committed to building the capacity of the BSR and the BSR plans to recruit more than 100 members of staff by the end of the year to enhance operations. To ensure transparency, the BSR will publish key performance related information quarterly. The Government and the BSR are also committed to supporting industry build their capacity as they operate within the new regulatory environment.

The BSR continues to carry out extensive stakeholder engagement to support applicants to better understand and meet the new requirements. Since July 2024, the BSR has held weekly meetings with the Construction Leadership Council and other industry bodies including the Home Builders Federation to address knowledge gaps and share lessons learned. MHCLG has also held three ministerial roundtables with industry since the start of the year to understand their concerns and outline plans to address industry challenges with the BSR.

The BSR issued new guidance in March 2025 based on the findings of research with organisations submitting building control applications. Additionally, we are supporting the further publication of industry guidance in due course, co-designed with industry to improve the quality of applications and reduce processing times through an increased rate of first-time approvals.

These changes to the BSR demonstrate the commitment of the Government to invest in safety for residents. Further improvements will continue to be considered, including whether the BSR could offer further operational engagement on an organisation-by-organisation basis consistent with maintaining industry responsibility and safety standards.

6. Building remediation

The Committee accepts that the decision to delay the introduction of the Building Safety Levy until Autumn 2026 was the correct one, given the concerns expressed by industry. However, responsible developers should still be paying their fair share towards remediation; taxpayers and leaseholders should not be left to foot the bill.

- *The Government must write to this Committee to explain how it will address concerns raised by developers around the potential impact of the Levy on housing supply before it comes into effect in Autumn 2026.*
- *In this explanation, it should also provide a new estimate for how much the Levy intends to raise in light of adjustments which will presumably have to be made to address these concerns. If this estimate is lower than the £3.4bn the Government originally said the Levy aimed to raise, it should set out steps for how it will make up for the funding discrepancy through other sources of funding (preferably through developer contributions).*
- *The Government should also make changes to the existing funds available for remediation to ensure that social housing providers have equal access to funding as private landlords, to ensure they have the financial headroom to both invest in the maintenance of existing social housing stock and build new social housing.*

Government Response:

This Government is committed to remediating buildings with unsafe cladding as quickly as possible and ensuring that the cost does not fall further on the taxpayer or on leaseholders. The Treasury has agreed that necessary expenditure can be made in advance of receipts from the Building Safety Levy – this means that the shift to an Autumn 2026 levy launch date does not affect the pace of remediation. Levy receipts will cover the remaining remediation costs once the Government's contribution, industry pledges and contractual obligations have been taken into account. To maintain the £5.1 billion Government contribution cap, we currently estimate that this will require raising £3.4 billion via the levy.

Likewise, the Government remains committed to accelerating housebuilding across Britain and supporting the industry in delivering 1.5 million homes within this Parliament. The housebuilding sector has known the levy is coming for several years. The Building Safety Act 2022 gave the Secretary of State powers to make regulations which charge a levy on building

control applications. In addition, Building Safety Levy rates were published in March 2025 and the levy will be introduced from autumn 2026. The publication of levy rates gave housebuilders roughly 18 months to factor detailed levy charges into their viability models. The housebuilding sector has consistently asked the Government for clarity and certainty around regulatory requirements. The Government laid draft regulations on 10 July 2025 and published detailed guidance. These give the full detail that stakeholders need to prepare for levy launch. The Government published an assessment of impact alongside laying the draft levy regulations.

Following consultation, the Building Safety Levy has been carefully designed to minimise any detrimental impact on housing supply while balancing the need to raise the necessary revenue for building remediation. Measures to achieve this include:

- variable levy rates by local authority area, taking account of differences in house prices across different local authority areas;
- a 50% discount for development on previously developed land, to minimise supply impact given the additional costs of developing such land;
- flexibility as to when to pay: the levy doesn't have to be paid until the earlier of first occupation or first completion certificate;
- exempting housing with wider social/ community benefits (such as affordable housing); and
- exempting developments of fewer than 10 dwellings to support small developments and small developers who tend to build the majority of such developments.

Given the advance notice provided to industry to prepare for the levy launch, alongside the above-mentioned design features aimed at minimising any detrimental impact on housing supply, we do not intend to revise levy design or estimates of amounts to be raised at this stage. Nonetheless, we keep all aspects of levy operations and design under review.

This review process will take into account developments in wider housing policy and how they interact with the Building Safety Levy. For instance, we recently launched a planning reform working paper exploring a new concept of 'medium sized sites'; the paper asks whether, if such a threshold is introduced, such sites should also be exempt from the Building Safety Levy. In addition, levy operations and rates will be reviewed at least every 3 years; this will allow us to take account of wider economic conditions and adjust accordingly as we receive further information on the overall costs of remediating. We will collect quarterly management information from local authorities (as levy collecting agents), which will help inform such reviews.

At the Spending Review, the Chancellor announced over £1 billion of new investment between 2026-27 and 2029-30 to accelerate the remediation of social housing by giving social housing providers equal access to government funding as that afforded to private building owners. On 17 July 2025, we published revised Cladding Safety Scheme (CSS) guidelines which implement the equal access policy and allow providers to start accessing the new funding. We also published a joint plan for accelerating social housing remediation, with the equal access policy at its heart. The plan sets out 22 actions by the Government, social landlords, and regulators to achieve stretching targets: identifying and fixing unsafe buildings, and strengthening support for residents before, during, and after remedial works to their homes. 115 social landlords have already signed up to the joint plan. Those signatories collectively account for over 80% of the social buildings known to require remediation.

In addition to direct capital investment for hundreds of buildings, we will enhance landlord capacity and capability to carry out this work. This will be achieved through targeted technical support payments – to build the teams and the expertise to get this work done.

Taken together, we are confident these measures provide the sector with the necessary resources and tools to finally introduce much-needed momentum in addressing unsafe social housing.

7. Other building safety issues

We welcome the Government's commitment to introduce regulations to mandate PEEPs for disabled residents in high-rise buildings. However, the Government must ensure that responsible parties are in a position to ensure PEEPs are produced for all residents who require them.

- The Government must, as part of the Spending Review process, allocate sufficient funding to responsible parties working with high-rise buildings to ensure that they can put together PEEPs for all disabled residents in their building.***

We are deeply concerned by the London Fire Commissioner's comments regarding how fire-safe existing care homes are. We question the wisdom of the decision not to mandate sprinklers in existing care homes.

- The Government should urgently review the decision to mandate sprinkler installation in new care homes, but not existing care homes. If it chooses to persist with this policy, it should lay out its plans for inspecting the arrangements building owners are taking in existing care homes to ensure they are fire-safe.***

Government Response:

The safety of all residents living in high-rise buildings is paramount, and this Government is committed to ensuring that residents with disabilities or impairments receive the help they need during an emergency. The Residential PEEPs policy, to be introduced through our forthcoming regulations will improve the fire safety and evacuation of disabled/vulnerable residents in high-rise and higher-risk residential buildings in England.

We laid secondary legislation on Residential PEEPs on 4 July 2025. This means that residents with disabilities or impairments will be entitled to an assessment to identify necessary equipment and adjustments to aid their fire safety and evacuation. Fire and Rescue Services will also receive information on vulnerable residents, where the individual resident agrees to the information being shared, in case they need to support their evacuation.

The Government has committed funding this year (2025-26) to begin this important work by supporting social landlords in delivering Residential PEEPs for their renters. Future years' funding will be confirmed through the Spending Review process.

This funding recognises the wide range of pressures on social landlords at present in terms of reforms and the need to refresh and replenish their stock of social housing.

Last September, as part of our ongoing commitment to improve safety standards, the Government amended Approved Document B, statutory guidance to the Building Regulations 2010 on fire safety, to provide for sprinkler installation in all new care homes, commencing from 2 March 2025. This will strengthen fire protection in new residential buildings where residents are particularly vulnerable and may depend on others for evacuation.

Building regulations do not apply retrospectively. We do not plan to extend the provision for the installation of sprinkler provision to existing care homes. This is because there are existing duties on Responsible Persons – including building owners and operators of care homes – through the Regulatory Reform (Fire Safety Order) 2005, to demonstrate how they are managing fire safety in their buildings. The Government considers this approach proportionate. Those responsible for care homes can retrofit sprinklers where it is appropriate and necessary to support their fire safety strategy. We are developing an update for the guidance for Responsible Persons to manage fire safety and complete fire risk assessments in residential care premises. This will further support Responsible Persons in discharging their duties, as part of a programme to update all existing Fire Safety Order premises specific guidance.

In response to the Grenfell Inquiry Phase 2 report, the BSR have put Approved Document B under continuous review and will launch a consultation on further changes to Approved Document B by autumn 2025. This is in line with their duty under the Building Safety Act 2022 to keep under review the safety and standards of all buildings in England.

8. Leaseholders and residents

We agree with the concerns of the Public Accounts Committee that the Government is not currently doing enough to protect residents from remediation costs.

- *We look forward to seeing the refreshed Remediation Acceleration Plan which the Minister has promised in the coming months, which should include details on further steps to, as far as possible, protect residents from the costs of remediation work.*
- *This refreshed Plan should also account for the conclusions and recommendations made by the Public Accounts Committee in its report.*

Government Response:

We have been clear as a Government that much more needs to be done to better protect blameless residents from the impacts of the failures of others. We committed in the Remediation Acceleration Plan (RAP) to mitigate the burdens residents face and ensure they are supported through the remediation process. As confirmed in Alex Norris's letter of 17 July 2025, the Government published an update on the RAP that day, outlining the significant progress already made against the RAP's three core objectives and setting out a range of additional measures to fix buildings faster, identify those buildings still at risk, and ensure that residents are supported in the process.

This third objective of the RAP, to support residents, is a key consideration across all of our remediation work. An important aspect of this is seeking to protect residents from the costs of remediation. We announced that we would work with the insurance industry to consider whether a possible intervention could help reduce the highest insurance bills some residents face during remediation. We have been engaging with industry and launched the Remediation Programme Insurance Survey. This will be used to obtain further data from buildings in all remediation programmes across the UK to test the feasibility and scope of any options for potential Government support. We continue to work closely with the UK's largest insurance providers and regulatory bodies to deliver better outcomes for residents.

We are aware of the concerns of leaseholders in low-rise buildings when they are told they may have to pay for expensive or unnecessary cladding remediation. We have investigated all under 11m buildings brought to our attention since 2022. The vast majority have not required cladding remediation works, and fire risks have often been addressed through

proportionate lower-cost mitigation measures. Only a limited number of buildings have been found to require cladding remediation.

To ensure that cladding remediation funding is driven by risk, rather than an arbitrary height requirement, we will provide funding in those exceptional cases where multi-occupied residential buildings under 11 metres have life-critical fire safety risks from cladding and do not have an alternative route to funding. This will protect leaseholders from unjust costs and provide confidence to the housing market.

Responsible Persons such as building owners remain responsible for ensuring that a building is safe and that life-critical defects are addressed.

Shared owners in properties with building safety issues can face particular challenges around high costs and difficulties in selling when they wish to move on. We are working to support these shared owners. The joint plan for accelerating social housing remediation that we published on 17 July 2025 includes a commitment by social landlords to allow shared owners to sub-let all properties in England affected by the building safety crisis at up to market rent level, providing that shared owners try to sell after any required remediation is completed. Housing associations recognise that selling as a shared owner can be a complicated process, even after remediation, and have also committed to working with shared owners to ensure that this flexibility continues to apply where demonstrable efforts are being made to sell the property. Signatory landlords also committed to publishing these policies on their websites. At the time of writing, social landlords collectively responsible for over 80% of 11m+ social buildings with unsafe cladding had already signed up to the commitments in the joint plan.

We are also aware that leaseholders and residents still face unnecessary disruption and costs due to the continued use of inefficient waking watch measures, and through landlords failing to act quickly to fix underlying problems when buildings are evacuated due to life-threatening fire safety risks. We are making new funding available to deliver a longer-term and more sustainable approach to funding common fire alarms where they are needed, building on the success of the Waking Watch Replacement Fund. This will help keep residents living safely in their homes and protect leaseholders from ongoing interim measures costs while they wait for remediation to be completed in their buildings. We are also introducing a new duty on Fire and Rescue Services and Local Authorities to issue an Enforcement or Improvement Notice at the same time as any evacuation order. This new duty ensures landlords remain under legal pressure to fix the risks swiftly – whether or not residents are still in the building. Failure to comply with these notices is a criminal offence.

The leaseholder protection package continues to protect innocent leaseholders from the unfair burden of crippling bills for historical safety defects to make their home safe. These protections, alongside government funding schemes which apply to eligible buildings irrespective of the qualifying status of a specific lease, provide a comprehensive package of support for leaseholders. We are not currently considering expanding the leaseholder protections further. However, we recognise the enduring question of the 'in perpetuity' status of non-qualifying leases and are carefully considering what might be done to address this.

More widely, we acknowledge the recommendations made by the Public Accounts Committee (PAC) and the measures set out in the updated RAP also seek to address the findings of the PAC. Further to our initial response to the Committee on 16 May 2025, we will be writing to the PAC in the Autumn to address their conclusions and recommendations.

9. Fire and rescue services

While we welcome the Government's acceptance of the Grenfell Inquiry's Phase 2 Report recommendation to bring responsibility for fire under one Department, it is important that the handover from the Home Office to the MHCLG is done as smoothly and effectively as possible.

- ***The Minister should keep us updated on the progress of this transition. He should let us know of any issues arising as part of this and how the Government plans to address these in order to complete the transition in good time.***

Government Response:

The Grenfell Inquiry Phase 2 report rightly identified that bringing responsibility for building safety and fire under a single Secretary of State would provide a more coherent approach to keeping people safe from fire.

Following the announcement of the machinery of government change through a Written Ministerial Statement by the Prime Minister on 13 February 2025, the transfer of ministerial functions took effect from 1 April 2025.

A Transfer of Functions Order was laid before Parliament on 13 May 2025 and came into force on 3 June 2025. It transfers supplementary matters such as rights, liabilities, and property.

The fact that sponsorship of His Majesty's Inspectorate of Constabulary and Fire & Rescue Services (HMICFRS) will remain in the Home Office does not reflect any deprioritisation of its fire element. Rather, Cabinet Office guidance on Arm's Length Body (ALB) sponsorship suggests that 'co-sponsorship' arrangements should, in practice, involve one department acting as the formal sponsor, with a Memorandum of Understanding (MoU) governing the relationships between the ALB and other departments. This is the model we have adopted for HMICFRS, and an MoU ensuring accountability to MHCLG Ministers of HMICFRS from the period from 1 April 2025 to 31 March 2026 is currently in place and includes regular meetings with MHCLG Ministers, a requirement for MHCLG sign-off on appointments and membership of MHCLG officials on governance boards. The MoU will form part of the Framework Agreement between the Home Office and HMICFRS and further demonstrates MHCLG Ministers' commitment to working with the Home Office to ensure that the fire aspect of the inspectorate's work is properly fulfilled.

Approximately 80 fire staff moved from the Home Office to the Ministry of Housing, Communities and Local Government on 1 July 2025. Both departments have aimed to ensure

a smooth transition process for all those affected with minimal disruption to the business. We will keep the Committee updated on any relevant issues.

10. Workplace culture in the fire service

The new Minister responsible for fire must take forward the previous Minister's commitment to address the findings of the Home Affairs Committee's Inquiry into workplace cultures in fire and rescue services.

- ***As part of this, the Government should consider implementing the recommendations made by the Home Affairs Committee in its correspondence to the Home Secretary on this issue in May 2024.***

Government Response:

The Government is grateful for the Committee's interest in workplace culture within fire and rescue services across England. It recognises the seriousness of the Home Affairs Select Committee's (HASC) findings and remains firmly committed to addressing the deep-rooted cultural issues identified.

The Government acknowledges the commitment made by the previous Minister to act on the HASC recommendations and will continue to advance this important work. While there have been encouraging steps across the sector to improve culture, integrity, and the handling of misconduct, this Government recognises that further action is necessary to ensure these efforts result in meaningful and lasting change.

To support this, the Ministerial Advisory Group for Fire and Rescue Reform has established a dedicated Culture and Integrity Task and Finish Group. This group, which convened for the first time on 4 June 2025, brings together a diverse range of partners from across the fire and rescue sector to drive forward the delivery of cultural reform.

Fire and rescue professionals – whether firefighters, fire staff, or those in prevention and protection roles – play a vital role in keeping communities safe. In return, they deserve to work in environments that are safe, respectful, and inclusive. The Government is determined to ensure that the sector continues to improve and upholds the highest standards, for the benefit of both the workforce and the public.