



Ministry of Housing,  
Communities &  
Local Government

**Lord Greenhalgh**

*Minister of State for Building Safety, Fire and Communities*

**Ministry of Housing, Communities and  
Local Government**

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5 July 2021

Dear Clive

I am writing to confirm that we have now introduced the Building Safety Bill into the House of Commons.

The Building Safety Bill marks the next step in the Government's ongoing reforms to ensure everyone's home is a place of safety. Through the Bill, the Government is setting out to strengthen the whole building regulatory system. The new Building Safety Regulator will enforce a new, more stringent regulatory regime for high rise buildings (of 18 metres and above), and also oversee the safety and performance of all buildings. It will strengthen oversight and protections for residents in higher-risk buildings. It will give a greater say to residents of tall buildings and toughen sanctions against those who threaten their safety. Its focus on risk will help owners to manage their buildings better, while giving the home-building industry the clear, proportionate, framework it needs to deliver more, better, high-quality homes.

The new regime introduced by the Building Safety Bill:

- Makes sure there is someone clearly responsible for safety during the design, build and occupation of a higher-risk building;
- Gives residents in these buildings more routes to raise concerns about safety, with mechanisms to ensure they are heard and taken seriously;
- Identifies and holds to account the people responsible for safety, and sets out serious consequences for those who try to evade the regime;
- Extends rights to compensation for shoddy construction work and unacceptable defects;
- Establishes a Building Safety Regulator to make sure the regime has teeth while remaining proportionate to the risks and cost-effective;
- Creates the wider regulatory framework to enable the design and construction of more, high-quality, safe homes in the years to come; and
- Creates an extended regulatory framework for construction products and paves the way for a national regulator to provide greater oversight, and lead and co-ordinate the enforcement of these new rules.

In the wake of the Grenfell tragedy, recognising that we needed wider system reform, we appointed Dame Judith Hackitt to conduct a review of the regulatory regime and provide robust recommendations. Her review provides the basis of the new regime now being introduced by the Bill – a strengthened regulatory regime for high-rise and other in-scope buildings, improving accountability, risk-management and assurance. Dame Judith Hackitt's review pointed to an industry that needed significant culture and regulatory change to be fit for purpose and this Bill will support and deliver the changes needed.

The Bill follows on from the Fire Safety Act and continues our programme of regulatory reform to this end. It complements our ongoing work with industry to establish stronger leadership and embed the culture of safety and transparency we want to see across all companies and industries operating in the sector.

This is a large and technical Bill and my Department is committed to supporting Parliament as much as possible to understand its detail during passage. This is why, today, we are publishing the first of a series of packages of draft secondary legislation providing more detail on the future regime and how we intend it to operate.

We are also publishing our response to the Select Committee's pre-legislative scrutiny report on the Bill. I want to thank you and the other members of the Committee for the work that you have undertaken in scrutinising the draft Bill. I recognise that this response is somewhat delayed, but we have been carefully considering each of the Committee's recommendations in turn and have made substantial changes to the legislation and to our operational plans since the publication of the draft Bill.

I wanted to highlight some of the key changes that we have made following your scrutiny:

1. We have carefully considered the delegated powers in the Bill, stress testing each one in turn and removing powers where appropriate. Additionally, during the Bill's passage we will be publishing more detail on the core pillars of the regime including draft regulations for Parliamentarians to consider.
2. We have listened to the Committee's recommendations around the scope of the higher risk regime and the need for clarity for stakeholders. As such, we have amended the Bill to ensure that the scope of the higher risk regime is set out on the face of the Bill.

I am sure you will agree that the Bill is a vital piece of legislation that will deliver safer homes across the UK. As such, I would be keen to work with the committee in informing parliamentarians about the work of the Bill and my officials stand ready to provide any technical briefing that might assist you in this.

I would be happy to meet further to discuss our response and the Building Safety Bill with you at an appropriate point.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lord Greenhalgh', written in a cursive style.

**LORD GREENHALGH**