



Ministry of Housing,
Communities &
Local Government

Darren Jones MP
Chair
Business, Energy and Industrial Strategy
Committee

Lord Greenhalgh
Minister of State for Building Safety, Fire and Communities

**Ministry of Housing, Communities and
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Dear Darren

I am writing to let you know 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 HCLG Select Committee's pre-legislative scrutiny report on the Bill. We are grateful to the Committee for undertaking such thorough scrutiny and have carefully considered each of its recommendations. Our response explains many of the changes made to the Bill since it was published in draft form and sets out the reasoning behind certain policies in more detail.

The Government intends to introduce a new stronger and clearer regulatory framework for construction products through the Building Safety Bill, with robust enforcement powers and national oversight of the system. The Bill paves the way for a national regulator for construction products, which is at the heart of our new regime. In January 2021 Government announced that this national regulator will be established within the Office of Product Safety and Standards (OPSS), who will receive up to £10 million in 2021/22 to set up this new function. The regulator will lead and co-ordinate the enforcement of the rules, provide market surveillance so that safety concerns can be spotted and dealt with quickly, remove from the market products that pose a safety risk and take action against those that break the rules. This regulator will also provide advice and support to the industry as well as technical advice to the Government, carry out or commission its own product testing to investigate non-compliance and establish a robust and coherent approach with the Building Safety Regulator and Trading Standards to drive change across the sector.

I would urge you to help us strengthen our systems of regulation and oversight to ensure that all buildings – in particular, high-rise buildings – are safer in future, and to prevent future tragedies occurring. As such I would urge your support for this Bill. I am copying this letter to Rt Hon Kwasi Kwarteng MP and I am more than happy to meet you to discuss.

Yours sincerely,

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

LORD GREENHALGH

CC: Rt Hon Kwasi Kwarteng MP