Ministry of Housing, Communities & Local Government

Baroness Blake of Leeds CBE
Parliamentary Under-Secretary of State for Building Safety, Fire and Resilience

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Bob Blackman CBE MP
Chair of the All-Party Parliamentary Group for Fire Safety and Rescue
House of Commons
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Dear Bob,

THE BUILDING SAFETY (REMEDIATION OF UNSAFE CLADDING ETC.) BILL: INTRODUCTION

I am writing to you in your capacity as Chair of the All-Party Parliamentary Group for Fire Safety and Rescue to inform you that the Building Safety (Remediation of Unsafe Cladding Etc.) Bill was introduced in the House of Commons today.

Everyone deserves to live in a decent, safe, secure and affordable home. Yet, nine years on from the Grenfell Tower tragedy, too many people are still living in buildings with unsafe cladding. Thousands of residents continue to face serious safety risks, prolonged uncertainty, and financial strain while vital remediation is delayed. This situation cannot continue. I know that many Members will have constituents who have been directly affected by delayed remediation, including facing higher costs, difficulty buying or selling their homes, and the stress of living in unsafe conditions.

The Government's position is clear: we must go further and faster to fix this problem for residents and restore confidence in the safety of our buildings. The Government set out its policy proposal to improve remediation in the Remediation Acceleration Plan (RAP) in December 2024, and the Update to the Remediation Acceleration Plan in July 2025.

We have achieved a great deal since coming into power two years ago. For the first time, clear targets for remediation have been set, with developers and social housing providers committing to stretching targets to complete remediation. Funding has been expanded, including an extra £1bn to support social housing providers' remediation, funding for buildings under 11 metres in exceptional circumstances and extended funding for fire alarms to replace expensive waking watches. This action is working. Since we published the Remediation Acceleration Plan, over 470 more buildings are reported to have completed remediation. That's around 35,000 more residents who can, at last, feel safer in their homes. This is important work, and there is more to do.

This Bill, and the wider RAP, will help to deliver on the Government's manifesto commitment to accelerate the pace of remediation, make those responsible pay, and further protect leaseholders. It represents a decisive step forward in delivering our promise to ensure that those responsible for building safety failures are held to account and required to put them right, so that residents can feel safe and secure in their homes. The Bill has four objectives:

1. **Clarifying which buildings require remediation**

   The Bill will introduce a register of all residential, 11-18 metre-high buildings in England to ensure that those that may need to be remediated are identified. It will also require those responsible for these buildings to have assessed their buildings within a fixed period, from 16 May 2022 to the date twelve months of the legislation coming into force. It will mandate a consistent approach for Fire Risk Assessments of External Walls (FRAEWs) and compel independent auditing so FRAEWs are carried out properly. All buildings will be judged on the same basis; with risks identified through robust, proportionate and evidence-based assessments – increasing the confidence of industry and residents in remediation decisions.

2. **Giving regulators the powers they need to hold the worst blockers to account, ensuring those responsible for fixing historic and ongoing failures do so more quickly**

   The Bill's legal duty mandates those responsible to remediate residential buildings over 11 metres high. Regulators will be able to act against those delaying remediation, including criminal prosecution for the worst cases, and require information on building ownership to help identify and pursue those ultimately responsible. Other measures will improve cooperation and accountability between the fire safety regulators.

3. **Making the companies that made unsafe building products contribute to fix the problems they caused**

   The Government has committed £5.1 billion to remediate buildings in England; and the cost to the 53 developers who have signed the Developer Remediation Contract is estimated at £4.2 billion. Construction product manufacturers have yet to contribute. The Bill will make it easier for a claim to be brought against a manufacturer who has supplied unsafe construction products. It will also expand the pool of parties who can bring a claim, including to developers.

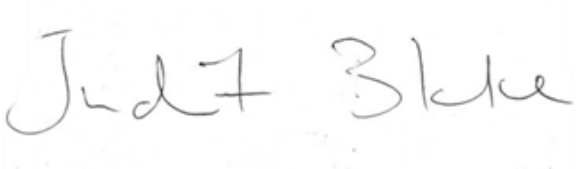
4. **Ensuring all residents have a route to remediation, and that no building is left behind**

   The Bill will introduce a last-resort backstop mechanism to allow a public authority to carry out remediation work themselves. Through remediation management orders, a tribunal may allow a relevant authority to take control of works and recover costs from the responsible party.

The Bill takes a targeted approach, focusing on the legal interventions necessary to identify unsafe buildings and ensure they are remediated as quickly as possible. It sits alongside our work on funding, operational delivery and regulatory oversight to improve the remediation system; many of which are being delivered without the need for legislation. The Bill is not intended to address wider building safety or leasehold reform, which the Government is tackling through other initiatives. The forthcoming Commonhold and Leasehold Reform Bill will focus on improving the rights and protections for leaseholders. We have also committed to delivering the remaining Grenfell Inquiry recommendations through the legislative timetable for 2027 to 2029. This will include stronger regulation, improved oversight and accountability, and changes to practices across construction, fire safety and social housing.

Alongside the Bill, we have published a comprehensive Guide to the Bill to support Members in understanding its provisions. I know that members of the All-Party Parliamentary Group for Fire Safety and Rescue will receive the Bill with interest, and look forward to engaging with you as the Bill passes through Parliament.

Yours sincerely,



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