



Ministry of Housing,
Communities &
Local Government

Grenfell Tower Inquiry Phase 2 Report Government Response: Annual Report 2026



Government of the United Kingdom
Ministry of Housing, Communities & Local Government

Grenfell Tower Inquiry Phase 2 Report Government Response: Annual Report 2026

Presented to Parliament
by the Secretary of State for Housing,
Communities and Local Government
by Command of His Majesty

February 2026



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978-1-5286-6205-5
E03535653 02/26

Printed on paper containing 40% recycled fibre content minimum

Printed in the UK by HH Associates Ltd on behalf of the Controller of His Majesty's Stationery Office.

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Ministerial Foreword

The fire at Grenfell Tower on 14 June 2017 claimed 72 precious lives. It will mark families, a community, and our country for years to come. The courage and persistence of the bereaved, survivors, and the wider North Kensington community continues to inspire so many.

We must keep constantly in mind that the failures of public bodies, industry, and regulators that allowed this tragedy to happen should never have occurred. The tragedy was preventable, and it should have been prevented. While we cannot change the past, but we can confront its lessons honestly, act decisively, and work to ensure that such profound failures can never be repeated.

The government has accepted all the recommendations that the Grenfell Tower Inquiry made to it, but we also made a broader commitment: to deliver the coherent, long term reforms that residents have demanded and deserve – so that people all across our country, and social housing tenants in particular, live in safer, better housing as a direct legacy of the Grenfell tragedy. We will rebuild trust by putting people first, strengthening protections, and ensuring that those responsible for designing, constructing and managing buildings meet the highest standards.

This first annual report following the Grenfell Tower Inquiry sets out the progress we have made: stronger oversight; advances in construction product reform; clearer guidance; higher professional standards; improved enforcement; faster remediation; and better preparation for emergencies.

But there is more to do. Some reforms require legislation; others require sustained cultural change. We are committed to delivering both. We continue to work closely to support the Memorial Commission and the community as they plan a lasting memorial. The coming weeks will see an important step along that road, as we pass legislation to provide us with legal authority to fund that memorial.

It is our responsibility to ensure that people are safe, and feel safe, in their homes, and that the failures that have undermined that safety in the past can never happen again. Our dedication to that task will not falter.



The Rt Hon Steve Reed OBE MP

Secretary of State for Housing, Communities and Local Government

Executive Summary

1. The Grenfell Tower tragedy was an event that should have never occurred. 72 innocent lives were lost because of the fire, in a space in which they should have felt, and been, safe.
2. A year has passed since the government's response to Phase 2 of the Grenfell Tower Inquiry, a day that resurfaced the profound and harrowing memories of those most deeply affected by the tragedy.
3. The Grenfell Tower, Lancaster West Estate, and North Kensington communities remain unwavering in their dedication to see change delivered, and this government remains committed to implementing meaningful and lasting reform.
4. The work of Sir Martin Moore-Bick and his team in Phase 2 of the Inquiry resulted in 58 recommendations being made. Government and the other responsible organisations accepted all these recommendations.
5. In the response to the Inquiry, the government set out plans to implement these, noting it would take at least four years as some recommendations required new legislation to be passed. Work is underway on all recommendations, and we remain on track to complete them within that timeframe.
6. As of 25 February 2026, government has reported on the implementation, completion and formal discharge of 12 recommendations, including two of the remaining Phase 1 recommendations. We anticipate that 70% of the recommendations will be closed by the end of 2026.

Theme	Number of recommendations	In progress	Complete
The construction industry	28	24	4
Fire and rescue services	13	9	4
Response and recovery	14	14	0
Vulnerable people and Phase 1 recommendations	6	2	4
Total	61	49	12

7. Progress reports were published in May, September and December of 2025, detailing work being undertaken to progress each recommendation and key developments in wider reform.

8. The following annual report sets out a detailed account of the work undertaken over the past year, alongside the milestones and plans for the year ahead and beyond. It reflects the ongoing work to strengthen the systems and processes that form the built environment to protect residents and ensure buildings are safe. The report is divided into thematic chapters that align with the government's February 2025 response. The annex contains an update on the progress made against each individual recommendation, along with a delivery timeline for those recommendations that remain open.
9. Key progress and developments in 2025 include:
10. **Strengthening the building and fire safety system.** Over the past year, we have made demonstrable progress towards a more coherent and accountable regulatory framework. We have now brought building safety, fire safety and emergency response functions under a single departmental lead, enabling more consistent oversight of risk and a more integrated approach to regulation and enforcement. On 27 January 2026, the Building Safety Regulator (BSR) was established as its own legal entity, moving from the Health and Safety Executive to an arm's-length body under the Ministry of Housing, Communities and Local Government, a key milestone in the path toward a single construction regulator. The BSR has driven improvements in culture and standards across the built environment, and the government is now taking further steps to ensure the higher-risk building regime operates in a proportionate and effective way. Alongside the move, a consultation was launched on applying building control to telecommunications works. The proposals will help relieve pressure on the system, improve consistency, and ensure the BSR's expertise is targeted at the most complex and highest-risk work. These changes reflect government's commitment to ensuring guidance and knowledge are targeted to areas that need it most, bringing together regulatory practice and industry capability while doing so.
11. **Driving system-wide reform through clearer rules and expectations.** We have continued to strengthen the rules that underpin safe design, construction and management of buildings. Our work this year has focused on making expectations clearer and addressing gaps identified by the Inquiry, so that we can continue to move at pace through the next phase of implementation. This includes the Construction Products Reform White Paper, published alongside this report, which proposes comprehensive changes to strengthen oversight and close regulatory gaps, aiming to ensure products are properly tested, certified and used. To drive the pace of construction products reform, we are publishing a consultation in parallel to the white paper on a general safety requirement to bring unregulated products into the regulatory regime. We intend to bring forward secondary legislation later this year. In addition, work continues to progress on the fundamental review of statutory building safety guidance. The BSR began shaping the review, engaged widely with the sector and, in July 2025, appointed an expert panel to support and inform the review. An interim report is expected in spring 2026.
12. **Raising competence and capability across the built environment.** Following the commitments made in February 2025, we have taken significant steps to improve professional standards across construction, fire engineering, building control and fire risk assessment. Over the past year, new bodies of technical advice, competency

frameworks, and sector-wide engagement have begun to put in place the stronger, more consistent professional culture required by the Inquiry. Alongside this, targeted investment has begun to expand workforce capacity in key areas where demand has increased. Over 2025, more than 1,200 professionals across fire engineering, building control and construction completed updated competency training aligned with the new frameworks. The Fire Engineers Advisory Panel's competency statement has now been adopted by 35 higher education institutions, informing updated degree and continued professional development pathways. The Building Control Independent Panel reviewed over 220 submissions of evidence to shape its recommendations, due later in 2026.

13. **Improving accountability and strengthening enforcement.** We have focused on ensuring those responsible for keeping people safe are held to account when standards are not met. Over the past year, government has consolidated new regulatory tools, expanded enforcement capacity, and put in place improved mechanisms for tracking performance. This includes establishing new routes for intervention where safety risks persist and supporting local regulators to take more timely and effective action. This past year, local regulators issued 124% more formal notices and undertook 140% more inspections compared with the previous year. The Joint Inspection Team supported more than 110 building assessments, leading to 15 enforcement actions where risks remained unresolved. The Remediation Enforcement Unit will be fully staffed by the end of March 2026, enabling direct intervention in the highest-risk buildings.
14. **Supporting residents and placing their voices at the centre.** A core priority since February 2025 has been strengthening residents' rights, improving transparency, and ensuring concerns are acted upon quickly and respectfully. Over the last 12 months, we have taken forward reforms to consumer regulation in social housing, enhanced routes for resident feedback, expanded resident training and support, and continued to work with those affected by the Grenfell Tower tragedy to ensure lived experience continues to inform policy development. More than 4,500 residents accessed training and rights information through government funded programmes, while the expanded Resident Panel contributed directly to over 20 policy decisions, including approaches to transparency and complaint resolution. The Make Things Right campaign reached an estimated 1.8 million tenants, with a measurable increase in early-stage issue reporting.
15. **Accelerating remediation and improving support for those living in affected buildings.** Ensuring homes with serious safety issues are made safe remains a central focus of our work. Over the past year, we have taken steps to remove barriers to remediation, strengthen accountability for those responsible for unsafe buildings, and support residents facing delays or uncertainty. By the end of December 2025, 2,168 buildings had started or completed remediation works, including 1,475 fully completed. Developers have determined the remediation pathway for 93% of buildings covered by the Developer Contract and begun or completed work on 41% of buildings with confirmed defects. The Cladding Safety Scheme has completed an initial review of all four-storey+ Ordnance Survey data records. The report sets out progress made, including enhanced regulatory powers, new routes for oversight, and work with industry to improve the pace and quality of remediation.

16. **Building national resilience and improving emergency preparedness.** This year we have acted on the Inquiry's recommendations relating to emergency response, focusing on improving local and national coordination, strengthening the role of Category 1 responders, and ensuring the needs of vulnerable residents are central to planning and preparedness. Updated national guidance and clearer expectations for partners support a more resilient system capable of responding effectively to complex emergencies. Throughout 2025, more than 2,000 responders completed new training aligned with the updated National Resilience Standards and Amber Book. Five Local Resilience Forum Trailblazer areas are now testing integrated resilience leadership models, with early findings due in summer 2026. Revised guidance on supporting vulnerable residents was published in April 2025, accompanied by updated expectations for local authorities' statutory duties.

Related announcements and documents being published alongside this report

17. The government announced that it will shortly introduce legislation to enable the construction and maintenance of the Grenfell Tower Memorial. This memorial will honour those who lost their lives, and those whose lives were forever changed by the tragedy. It will be a space of dignity and peace, where people can remember, reflect, and pay their respects. As recommended by the independent panel, a private, sacred space of memorial will also be created for those most deeply impacted by the tragedy. Government is committed to supporting the independent Grenfell Tower Memorial Commission and the community in the creation of a fitting and lasting memorial, ensuring those impacted, and those who tragically lost their lives, will never be forgotten.
18. The government is taking forward a programme of significant reform to strengthen the construction products framework and ensure a more robust, transparent and trusted system. In response to the construction products reform green paper, government has published a white paper, which sets out clear policies and next steps, focusing on improved safety and accountability. To drive reform, the government is also consulting on a general safety requirement to bring unregulated products into the regulatory regime, with plans, subject to parliamentary time, to introduce secondary legislation later this year.
19. This government remains focused on ensuring residents feel safe in their homes, expectations are clear and accountable, and industry has the information it needs to meet its responsibilities. This underpins our commitment to delivering all accepted recommendations and ensuring the failures that led to the Grenfell Tower tragedy cannot be repeated.

Chapter 1: Residents at the heart of the system

While the Inquiry did not make specific recommendations about residents, including those who live in social housing, this government is committed to rebuilding trust that this system will provide safely designed and constructed homes, and that these homes will be maintained. Vitrally, we must ensure residents trust that their voices, queries, and concerns will be listened to through clear processes, so they feel safe and well informed.

Social Housing

20. In our 2025 response to the Grenfell Tower Inquiry Phase 2 report, we committed to learning from the Inquiry's wider findings about how residents had been treated.
21. These reforms are a central part of our plan to deliver a decade of renewal for social and affordable housing. A progress update on the plan was published on 28th January 2026.
22. Over the next decade, we will invest £39 billion through the Social and Affordable Homes Programme to build around 300,000 new homes, with at least 60% for social rent. More people will have access to affordable, good-quality homes, reducing overcrowding and long waiting lists.
23. Since April 2024, a stronger, more stringent regulatory system has been in place and acted upon to protect tenants. Last year new regulations were introduced to protect tenant safety and new standards have been published that will ensure homes are improved over a sustained timeframe, so they are safe, warm and cheaper to heat. Key reforms include:
 - Phase One of Awaab's Law began on 27 October 2025. It means social housing landlords must fix serious damp, mould, and other urgent problems in set timeframes. Over 2026 and 2027, government will expand the regulations to cover all hazards listed under the Housing Health and Safety Rating System, except overcrowding.
 - New electrical safety regulations came into force on 1 November 2025, which requires all landlords to carry out stringent electrical safety checks for new tenancies every five years, with the vital focus of keeping tenants safe from electrical faults. They must also test any electrical appliances they provide. These rules will apply to all tenancies from May 2026.
 - Public consultations on the Decent Homes Standard and Minimum Energy Efficiency Standards closed in September. We published the response to the consultations on 28 January 2026 setting out robust standards that landlords will have to meet to provide warm, decent and damp-free homes.

- Through the £2 million Social Housing Innovation Fund, we will award grants in March 2026 to test innovative approaches to resident engagement (see further detail below).
 - We are giving residents more opportunities to shape and scrutinise the housing services they receive by requiring landlords to be more transparent. We continue to make sure that residents' voices are heard as we develop national housing policy through our Resident Panel, which enables residents to share their experiences directly with ministers, and a new resident stakeholder forum, which brings together a range of organisations that represent or work closely with social housing residents. These two channels provide a structured route for ensuring residents' perspectives are heard across a wide range of social housing policy issues.
 - We have funded training and online resources for residents to know their rights and how to use them through the Four Million Homes programme and Make Things Right campaign. The Four Million Homes grant comes to an end on 31 March. We will set out how we will continue to support residents later in the spring.
 - We are carrying out a review of the Right to Manage regulations and guidance, which govern the establishment, operation and oversight of Tenant Management Organisations (TMOs). This follows a call for evidence which highlighted issues with clarity of responsibilities between TMOs and their parent landlords, information sharing, and governance and financial arrangements. The review will also consider how more tenants can be encouraged and supported to use the Right to Manage to take control of their housing management, with appropriate support and oversight.
 - Steps have also been taken to strengthen the role of the Housing Ombudsman, to support better outcomes for residents on issues they raise through their complaints. From January 2025, the Ombudsman has been able to publish guidance on good practice, offering sector-wide advice to improve landlord-resident relationships. This guidance is intended to promote consistency and raise standards across the sector. The Ombudsman Service is currently receiving high numbers of enquiries to the service. Despite a 400% increase in the number of complaints investigated by the Housing Ombudsman from 2020/21 to 2024/25, the Ombudsman's latest annual report shows that 99% of high risk cases are determined within 6 months (against a target of 95%) and 89% of all cases are determined within 12 months (against a target of 80%). The Housing Ombudsman is working towards 50% of all investigations being completed within 6 months from the date the case is accepted for investigation.
24. Together, these vital changes to the regulatory system, large scale investment into affordable housing and improved processes for tenants' concerns to be acted upon are creating a fairer, safer and more responsive social housing system that puts residents first.

Respect for residents

25. It was clear from events leading up to the tragedy in 2017 that too many voices had gone unheard by too many responsible organisational bodies leading to devastating consequences. This government is determined that we learn from these injustices and ensure that tenants' voices are not only heard but reliably acted upon.
26. The inquiry did not make recommendations for the Royal Borough of Kensington and Chelsea (RBKC), but it was clear that significant change was needed. The government has therefore taken an active interest in seeing that necessary improvements take place, engaging with both the council and community on lasting change.
27. The Corporate Peer Challenge carried out by the Local Government Association (LGA) to review the Council's finance, performance and governance as part of identifying sector led improvement was published in November 2025. Overall, the review found that 'the organisation has made good progress on its improvement journey, but RBKC recognises that it needs to do more – both to improve further and to demonstrate to all residents that the council has genuinely changed.'
28. The peer review team made a number of recommendations, including developing a long-term future for the borough and to consider an integrated approach to place-based stewardship and neighbourhood working, and reviewing the charter for public participation.
29. To provide assurance on scrutiny, RBKC appointed an Independent Scrutiny Function in July 2025. This function continues to monitor and scrutinise the delivery of the Restorative Justice programme, which provides personalised support, education and training for bereaved family members, survivors and local residents until 2029. RBKC has also committed to continuing to work with the community to develop the programme in line with changing needs; seeking regular feedback and involving community members in shaping the programme. In September 2025, the Education Hub was launched. RBKC continues to make progress on the final aspects of the education and training support provided as part of the programme.
30. Government continues to work with RBKC and support their efforts on ongoing culture change. Regular meetings are held between government and the leader of RBKC in addition to continued engagement with the council's progress at an official level, including through independent advice and information from the Regulator of Social Housing and the Local Government Association.
31. To ensure cultural change is felt by residents, government listens to the bereaved, survivors and the community to hear whether RBKC has succeeded in delivering this meaningful change. Officials continue to meet with residents to support resolution of their individual cases. We continue to work with the council to ensure that they have robust assurance systems in place to deal with issues, as they arise, in a timely manner. The work of government with RBKC and their internal progress as a council are a vital part of rebuilding community relations and trust. Both government and

the council understand that building this trust in council working and assurance processes is an ongoing commitment that must hold residents' needs at the centre of planning and delivery.

32. In February 2025, the then Deputy Prime Minister – the Rt Hon Angela Rayner MP – met bereaved families, survivors and residents in the immediate community to share her decision that Grenfell Tower will be carefully taken down. This decision was reached after listening carefully to the community and considering independent expert advice. Work to carefully take down Grenfell Tower is progressing, and we continue to engage, and share information with the community during this sensitive piece of work. We expect the work to continue until at least spring 2027.
33. Government is fully committed to supporting bereaved and survivor families, the immediate community and the independent Grenfell Tower Memorial Commission in the creation of a fitting and lasting memorial, to honour those who lost their lives, and those whose lives were forever changed by the tragedy. As a vital part of this important work, today (25 February 2025) we have announced legislation that will provide government with the appropriate spending authority to support the creation and long term management of a fitting and lasting memorial, second site where the Grenfell Tower is laid to rest, archive and permanent exhibition.

Tenants' engagement with landlords

34. Following the Grenfell tragedy, we heard from residents how important it is to feel respected, to have opportunities to engage meaningfully with their landlord, to be consulted when decisions are made about housing delivery and to be able to access redress when things go wrong.
35. As part of the new stronger consumer regulation regime, Tenant Satisfaction Measures (TSMs), are giving residents a clear picture of how their landlord is performing and allows them to hold landlords to account. They also help landlords identify where they need to improve and provide the Regulator of Social Housing with valuable insight into whether consumer standards are being met. TSM data has now been published for 2023 to 2024 and 2024 to 2025, giving residents more transparency than ever before.
36. We have continued to deliver the Make Things Right awareness campaign to inform residents about the standards landlords must meet, and how to take action if those standards are not met. This campaign is currently focused on raising awareness of Awaab's Law. Future campaigns will highlight and explain other key reforms, such as access to information requirements, to ensure residents are fully informed of their rights.
37. Over the last year we have continued to grant fund the Four Million Homes programme, which provides information and training to residents about their housing rights and how to engage with their landlords. The Four Million Homes programme is delivered by the Confederation of Co-operative Housing (CCH) and has been supported by a government grant which comes to an end on 31 March 2026. We are grateful to CCH for their expertise and dedication to delivering high-quality training

and webinars, which have been accessed by over 4,500 tenants to date. The grant funding enabled the creation of online guides and training videos, which will continue to be hosted on the Four Million Homes website. New government support for tenant training and awareness will be made available by the end of September 2026.

38. To encourage innovation, we launched the £2 million Social Housing Innovation Fund on 27 October 2025. This fund supports projects that test new ways of giving tenants more influence over decisions about their homes and landlord services. Residents will benefit from practical initiatives that strengthen their voice, and improve accountability. We received nearly 200 bids and will award grants to 15 to 30 projects in March 2026. To ensure tenants voices are placed at the heart of this work, an advisory panel made up of tenants, social landlords and innovation experts, convened in January 2026, will inform decisions on the final portfolio of projects supported by the fund.

Tenant voice at a national level

39. It is crucial that those with lived experience can influence national policies that impact how their homes are managed, be part of sharing ideas for reform, and provide feedback on the implementation of existing policies.
40. We therefore extended the Social Housing Resident Panel in October 2024 and expanded its scope to cover all social housing policy. Following an open application process, in September 2025 over 130 new members were selected from 1600 applications to join the Panel. The 250 Panel members share their experiences directly with ministers and officials, helping to shape policy that reflects residents' views and lived experiences.
41. We have also established a quarterly resident stakeholder forum from September 2025, bringing together organisations that represent or work closely with social housing residents. This complements the Resident Panel, creating another clear and structured route for feedback and ensuring residents' perspectives are heard across a wide range of social housing policy issues.
42. Government recognise that a national tenant representative organisation is a key ambition from many tenant-led groups. To maintain meaningful engagement on this important conversation, Ministers will continue to hold meetings with these groups about a tenant-led national representative organisation.

Chapter 2: Construction products system reform

The Grenfell Tower Inquiry found that the construction products system required substantial reform.

The Construction Products Reform Green Paper, published in February 2025 (alongside the response to the Grenfell Tower Inquiry Phase 2 report), reaffirmed the government's commitment to system-wide reform of the construction products sector and made clear government would set out their steps for long term reform. The green paper was well received, with responses to the consultation provided by a range of stakeholders. Alongside this Annual Report, the government has published the Construction Products Reform White paper, the response to last year's green paper.

The recommendations made by the Inquiry that are relevant to this work are:

- construction products reform (13, 14)
- the development of a construction library (24)

43. In keeping with our commitment in the 2025 response we have published, alongside this report, the Construction Products Reform White Paper. This sets out our vision for long-term construction products reform to create a trusted, proportionate regulatory system that ensures safe construction products, safely used.
44. The white paper confirms the core objectives to ensure that products are safe and used safely; that industry can grow and innovate, supporting the economy and delivery of 1.5 million safe homes over this Parliament, and beyond, that residents can trust; and, that all those in the product chain act responsibly including manufacturers. It also provides more detail on system-wide reforms to achieve those objectives and a proposed path to implementation. This includes further detail on how three of the Grenfell Tower Inquiry recommendations will be taken forward as part of the broader reforms.
45. Reforms include:
 - **Progressing measures to strengthen the regulatory regime.** We will introduce a general safety requirement to bring currently unregulated products into the regulatory regime, along with measures to maintain consistency with the reformed EU regime for those products regulated against standards where this meets our objectives for safe products.

- **Significantly strengthening oversight of the testing and certification of construction products.** This includes a new licensing regime for all testing and certification bodies to ensure they operate in the public interest alongside proposals for public sector test facilities.
 - **Confirming the vision for product information requirements and digitalisation.** This will support product selection and installation, and product traceability.
 - **Strengthening enforcement.** This focuses on a greater role and powers for the national construction products regulator to drive visible enforcement which will deter bad actors.
46. The white paper serves as the government response to the green paper and lays the foundations for a construction products regulatory framework to meet the UK's needs. It confirms the direction set through the green paper by addressing the regulatory gaps and critical issues in this complex and significant sector that has largely been unreformed since the Grenfell tragedy.
47. In parallel, we are publishing a consultation on the proposed regulations for a general safety requirement to bring all products into the regulatory regime. The consultation will run for 12 weeks, alongside proactive engagement with industry.
48. The white paper paves the way for the introduction of a proportionate general safety requirement to bring unregulated products into the regulatory regime at the earliest opportunity. A significant proportion of products are currently unregulated, so we are consulting in parallel to enable regulations that will close regulatory gaps, strengthen accountability, and restore confidence in construction product safety.
49. Together, these system-wide reforms will make people safer by preventing unsafe products from being used in the construction of homes and other buildings. They will ensure all materials are properly tested, proven safe for their intended application, and compliant before they can be placed on the market. Strong penalties will deter unsafe practices, while greater transparency will help builders, designers and other users make safer choices about the products they select. By creating a regulatory system that puts safety first, these reforms rebuild trust in the materials used to construct homes, buildings and infrastructure.

Chapter 3: Clear standards and expectations

The Grenfell Tower Inquiry found that statutory guidance was unclear, inadequately maintained and in need of significant review, including improvements to Approved Document B, the processes for updating it, and the bodies responsible for advising on its content.

The recommendations made by the Inquiry that are relevant to this work are:

- reviewing the definition of a higher-risk building (2)
- reviewing statutory guidance (5, 6, 7, 8, 11, 12)
- membership of bodies advising on changes to statutory guidance (9)

The Inquiry did not make recommendations on the regulation of social housing providers, noting that the Social Housing (Regulation) Act 2023 had enabled the Regulator of Social Housing to play a more active role in setting standards and ensuring that they are met.

This includes the power to introduce and strengthen standards for staff competence and conduct and improve transparency and information sharing through the introduction of new Social Tenant Access to Information Requirements. The Act also requires landlords to identify and address health hazards within the time frames set out in Awaab's Law.

The definition of a higher-risk building

50. The Grenfell Tower Inquiry raised concerns that the existing definition of a higher-risk building may be too narrow as it did not reflect the full range of buildings where the consequences of a fire or structural failure could be most severe. The Inquiry concluded the definition needed urgent review to ensure that the enhanced protections introduced through the new building safety regime were focused on the right buildings.
51. In response, the Building Safety Regulator carried out an initial review of the definition during 2025. This review examined evidence on building height, use, occupancy, and the risks associated with fire and structural failure. The Regulator confirmed that the current definition continues to capture the buildings that present the greatest potential for catastrophic harm and therefore remains appropriate at this time. The findings were published in December 2025, alongside plans for further work to keep the definition under regular review.

52. Although the specific recommendation from the Inquiry has now been delivered, the definition will not remain static, our work will continue beyond the recommendation. To ensure the regime continues to protect residents effectively, the Building Safety Regulator will review the definition at least once a year. This means that, as new information becomes available (whether through incident data, research, or experience from the first years of the new regulatory system), the definition can be updated.
53. As a result, the types of buildings covered by the higher-risk regime may expand or reduce over time. This approach ensures regulatory oversight always reflects the best available evidence, so the buildings presenting the highest risk continue to receive the strongest protections.

Approved Document B and Fundamental Review of Building Regulations guidance

54. Since the government's response in February 2025, the Building Safety Regulator (BSR) has continued to take forward the Fundamental Review of Building Regulations guidance. Over the past year, this work has moved from scoping and early engagement into a more detailed phase of analysis and evidence gathering, supported by strengthened expert input and structured oversight. This work has been taken forward in parallel with the continuous review of Approved Document B (ADB).
55. In July 2025, BSR appointed a six-member expert panel, bringing together specialists from academia, industry and technical disciplines to inform the development of revised guidance. Throughout the year, BSR maintained regular engagement with stakeholders across the sector, as well as with the Building Advisory Committee, ensuring that emerging proposals reflect practical experience, current fire safety evidence and the Inquiry's recommendations. This work has focused on making the structure and intent of statutory guidance clearer, improving usability, and addressing longstanding ambiguities identified by the Inquiry.
56. Although we had anticipated that a public consultation on proposed updates to ADB would take place in autumn 2025, it became clear that further engagement and ministerial consideration were necessary to ensure the proposals put forward are robust and evidence-based. BSR will launch a public consultation on proposed updates to Approved Document B, the statutory fire safety guidance within the Building Regulations, this summer.
57. Following publication of the ADB consultation, BSR will collect and analyse responses and refine proposals. The conclusion of the review of the broader suite of Approved Documents will set out the next phase of work to update and maintain statutory guidance, ensuring it remains clear, evidence-led and aligned to the government's broader commitments on building and fire safety.

Clearer standards for social housing properties

58. We are meeting our commitments to ensure that landlords are clear on their responsibilities and that the regulatory system works to support and protect tenants when standards are not met. We are progressing key reform on electrical safety and energy efficiency standards, and in October 2025 launched Phase 1 of Awaab’s Law (please refer to Chapter 1 for more detail on these reforms).

Private rented sector standards

59. The Renters Rights Bill received Royal Assent on 27 October 2025 and is now an Act. The government published an implementation roadmap and a suite of guidance for landlords and tenants on 13 November 2025. The former outlined the planned phase implementation of the Act, starting with the core Chapter 1 reforms which included the abolition of section 21 and movement to new tenancy reform system, capping of rent in advance, banning of rental discrimination and rental bidding and uprating of financial penalties, on 1 May 2026. The Act and these reforms mark a vital shift in the private rented sector, providing renters with greater protections and agency over their renting experiences.
60. The government is also improving the energy efficiency rules for private rented homes. At present, landlords can only rent out a property if it meets at least Energy Performance Certificate (EPC) Band E, unless they have registered a valid exemption. Last year, the government consulted on raising this minimum standard.
61. On 21 January 2026, alongside the Warm Homes Plan, the government confirmed that landlords will need to upgrade their properties to meet EPC Band C by October 2030. Landlords will also be able to choose between two different routes (“smart” or “heat” metrics) depending on what works best for their property. This change is designed to make homes warmer, reduce energy bills, and cut carbon emissions.
62. To protect landlords from excessive costs, there will be a £10,000 spending cap per property. A new exemption will also be introduced for lower-value properties. If the £10,000 cap would amount to 10% or more of the property’s value, the required spending limit will be reduced. Guidance will be issued to explain the new rules, and government will work with landlords, tenants and industry groups to ensure the guidance is clear and practical. These reforms are part of vital changes to the private rented sector to ensure this system is fair and affordable for both landlords and renters.

Chapter 4: Competent professionals and trades

The Grenfell Tower Inquiry found that a number of key professions and trades involved in assuring building safety lacked the necessary competence. It identified inconsistent qualifications, poor understanding of fire safety requirements, and an absence of reliable professional standards, contributing to unsafe decisions during the design and construction of buildings.

The recommendations made by the Inquiry that are relevant to this work are:

- reviewing building control functions (22, 23)
- the fire engineering profession (15, 16, 17, 18)
- fire safety strategy for higher-risk buildings (10)
- mandatory accreditation of fire risk assessors (26)
- the College of Fire and Rescue (29, 30)
- building control approval for higher-risk buildings (20)
- the licensing of principal contractors (21)

Competence within social housing

63. We have met our commitment to direct the Regulator of Social Housing to set a new standard for the competence and conduct of social housing staff. The Regulator is consulting on these proposed changes until 3 March 2026.
64. The standard will come into force in October 2026, followed by a three-year transition period before senior housing managers and executives must be working towards a relevant qualification. The transition period will be four years for registered providers with fewer than 1,000 homes.
65. The new requirements will require housing staff to have the right skills and behaviours to provide a high-quality, respectful service. The new standard is a key marker of reform and should enable residents to feel confident that their concerns will be heard and addressed, and that landlords will engage with them to ensure timely delivery of good services.

Buildings

66. In April 2025, we announced the appointment of five members to the Building Control Independent Panel, chaired by Dame Judith Hackitt. This included three members from the Industry Safety Steering Group (Dr David Snowball, Elaine Bailey and Ken Rivers) and Rt Hon Nick Raynsford.
67. Over the past year, the panel has progressed through several important milestones. In June 2025, we published the panel's Terms of Reference and membership, outlining the scope of the review and the approach to evidence gathering. In July, the panel's problem statement and accompanying call for evidence were published. In autumn, the panel reviewed responses and began developing their findings and recommendations to government. The panel will finalise their report to government this year, which will be considered and followed by a formal response.

Fire engineers

68. Following the establishment of the Fire Engineers Advisory Panel in April 2025, the panel was tasked with providing expert advice to government on the fire engineering profession. In line with recommendation 17 of the Grenfell Tower Inquiry Phase 2 Report, its primary objective was to produce an authoritative statement setting out the skills and knowledge expected of a competent fire engineer. The panel concluded its work at the end of last year and delivered an authoritative statement defining core competencies for fire engineers. In addition, an accompanying next steps framework has been produced by the government outlining a high-level approach to future regulation of the profession. These documents mark a significant milestone in the reform of the fire engineering profession.
69. Work this year will focus on building upon these foundations. As set out in our next steps statement, we will establish a transitional board tasked with supporting MHCLG with the development of the framework for future regulation, competency standards and implementation pathways. Government has also committed to seeking advice on expanding current higher-education provision and is considering targeted funding.

Fire risk assessors

70. Government accepted recommendation 26 of the Inquiry in full, committing to introduce legislation that will make it mandatory for anyone acting as a fire risk assessor to have their competence independently verified by an accredited certification body. This is to ensure people carrying out this critical safety role have been properly assessed and meet consistent, professional standards.
71. In August 2025, the British Standards Institution published BS 8674:2025 Built Environment – Framework for Competence of Individual Fire Risk Assessors – Code of Practice. This new British Standard sets out the skills, knowledge, experience and behaviours a competent fire risk assessor is expected to have. It provides an agreed benchmark to support the profession and help underpin future regulatory requirements.

72. As set out in the Single Construction Regulator Prospectus published in December 2025, government will shortly consult on proposals for the future regulation of fire risk assessors. The consultation will outline the changes needed to fully implement recommendation 26 and ensure consistently high competency standards across the profession. We expect to launch this consultation by the end of May 2026.
73. To support this work, we have established advisory groups across government, the devolved governments, and the sector. These groups meet regularly to provide expert insight and ensure a coordinated, UK-wide approach.
74. Once we have considered the findings from the consultation, government intends to introduce primary legislation to deliver the new mandatory accreditation system, when parliamentary time allows.

College of Fire and Rescue

75. The government has accepted the Grenfell Tower Inquiry's recommendation to establish a college of fire and rescue (recommendations 29 and 30) in principle. The government's ambition is to create a college that will enhance skills, knowledge and leadership across the fire and rescue sector.
76. Last year, the government established a college of fire and rescue task and finish group, under the Ministerial Advisory Group for Fire and Rescue Reform, to advise on the potential form and functions of the college. Through these sessions we have identified the potential functions of a college of fire, as well as the key principles for determining the most appropriate delivery model for the college, and we have explored the potential funding models needed to establish and run it.
77. In December, the Minister for Building Safety, Fire and Democracy approved a plan for key policy proposals concerning potential functions, delivery models and funding models for a college, to be pursued ahead of a planned consultation.
78. Subject to ministerial agreement, we intend to launch our green paper consultation on the college of fire by May 2026.

Licensing of principal contractors

79. The government is strengthening the rules for who can take charge of building work on higher-risk buildings, such as high-rise residential blocks. To do this, we are developing a new licensing scheme for principal contractors. Only contractors who meet the required standards would be allowed to oversee work on these buildings. This is intended to improve safety, raise competence, and give the public greater confidence in how major building projects are run.
80. As part of this work, we are also considering a new requirement for senior leaders in construction companies. Under this proposal, a director or senior manager would need to personally sign a statement confirming they have taken all reasonable steps

to make sure the building complies with building regulations when it is finished. This aims to increase accountability at the top of organisations and ensure safety is taken seriously at every stage.

81. We have also begun a wider review of the dutyholder system (the legal responsibilities placed on designers, contractors and others involved in building work). This review will report in autumn 2026 and will help determine how the new licensing scheme should be designed to support safety, clarity and accountability.
82. In December 2025, through the Single Construction Regulator Prospectus, we committed to launching a call for evidence in 2026. This invites views from industry, residents, professionals and other stakeholders on proposals for reforming built environment professions, including the introduction of licensing for principal contractors.

Principal designers

83. Over the past year, the government has worked to improve how the new higher-risk building regime operates, including the gateway process and the duties placed on those responsible for design and construction. As the sector continues to adjust to significant regulatory change, we recognise the need for clearer guidance on existing responsibilities, particularly for principal designers. In 2026, we will continue this work, feeding it into the wider review of dutyholder roles due for publication in autumn 2026.
84. At the same time, the government is considering the Inquiry recommendations 20 and 21, which propose requiring a senior manager or director to formally confirm that a building complies with building regulations as designed and constructed. Last year, we held stakeholder roundtables to explore how greater senior-level accountability could be delivered within principal designer and principal contractor organisations. Building on this engagement, we are undertaking a call for evidence on options to strengthen and clarify accountability in late spring 2026.

Improving the training system

85. The government is working closely with industry to provide high-quality training opportunities and build a diverse workforce fit for the future. The June 2025 Spending Review provided an additional £1.2 billion for the overall skills system per year by tax year 2028 to 2029. This includes funding to support over 1.3 million 16 to 19 year-olds access to high-quality training, and supporting 65,000 additional learners per year for 2028 to 2029, including in construction.
86. The government has also committed £625 million for construction skills, as announced at spring statement 2025, to recruit an additional 60,000 construction workers by 2028 to 2029. This includes additional funding to deliver more construction courses, skills bootcamps, foundation apprenticeships, industry placements. This funding also established 10 new Technical Excellence Colleges,

announced in August 2025. This will enable the industry to draw on high-skilled, competent, British talent and open up opportunities for homegrown workers to access well-paid jobs.

87. The government has also announced a Post-16 Education and Skills white paper, reforming the further education sector to ensure high-quality training leading to good jobs. This is on top of previously announced apprenticeship reforms that mean up to 10,000 more apprentices will be able to qualify per year, including in construction. These reforms will form a core part of our plan to transform the housebuilding industry in the long-term housing strategy.
88. The government is investing £1.5 billion to support young people into education, employment and training through the Youth Guarantee and Growth and Skills Levy to deliver more opportunities for young people, and support us to provide work experience, training places and job opportunities. The investment in the Youth Guarantee will create around 300,000 more opportunities to gain workplace experience and training. In addition, it will provide guaranteed jobs to around 55,000 young people aged 18 to 21. This will include opportunities in the construction industry.

Cladding worker capacity

89. Industry have identified a risk that there could be a shortfall in skilled cladding workers to meet current demand. Additionally, the acceleration of remediation will create further demands for skilled cladding workers, against a limited supply base of qualified UK workers.
90. To address this, the Construction Industry Training Board has secured a supplier to deliver a new Rainscreen Façade Installer Training programme. The first cohort, launching in February 2026, will support the upskilling of façade installers and site supervisors, provide recognised qualifications, and raise competency standards, helping to expand the talent pipeline required to sustain accelerated remediation.
91. Cladders have also been added to the immigration salary list, making it easier for employers to recruit skilled workers from overseas. This change is expected to boost visa applications and increase available capacity in the near term, strengthening the workforce and supporting faster progression of crucial remediation projects.

Chapter 5: Clear accountability and effective enforcement

The Grenfell Tower Inquiry found that accountability for building safety was weakened by fragmented and overly complex regulatory arrangements, leading to unclear responsibilities and ineffective enforcement across the bodies overseeing those who design, build and maintain homes.

The Inquiry considered that recommendations on the regulation of social housing providers were unnecessary, as the Social Housing (Regulation) Act 2023 had already equipped the Regulator of Social Housing with stronger powers to set and enforce standards.

The recommendations made by the Inquiry that are relevant to this work are:

- creating a single construction regulator (1)
- appointing a Chief Construction Adviser (4)
- bringing responsibility for fire safety under a single government department (3)

Improving government structures

92. In February 2025, the Prime Minister announced that responsibility for all national fire-related functions would move from the Home Office to the Ministry of Housing, Communities and Local Government (MHCLG). This brought fire safety together with building safety and emergency response under one Secretary of State.
93. This change took effect on 1 April 2025, when all fire functions formally moved to MHCLG. Staff transferred on 1 July 2025, and the budgets followed in January 2026. This went further than the Inquiry's recommendation, which focused only on fire safety, by placing all fire responsibilities within a single department.
94. Bringing these functions together means government can now take a more coherent approach to keeping people safe from fire in their homes, especially as part of the wider building safety reforms introduced after the Grenfell tragedy. It also creates a single lead department for managing and coordinating the response to major residential fires and supporting communities through recovery.
95. All aspects of fire-related work now sit within MHCLG: fire safety, national fire strategy, reform, funding, resilience, pensions, data and analysis, and the Crown Premises Fire Safety Inspectorate. Aligning these functions with building safety, construction product safety and emergency management reduces duplication and ensures clearer accountability.

96. Although responsibilities have moved, MHCLG continues to work closely with the Home Office and other partners to maintain strong relationships across the emergency services. The Joint Emergency Services Interoperability Principles, which guide how police, fire and ambulance services work together during major incidents, remain overseen by the Home Office. MHCLG, the Home Office and emergency service partners will continue to collaborate to ensure effective joint working.
97. His Majesty's Inspectorate of Constabulary and Fire and Rescue Services (HMICFRS) also remains sponsored by the Home Office. A new governance model is being developed to support MHCLG's engagement with HMICFRS on fire-specific inspections, supported by a Memorandum of Understanding to set out clear roles and responsibilities.
98. Taking a holistic approach to fire and building safety will help government, fire and rescue authorities, local authorities and the Building Safety Regulator work together more effectively. This will improve how risks are identified, managed and responded to, leading to a more coordinated and responsive system that helps ensure residents both are safe and feel safe in their homes and communities.

Reform of regulatory institutions: a single regulator for construction and a Chief Construction Adviser

99. The Grenfell Tower Inquiry highlighted that the current system for overseeing building safety and construction is fragmented, with responsibilities split across several organisations. This has led to inconsistent standards, gaps in oversight and unclear accountability. To address these issues, the government committed in February 2025 to create a single construction regulator; a body with the authority, expertise and independence needed to oversee the safety and quality of the built environment from end to end.
100. Over the past year, significant steps have been taken to put this commitment into practice.
101. In June 2025, the government strengthened the governance arrangements of the Building Safety Regulator (BSR), improving its leadership, capacity and ability to operate effectively as the foundation of a future single regulator.
102. In November 2025, a statutory instrument was laid to transfer key building safety functions from the Health and Safety Executive into a new arm's length body within the Ministry of Housing, Communities and Local Government (MHCLG). This change is designed to bring functions together under one department and remove fragmentation; one of the central problems identified by the Inquiry.
103. In December 2025, the government published the Single Construction Regulator Prospectus Consultation, seeking views on how the regulatory system should operate in the long term. The consultation explores options for integrating responsibilities across building control, construction product oversight, and professional competence into a more coherent and effective system.

104. On 27 January 2026, the new BSR became operational as an independent arm's length body. This marks an important shift in how building safety is governed and is a key step towards a fully integrated single construction regulator.
105. During 2026, the government will consolidate the organisational and practical changes already made to strengthen the BSR. The consultation on the single construction regulator will close on 20 March 2026, and the government will publish its response in the summer. This will set out the final design choices for the regulator, including where responsibilities will sit, how functions will be integrated, and what legislative changes will be required. Legislation to establish the single construction regulator will be introduced when parliamentary time allows.
106. To support this reform, the government appointed an Interim Chief Construction Adviser (CCA), Thouria Istephan, on 1 October 2025. Over the past year, the CCA has worked across government and with external partners to provide independent expert advice on construction, building safety, regulatory reform and technical standards. Alongside this annual report, the CCA has published a statement setting out their priorities and intention to publish an independent report at the end of their term.
107. Recognising the need for consistent, expert and science-based leadership across construction and building safety, the government will replace the interim arrangements with a new, permanent role: the Chief Construction and Scientific Adviser (CCSA).
108. The CCSA will:
 - Provide ministers and officials with a single, authoritative source of independent technical challenge on construction, science and engineering issues.
 - Strengthen MHCLG's ability to make confident, evidence-based decisions on building safety and construction reform.
 - Reduce fragmentation between policy development and practical implementation.
 - Improve access to a wider range of specialist expertise across government and through the Government Chief Scientific Adviser network.
109. The process to recruit a Chief Construction and Scientific Adviser (CCSA) is already underway. We intend for a CCSA to take up their post at the end of the Interim CCA's term, which is due to conclude at the end of September 2026.
110. Together, strengthening the BSR, consulting on a single construction regulator, and establishing expert technical leadership are designed to deliver a safer, more coherent and more accountable construction and building safety system.

The regulation of social housing

111. This government is committed to making sure social housing landlords are held to account and that residents can trust the system to protect their rights.
112. Following the introduction of proactive consumer regulation in April 2024, over the last year the Regulator of Social Housing has continued to hold registered providers of social housing to account for delivering the outcomes set by the consumer standards. It has continued to conduct routine inspections of large registered providers, publishing regulatory judgements showing its findings.
113. The Regulator has identified instances where registered providers are failing to deliver the outcomes set by the consumer standards and is working with these providers on their plans to promptly address the issues identified. It has also set out learnings from its regulation for all social landlords.
114. Government has directed the Regulator to introduce new rules from October 2026, called Social Tenant Access to Information Requirements (STAIRs), requiring landlords to publish key information about how they manage homes. From April 2027, tenants will be able to request details directly. We also plan to extend Freedom of Information rights to tenants of Tenant Management Organisations, providing tenants with greater agency to better understand their homes. These changes will give residents more practical tools to see how their landlords operate, providing them transparently with the knowledge to hold them to account.

Making accountabilities clearer in social housing

115. We committed to review the governance of delegated management organisations so residents can be confident their housing management is fit for purpose, and effective oversight and accountability is in place, regardless of who delivers it. Last year we carried out a call for evidence to understand the current relationship between councils, tenant management organisations (TMOs) and arm's length management organisations. In light of this evidence, we have now begun a full review of the Right to Manage Regulations which govern the establishment, operation and oversight of TMOs. We will work with TMOs, councils, and tenants to identify the changes needed to the regulations and statutory guidance. The review will also consider how more tenants can be encouraged and supported to use the Right to Manage to take control of their housing management, with appropriate support and oversight.

Getting buildings fixed

116. Eight years on from the Grenfell Tower tragedy, there is no justification for any building to remain unsafe. Our goal is clear: to remove all barriers to remediation, get buildings with unsafe cladding fixed faster and allow residents to feel safer in their homes. In July 2025, we updated our Remediation Acceleration Plan, setting out progress on fixing buildings faster, and additional steps to remove

barriers, strengthen accountability and speed up remediation. Actions set out in the Remediation Acceleration Plan have laid the groundwork to ensure every priority residential building with unsafe cladding is remediated.

117. We will seek to introduce new primary legislation as soon as parliamentary time allows which will drive forward the remediation of historic unsafe cladding. This Bill will create certainty about which buildings need remediating, and give regulators the powers they need to compel the most reluctant entities to take action or face severe sanctions. We also intend to legislate to introduce a remediation backstop to ensure works are carried out and buildings are made safe, even where a landlord has consistently failed to respond to enforcement.
118. Our latest data, published on 29 January 2026 shows that, as of 31 December 2025, there were 4,126 residential buildings over 11 metres in height with unsafe cladding enrolled in government remediation programmes. Of these, 2,168 buildings (53%) had begun or completed remediation, including 1,475 buildings (36%) where works had been fully completed. At the end of December, government was monitoring the remediation progress of an estimated 48% to 72% of all residential buildings with unsafe cladding expected to be remediated or mitigated through departmental programmes. A further 1,300 social sector buildings had applied to the Cladding Safety Scheme and were undergoing eligibility checks. While significant progress has been made on remediation, government is aware there is pressing work still to be done to ensure the safety of all residents in their homes based on the infrastructure of residential buildings.
119. In July 2025, we announced a joint plan with social landlords and regulators that will accelerate remediation of social housing in England. At the heart of the joint plan is a commitment by government to more than £1 billion of new investment to give social landlords equal access to government remediation schemes for the first time.
120. 53 developers have signed the developer remediation contract, therefore committing to fix or pay to fix 2,497 11m+ buildings in England with life-critical fire safety defects, at an estimated cost of £4.2 billion. Of these, developers are directly responsible for remediating 2,354 buildings rather than being funded by the Building Safety Fund or Private Sector ACM Cladding Remediation Fund. By the end of October 2025, 39 developers have signed up to the joint plan to accelerate developer-led remediation and help improve the residents. Together they account for 95% of buildings to be remediated by developers under the contract.
121. By the end of October 2025, developers had collectively determined whether remediation is required in 93% of buildings covered by the Developer Remediation Contract and had started or completed remediation work in 41% of buildings where defects have been identified and they are directly responsible.
122. The Building Safety Levy will start being charged on certain building control applications from 1st October 2026. The government has published guidance and is undertaking a comprehensive programme of engagement so that developers, local authorities, Registered Building Control Approvers and the Building Safety Regulator can prepare for this change.

123. Government is working with the sector to identify and overcome blockers to remediation, including through the Remediation Action Group (RAG). In 2025, we published dispute-resolution guidance, a template access licence agreement and guidance for responsible entities to clarify how the Developer Remediation Contract works in order to reduce frequency of disputes between responsible entities and developers about the scope of works needed. Additionally, through the Remediation Acceleration Plan, we committed to empowering mayors to work with local regulators using Local Remediation Acceleration Plans (LRAPs). These bring together expertise, local knowledge and resources to create single area strategies. To date, 10 Mayoral Strategic Authorities have published their plans and the remaining two are in progress.
124. The Cladding Safety Scheme (CSS) has completed its review of all four-storey+ Ordnance Survey data records and where appropriate, buildings with suspected unsafe cladding are being written to formally and encouraged to apply to the scheme through the CSS' pull in process.
125. To support the delivery of the wider remediation programme, in April 2025 the government announced the £20.6 million Waking Watch Replacement Fund 2023 would be extended to March 2026, with up to £21.11 million additional funds being made available to support the installation of a common alarm system, replacing waking watch measures in residential buildings where a waking watch is currently in place in England. Plans to launch a new long-term fund were also announced as part of the Remediation Acceleration Plan update in July 2025. This fund will help to keep residents safe in their homes and protect leaseholders from the cost of interim measures until remediation can be completed. We plan to launch the new fund in April 2026.

Strengthening enforcement activity

126. We continue to support capacity and capability in the enforcement system with vital investment and new powers. In the 2025 to 2026 financial year, we increased funding to ensure local regulators have the capacity to drive remediation where appropriate and empowered mayors to develop regional plans (10 have published plans to date) to bring greater coordination and engagement across the regulator sector.
127. Greater collaboration, increased funding, shared data, and regular departmental engagement has seen significant results from local authorities. By the end of June 2025, inspections had risen by 140%, with a 124% increase in formal notices, compared to the period prior to the department's funding. We are continuing to fund the Joint Inspection Team (JIT). This is a multi-disciplinary team of building safety experts who support local authorities with buildings with unsafe cladding to enforce fire safety and building regulations. They are involved in a range of activities, from the inspection of buildings right up to and including prosecutions. They also provide training.

128. We designed and are launching a new Remediation Enforcement Unit (REU) within the Building Safety Regulator (BSR), which will intervene on the most high-risk 18 metres and higher residential buildings with unsafe cladding, supporting local regulators to address risks for 11 to 18 metre buildings. The REU is currently recruiting and will be operational from March 2026.
129. We are bringing together building level data and intelligence, into a single platform, delivering efficiencies in collaborative working through the National Remediation System (NRS), run by the Cladding Safety Scheme. The NRS will enable regulators, mayors and government to coordinate progress on the remediation of unsafe cladding across England. To date, significant progress has been made in rolling out the NRS. Since April 2025, 400 users from 150 organisations have gained access, reflecting the system's collaborative focus.

Taking action against construction product manufacturers

130. In our response to the Inquiry's report, we announced that the Cabinet Office had launched investigations into seven organisations criticised by the Inquiry, using new debarment powers introduced in the Procurement Act 2023. However, on 10 July 2025, Cabinet Office announced a pause to these investigations at the request of Crown Prosecution Service and the Metropolitan Police who had significant concerns that debarment investigations could unintentionally prejudice any criminal investigations and any future criminal proceedings.
131. This decision was taken to protect the integrity of any criminal proceedings and was not taken lightly.
132. The pause does not prevent the Cabinet Office from resuming these debarment investigations in the future or from undertaking future debarment investigations. If a supplier is convicted of a criminal offence that is a mandatory exclusion ground under the Procurement Act 2023, this would potentially enable the government to take a stronger stance.

Chapter 6: Cultural change and oversight of recommendations

The past year has seen a renewed government-wide focus on cultural transformation. The Inquiry made clear that deep-seated cultural failings marked by complacency, fragmented responsibilities, risk aversion and a lack of candour were central to the tragedy at Grenfell Tower. Our commitment over the past 12 months has been to move from acknowledgment to action.

The recommendations made by the Inquiry that are relevant to this work are:

- a public tracker of recommendations made by select committees, coroners and public inquiries (25)

Improving transparency and oversight of implementation of recommendations and other reports received by government

133. Both government and parliament have important roles in providing oversight, accountability and scrutiny.

What government is doing

134. The government recognises that in the past inquiry recommendations have been made and accepted but not implemented. In July 2025 we launched the first Public Inquiries: Recommendations and the Government Response dashboards, to track the implementation of recommendations. The dashboards will be updated and continue to evolve to include all inquiries from 2024 onwards, and refreshed quarterly. dashboards will be an enduring mechanism for monitoring and tracking government implementation of inquiry recommendations. They It will allow the public to track the progress of implementation and ensure inquiry recommendations do not get lost. This commitment to transparency enhances both public scrutiny and accessibility in line with this recommendation. This recommendation is now closed and has been fully discharged.
135. The government is continuing to explore ways to improve transparency and accountability of recommendations made to it by public inquiries. We will continue to listen to the views of groups which have been impacted by public inquiries so that the government's progress toward implementing of inquiry recommendations is properly scrutinised.

What Parliament is doing

136. The Public Administration and Constitutional Affairs Committee (PACAC) and the Liaison Committee are undertaking work to consider how Parliamentary oversight of recommendations can be strengthened. The report from the Infected Blood Inquiry includes recommendations for Parliament on two key areas: how to respond to calls for public inquiries and how to scrutinise the implementation of recommendations resulting from future inquiries. As a result, in December 2025 PACAC launched an inquiry that will examine those issues to inform consideration of the broader recommendations from the Infected Blood Inquiry and to guide the approach to other future inquiries.

Prevention of Future Deaths Reports

137. Prevention of Future Deaths (PFD) reports are issued by coroners in the course of investigating an individual death, where they identify a concern that, in their view, requires action to prevent or reduce the risk of future death. While the primary purpose of an inquest is to answer the four ‘statutory questions’ about a death (who died and ‘where’, ‘when’ and ‘how’ they died), PFDs play an important additional role in contributing to public safety. In 2024 (latest data available), there were 713 PFD reports issued, an increase of 25% compared with 2023.
138. PFD reports alongside responses are published at Reports to Prevent Future Deaths – Courts and Tribunals Judiciary and the Ministry of Justice is continuing to work in close partnership with the Chief Coroner’s Office and other key stakeholders to enhance visibility, accountability, and the impact of PFD reports—to help support system wide learning and drive meaningful change.
139. We have provided further information and advice to coroners to ensure the timely direction of reports to the most appropriate recipients – those with the authority and capability to take action. In parallel, the Chief Coroner’s Office continues to strengthen transparency by publishing online the name of recipients who fail to respond, ensuring public visibility of non-compliance. This information is available at – Non-responses to Prevention of Future Death (PFD) reports – Courts and Tribunals Judiciary
140. To drive systemic improvement, we have also established a cross-government PFD Oversight Working Group bringing together all departments that routinely receive PFDs. This group shares best practice and helps tackle any barriers that hinder timely dissemination, learning, and implementation. This initiative is designed to strengthen internal structures within government departments and public bodies for handling PFD reports, ensuring they can respond effectively and consistently to concerns raised. We welcome the fact that several departments have established—or are exploring—the creation of dedicated teams to lead this critical work.

Tracking progress against Grenfell Tower Inquiry Recommendations

141. While conversations about broader oversight are ongoing, government remains committed to providing regular updates on our progress to implement the recommendations from the Grenfell Tower Inquiry’s Phase 2 report.

142. This currently takes the form of an Annual Report published in February and quarterly progress reports in May, September and December. These updates are translated into the 11 most widely used languages within the Grenfell community to make sure they are accessible to those most directly affected by the tragedy.
143. We will review these reporting arrangements at the end of 2026 at which point we anticipate approximately 70% of the recommendations will have been implemented. This will allow us to make sure the frequency and nature of the reports supports our commitment to transparency around progress and that updates are meaningful.

The culture of the Civil Service

144. The Civil Service Code sets out the standards of behaviour expected of all civil servants to uphold the Civil Service's core values of integrity, honesty, objectivity and impartiality. The department has disciplinary policies in place that are used where staff do not meet expected standards of conduct or performance.
145. The government has introduced the Public Office (Accountability) Bill – also known as the Hillsborough Law. Learning lessons from devastating disasters and scandals – including Hillsborough, Orgreave, Windrush, the infected blood scandal and Grenfell, the Hillsborough Law will place new obligations on officials to help investigations to find the truth, and ensure candour is embedded at the heart of public service. The law will introduce changes, including:
 - A new legal Duty of Candour at inquiries, inquests and investigations. Public officials and authorities will be legally required to assist investigations, providing information and evidence with candour; proactively; and without favouring their own position– with criminal sanctions for egregious breaches.
 - Public servants will also be placed under new duties of candour relating to their day to day work. These “professional duties of candour” will be set out in mandatory codes of ethics and will be tailored to the sectors to which they apply.
 - A new offence of misleading the public, with criminal sanctions for officials who engage in cover-ups.
 - The legislation also includes the largest expansion of legal aid in a decade for bereaved families – providing non-means tested help and support for inquests where the state is represented.
146. The Hillsborough Law underlines the government's commitment to learning the lessons from failure and ensures public servants are confident in challenging wrongdoing. It will require public servants to respond positively to challenge from others, including from external sources, and end the pattern of defensiveness highlighted by inquiries. All departments are working to create this change; in MHCLG we have committed to ensuring we put the people we serve at the heart of policymaking.

Processes within the Ministry of Housing, Communities and Local Government

147. Since 2017, MHCLG has been on a journey of continual improvement to ensure we operate in a robust and effective manner. In the past year, across the department we have had a significant focus on candour, working with our people and leaders to examine the barriers to candour and we will continue to encourage and enable our people to be more candid when discussing delivery progress, risks and the work of the department. We continue to work with teams in the department to explore further ways in which we can encourage a culture of candour, transparency and openness to challenge from external sources.
148. MHCLG continues to operate under the principles of its risk management framework, which reinforces the need to consistently and effectively manage risks. The framework is due for review in spring 2026 as part of a broader risk improvement initiative. The initiative focuses on ensuring risk considerations actively inform strategic decision-making: one of the key pillars of this work is developing a strong risk culture through strengthening staff capabilities and engagement with risk at all levels of the organisation.
149. MHCLG continues to have a comprehensive whistleblowing policy that reflects cross-government best practice. The policy is overseen by the department's Audit and Risk committee. The policy is supported by multiple routes for staff to raise a concern, including the option to raise matters anonymously and with an external body. In line with National Audit Office recommendations for the Cabinet Office, a survey to understand the experiences of whistleblowers will be implemented.

Working in partnership with industry

150. The Inquiry was clear that industry shared responsibility for the failures that led to the Grenfell tragedy. In response, government set out clear expectations for stronger leadership, higher standards, and a shift in culture across the sector.
151. Over the past year, government and industry have continued to work together to embed better practice, strengthen competence, and raise levels of transparency and accountability. While there is still significant progress to make, collaboration has increasingly focused on moving away from defensive behaviours and towards shared responsibility for delivering safe, high-quality outcomes.
152. As part of this, government brought together representatives from industry, regulators, academia and residents through the Single Construction Regulator Advisory Board, helping to shape proposals for long-term regulatory reform and ensuring a broad range of voices inform future system design.

153. Sector leadership has also begun to emerge. Industry bodies have developed plans to support safer design, construction and maintenance practices, and to promote a culture in which building safety is prioritised throughout the lifecycle of a project. Continued engagement and commitment across the sector will be essential to sustaining this shift.
154. The industry has worked closely with the Building Safety Regulator and the government to improve understanding of regulatory requirements and support consistent, high-quality compliance. Collaborative work on best practice guidance, training, and practical support for industry reflects a more constructive relationship while maintaining a firm focus on effective enforcement.
155. Alongside this, industry is also working towards delivering a more competent and capable workforce, including through government supported, sector-led initiatives. While this work is in its early stages, these efforts will help to resource the industry to be sufficiently equipped to meet the demands of a safer and more accountable system.
156. Across the sector, many individuals and organisations have already played a positive role in driving change. However, the scale of transformation needed remains significant. Lasting progress will depend on all parts of the supply chain, large and small, demonstrating clear commitment to safety, professionalism and accountability at every stage of delivering and managing buildings.

Chapter 7: Delivering together

The Grenfell Tower Inquiry found that residents and the wider community were let down by severely inadequate arrangements for supporting people before, during and after the tragedy, highlighting failures in emergency response, gaps in planning for vulnerable residents, and significant lessons for central government and frontline responders in working together effectively.

The recommendations made by the Inquiry that are relevant to this work are:

- reviewing the Civil Contingencies Act 2004 (42)
- Category 1 responder partnerships with voluntary, community and faith organisations (43)
- revising and consolidating advice for emergency response (44, 45)
- national standards for local resilience forums (47)
- verification of training provided by local authorities and Category 1 responders (48)
- Fire control switches and lift keys (27)
- Reviewing recommendations in the Phase 1 report following the Phase 2 report (57).
- Reconsidering advice in paragraph 79.11 of the Local Government Association Guide (58)

Improving resilience, response and recovery

157. To strengthen partnership working between Category 1 responders and voluntary, community and faith sector organisations, we launched a public consultation in July 2025, to assess the proportionality of an enhanced statutory duty. Promoted through stakeholder networks to increase the reach, the Stronger Partnerships consultation received 165 completed responses, before closing in September 2025.

158. The consultation collected valuable data on the complex potential effects of an enhanced statutory duty, and the government published a response to the consultation in December 2025. This year, we will undertake an impact assessment on the implications of potential changes to existing statutory duties and consider non-regulatory changes to strengthen partnership working. This impact assessment, alongside the outcomes of the consultation, will help inform the government's decision on how to strengthen this vital partnership working.

159. In July 2025, we published the UK Government Resilience Action Plan, which sets out the government's strategic vision for a stronger and more resilient UK and the steps being taken to deliver this. The Resilience Action Plan will deliver against three objectives in this Parliament to:
- Continuously assess how resilient the UK is to target interventions and resources effectively;
 - Enable the whole of society to take action to increase their resilience;
 - Strengthen the core public sector resilience system.
160. The action plan articulates an 'all hazards approach' to build resilience across the increasingly volatile and varied risks we face. It complements both the National Security Strategy and Strategic Defence Review, by building domestic resilience to ensure 'security at home' and underlining the importance of the whole of society approach.
161. The action plan recognises that the consequences of emergencies are often disproportionately felt across society, and assessing and planning for people who are vulnerable in different types of emergencies is core to the action plan. The government engaged with a range of organisations when reviewing our approach to resilience, including representatives from the voluntary, community and faith sector, who work tirelessly to support those who can be the most impacted in emergencies. We are committed to ensuring our national and local emergency planning is more closely connected with our communities and the people we serve.
162. We have taken steps to modernise our national resilience guidance and ensure it puts greater emphasis on the need to consider the unequal impacts emergencies can have on different individuals and communities. The government published an updated Central Government Concept of Operations for Emergency Response and Recovery, now titled the Amber Book – Managing Crisis in central government, in April 2025, which expressly recognises the need for humanitarian considerations to be embedded into the response and recovery from an emergency. The guidance stresses the importance of providing tailored support to vulnerable and at-risk groups, the important role of Voluntary, Community and Faith Sector organisations, and the requirements to comply with the Public Sector Equality Duty (set out in the Equality Act). This is to ensure interventions have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations when exercising their functions.
163. Government has also reviewed its wider resilience guidance as part of a programme of work to harmonise publicly available guidance. As part of this review, we have identified priority updates, including the National Resilience Standards for Local Resilience Forums (LRFs). The review and update of future guidance will continue to put further emphasis on how responder organisations can embed humanitarian considerations, provide support to vulnerable people, and implement best practice on working with Voluntary, Community, and Faith Sector organisations.

164. To improve capabilities to better understand how best to help at-risk groups in emergencies, the Cabinet Office published revised guidance on Identifying and Supporting Vulnerable People on GOV.UK in April 2025. The guidance was updated to include feedback and content ideas from local responders, the Voluntary, Community and Faith sector, and other representative groups. The guidance explains the need to identify vulnerable people in collaboration with these groups to reach different networks of people, alongside legislative requirements included in the Equality Act 2010.
165. The National Occupational Standards (NOS) were independently reviewed and published on 28 April 2025. The new Standards provided clear expectations of the knowledge and skills required of those in emergency and resilience roles. Throughout the year thereafter, the UK Resilience Academy has promoted and embedded the NOS in its Resilience and Emergencies curriculum.
166. The Cabinet Office has also worked with the Social and Behavioural Science for Emergencies working group, run by the Government Office for Science, to develop new guidance to improve the identification and assessment of disproportionate impacts of emergencies to Vulnerable People in the National Security Risk Assessment (NSRA). The guidance was issued to Lead Government Departments in November 2025. Work is underway to review the NSRA methodology, to deliver a more effective assessment of vulnerability during crises and make this more accessible to policy-makers and operational leaders undertaking planning and preparedness activities.
167. Local resilience forums (LRFs) are critical for delivering coordinated, place-based risk planning, emergency response, and recovery. They bring together key agencies, such as emergency services, local authorities, and the voluntary sector, to build resilience in partnership with communities. It is vital that local responders have the capacity and capability to prevent, plan for, respond to and recover from the full range of risks that we face.
168. In April 2025, MHCLG selected five LRFs in England to join the Stronger LRF Trailblazer Programme. The programme aims to foster local resilience leaders who understand their communities' identities and strengths and can harness them effectively, and who understand and build strong plans to counter the risks relevant to their local areas. Selected areas will try things that will be beneficial for their areas, while also providing lessons for other local areas. They will:
- test different approaches to strengthening LRF leadership, including through recruiting Chief Resilience Officers
 - clarify new methods to strengthen accountability to local democratically elected leaders; and
 - consider how resilience can be more integrated into wider local policy and planning, in tandem with wider work on English devolution and local government transformation.

169. Since 2021, MHCLG has provided LRF capacity and capability funding to employ staff and support multi-agency preparedness, response and recovery efforts, and to train, exercise and carry out risk-assessments, enabling improved local capacity and readiness. We recognise the importance of continued investment in LRFs and are working to determine what future funding will look like.
170. Government recognises the important lesson from the Grenfell Inquiry that there was a need for greater clarity on duties on local authorities in times of emergency crisis. MHCLG is refreshing guidance on local authorities' preparedness for civil emergencies to ensure the key duties on local authorities are clear, in consultation with LGA and SOLACE.
171. In December 2025 MHCLG, the LGA, SOLACE and the UK Resilience Academy finalised plans for a local resilience training programme for local authority chief executives and officers that will offer access to both face-to-face and online learning covering the resilience duties on local authorities and set the expectation that all regard this as an integral part of their responsibilities. We will run a pilot to test the new training offer by spring 2026. Feedback on the scoping and design has been positive, and it has allowed continuous improvement through the process. This course is the first of its type which applies a whole of society resilience cycle lens.
172. MHCLG has also identified existing arrangements that local government could use to report on the quality and frequency of resilience training and development.
173. To improve local authority resilience in London, London Councils have carried out the following work. All relevant documentation supporting the regional local authority response system has been reviewed by a Standardisation Board which reports to the Local Authority Regional Resilience Board. Additionally, briefings for new Chief Executives to London now include more emphasis on the need for early engagement with affected local authorities and their involvement in all Strategic Coordination Group meetings.
174. The final consultation on London Local Authority Gold Operating procedures has been completed by London local authorities. The updated version of the procedures was circulated to all London local authorities in September 2025.
175. The London Local Authority Concept of Operations, which includes all elements of the local and regional local authority response and recovery system is in the process of being reviewed and the next iteration will be published by the end of March 2026.
176. A new local authority specific regional gold training offer has been developed over the past year. This training is focused on chief executives, senior officers on the aspiring chief executives programme and officers on local gold rotas. To date, three courses have been delivered, and a further course is scheduled to take place in February 2026. This course is now embedded into the annual London local authority regional training programme. From April 2026, the focus will be on delivering a minimum of four courses per year and developing a refresher training to complement the main course. The pilot refresher course is expected to take place towards the end of 2026.

This new training provides toolkits and guidance for local authorities to improve their understanding of the risk landscape and leadership skills for contingency planning and crisis response.

Improving evacuation plans

177. To improve vital evacuation plans in emergency situations, the government laid the Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 in July. These regulations mandate Residential Personal Emergency Evacuation Plans in high-rise and higher-risk residential buildings and come into force in April 2026. Under the regulations, residents with disabilities or impairments will be provided with a person-centred fire risk assessment to identify necessary equipment and adjustments to aid their fire safety and evacuation and a 'Residential PEEPs statement' that records what they should do in the event of a fire. Fire and Rescue Services will also receive information on vulnerable residents in case they need to support their evacuation. The resident's consent is required throughout the process.
178. The government has committed funding for 2025 to 2026 to support social housing providers deliver Residential PEEPs.
179. Following the laying of the Residential PEEPs secondary legislation, to further inform the guidance, the draft document on Residential PEEPs was circulated to disability advocacy groups and other stakeholders for input in advance of publishing the final guidance in December 2025.

Improvements in fire and rescue

180. On a national scale, the National Fire Chiefs Council (NFCC) launched an Organisational Learning Good Practice Guide consultation which closed in July 2025. After review of the consultation responses, the Good Practice Guide was taken to the Guidance, Learning and Scrutiny Panel in and the Guide was subsequently published in December 2025. After engagement with key stakeholders, the NFCC Organisational Learning team has committed to developing an Organisational Learning Library to provide services across the UK with greater access to lessons learned from across the UK and internationally.
181. As part of the London Fire Brigade's (LFB) continuous improvement, their Operational Policy and Assurance department has reviewed, updated and re-published its Operational Learning Policy, which includes the adoption of the NFCC Fire Standards.
182. The Operational Learning Policy (PN825 and associated documents) has completed its consultation and was published in December 2025. The policy covers effective standing arrangements for collecting, considering and effectively implementing lessons learned from previous incidents (local, national and international), inquests and investigations. The arrangements set out an agile approach to learning including key performance indicators for the early and timely distribution of risk critical learning and the completion of formal structured debriefing.

183. To improve LFB's management of communications at incidents, a new suite of four e-learning modules was rolled out to operational staff in January 2025 with all these modules having a completion rate of above 90%.
184. Mandatory e-learning modules on 'water management and planning' were also launched in January and April 2025 for all station-based staff and level 2 officers, alongside a knowledge check to confirm their understanding. The e-learning modules work to increase operational staff knowledge and competence in relation to maximising available water supplies at incidents and their understanding of how to increase water supplies, when necessary, through engagement with water undertakers. The 90% target for staff completing e-learning was met in October 2025. Knowledge check completion to the required standard reached 79% by December 2025, with the 90% target expected to be met by March 2026. The knowledge check provides assurance that operational staff have understood the e-learning and are able to effectively apply the learning at incidents.

Fire and rescue service culture and wider reform

185. The government is committed to improving the culture within fire and rescue services. To support this, a Culture and Integrity Task and Finish Group has been set up under the Ministerial Advisory Group for Fire and Rescue Reform. The group first met in June 2025 and brings together a wide range of people from across the fire and rescue sector to focus on how cultural change can be achieved as part of wider reform. It will meet again in early 2026 to refine a shared vision for the future and develop a clear plan for delivering change.
186. The group's key purpose is to agree what a positive culture should look like, how progress will be measured, and how different initiatives across the sector can work together effectively. It will identify good practice, reduce duplication, and highlight where further action is needed to remove barriers to improvement.
187. Government will continue to work through the Ministerial Advisory Group and with partners across the sector to maintain momentum and ensure long-term commitment to cultural reform.
188. We are also continuing to fund the National Fire Chiefs Council's People, Culture and Leadership Programme, which supports services to embed new standards and measure progress. This includes the Code of Ethics, new Fire Standards, the Direct Entry pilot scheme, and the creation of the People, Culture and Leadership Hub. Government will continue working closely with the NFCC as this programme develops.

Annex: Progress and Milestones of Recommendations

This annex sets out progress updates against each of the Inquiry’s recommendations, including the actions completed to date and the upcoming milestones to completion. The information combines both progress against recommendations and the implementation timeline from the quarterly progress reports.

For each of the recommendations, the annex includes the recommendation as worded by the Inquiry, the progress status, responsible body, and for outstanding recommendations owned by the government, the responsible department and person.

All recommendations include an update of the progress made in the year-to-date, and remaining ongoing recommendations include upcoming work and the milestones to completion.

We remain committed to ensuring transparency on the reporting of progress against recommendations. Government set out its intention to report on the progress against recommendations until all recommendations are complete, and will continue to do so through the quarterly progress and annual reports.

Summary Table

Theme	Number of recommendations	In progress	Complete
The construction industry	28	24	4
Fire and rescue services	13	9	4
Response and recovery	14	14	0
Vulnerable people and Phase 1 recommendations	6	2	4
Total	61	49	12

The construction industry

Recommendation 1

Inquiry reference	Status	Responsibility	Accepted
113.6	In progress	Government	In principle

Recommendation

That the government draw together under a single regulator all the functions relating to the construction industry to which we have referred.

What we have done

In February 2025 the government accepted, in principle, the Inquiry's recommendation to establish a single construction regulator. In addition, the government committed to publish a prospectus, setting out further plans, by the end of the year. In the last year we have made progress towards establishing a single regulator. In June, we announced changes to the existing governance arrangements which will strengthen capability in the Building Safety Regulator. Improving existing regulator arrangements is the first stage of our work to implement a new single regulator. Changes to the Building Safety Regulator that we announced included new interim leadership, additional investment to increase capacity, and improvements to operating models and processes.

In November, we laid a Statutory Instrument to transfer building safety functions from the Health and Safety Executive into a new arms-length body of Ministry of Housing, Communities and Local Government. The new body became operational at the end of January 2026.

Alongside industry, residents, regulators and experts we began work on the initial designs for a prospectus which will set out proposals for the regulator's scope and functions. In September, following the announcement on changes to the Building Safety Regulator, we shared that the Single Regulator Advisory Board had been established, supported by working groups, the board has been considering a range of themes such as the desired outcomes, scope and functions of the single regulator. This work informed the Single Construction Regulator Prospectus Consultation, seeking views on a long-term, system wide approach to change, that we published in December this year.

In 2026 we expect to consolidate the organisational and practical changes that have been made to the Building Safety Regulator to ensure it consistently meets performance expectations. The prospectus consultation will close on 20 March 2026, and we anticipate publishing a response in the Summer. The government response will provide further detail on our plans for the single regulator. Legislation to underpin the single regulator will be introduced when parliamentary time allows.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Catherine Adams, Director, Buildings Management and Insight

Implementation Timeline**2025**

- Publication of the Single Construction Regulator Prospectus: Consultation Document. – **Complete**
- Secondary legislation laid in Parliament to make changes to the Building Safety Regulator and establish a new body. – **Complete**

2026

- New Building Safety Regulator body is legally established. **(Q1)**
- Single Construction Regulator Prospectus Consultation closes. **(Q1)**
- Government response to the consultation published. **(Q4)**

2027 to 2029 (when parliamentary time allows):

- Introduction of primary legislation.

2028 to 2029:

Legislative framework complete and the single regulator is established. Implementation and transition begins.

Recommendation 2

Inquiry reference	Status	Responsibility	Accepted
113.7	Complete	Government	In full

Recommendation

That the definition of a higher-risk building for the purposes of the Building Safety Act be reviewed urgently.

What we have done

The initial review of the definition of higher-risk buildings is now complete.

The Building Safety Regulator's review found the current definition appropriately reflects the available evidence on risks to individuals from the spread of fire and structural failure. The review concluded that, at present, there is insufficient evidence to suggest changes should be made to regime scope. This view is supported by the Ministry of Housing, Communities and Local Government.

The Building Safety Regulator has also set out plans for the ongoing review, ensuring data and evidence are regularly assessed to determine whether the categories of buildings subject to enhanced regulatory oversight of the higher-risk regime should be amended in any way.

The government published the results of the initial review and plans for the ongoing review in December 2025. The review was extended to December 2025 to give time to fully consider and incorporate concerns raised about the operation of the higher-risk regime.

This recommendation is complete and has been fully discharged.

Implementation Timeline
<p>2025</p> <ul style="list-style-type: none"> • Publication of the Building Safety Regulator’s initial review of higher-risk scope and plans for ongoing review. – Complete • The Building Safety Regulator has identified and knows how to address any gaps in the data and/or evidence. – Complete <p>Recommendation complete</p>

Recommendation 3

Inquiry reference	Status	Responsibility	Accepted
113.8	Complete	Government	In full

Recommendation

That the government bring responsibility for the functions relating to fire safety currently exercised by MHCLG, the Home Office and the Department for Business and Trade into one department under a single Secretary of State.

What we have done

Following the Inquiry’s recommendation to bring all fire safety functions under one Secretary of State, we set about work to bring colleagues from the Home Office to the Ministry of Housing, Communities and Local Government.

On the 1 April 2025 a formal machinery of government change took effect with all fire functions reporting to one Secretary of State from that date, thus going further than the Inquiry’s recommendation to transfer fire safety functions only; this was followed by the full staff transfer on 1 July, and the final transfer of budgets in January 2026.

This recommendation is complete bar the final parliamentary supplementary debates. This recommendation has therefore been closed subject to the those debates taking place.

Recommendation 4

Inquiry reference	Status	Responsibility	Accepted
113.9	In progress	Government	In full

Recommendation

That the Secretary of State appoint a Chief Construction Adviser with a sufficient budget and staff to provide advice on all matters affecting the construction industry, including:

- monitoring all aspects of the department's work relating to Building Regulations and statutory guidance;
- providing advice to the Secretary of State on request; and
- bringing to the attention of the Secretary of State any matters affecting the Building Regulations and statutory guidance or matters affecting the construction industry more generally of which the government should be aware.

What we have done

In our May 2025 progress report, we set out our plans to establish a Chief Construction Adviser role to raise standards, improve behaviours and rebuild trust across the built environment sector. To allow priority work to begin quickly, we appointed an interim adviser to focus on urgent areas such as the design and implementation of the single regulator, finalising the responsibilities of the substantive role, and planning for the appointment of a substantive advisory role in 2026.

In September 2025, the Minister for Building Safety appointed Thouria Istephan as Interim Chief Construction Adviser for a period of 12 months. This interim appointment, made through a direct ministerial process and on a part-time basis, has enabled expert leadership to be put in place and vital work to begin while arrangements for the substantive role are developed

As Interim Chief Construction Adviser, Thouria Istephan has provided expert, independent advice to the government on building safety and regulatory reform. Today, the Interim Chief Construction Adviser has issued a statement setting out their priorities and intentions to issue a report at the end of their term.

The government intends to recruit a Chief Construction and Scientific Adviser (CCSA) by the end of 2026. This role will replace the Interim Chief Construction Adviser and MHCLG's Chief Scientific Adviser. The new, unified role will:

- Provide a single authoritative source of independent technical challenge to ministers and officials on issues relating to construction, science and engineering;
- Strengthen the government's decision making
- Reduce fragmentation between policy design and delivery practice; and
- Widen access to technical experts in different disciplines and enabling more efficient cross-government work on construction matters and through the government's Chief Scientific Adviser network.

We plan to launch the recruitment campaign for the role of Chief Construction and Scientific Adviser in March 2026, with the selected candidate expected to take up the post by the end of 2026.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Catherine Adams, Director, Buildings Management and Insight

Implementation Timeline
2025
<ul style="list-style-type: none"> • Appointment of the interim Chief Construction Adviser. – Complete
2026
<ul style="list-style-type: none"> • Appointment of the Chief Construction and Scientific Adviser. (Q4)

Recommendations 5, 6, 7, 8, 9, 11 and 12

Inquiry reference	Status	Responsibility	Accepted
113.11	In progress	Government	In full
113.12	In progress	Government	In full
113.13	In progress	Government	In full
113.13	In progress	Government	In full
113.14	In progress	Government	In full
113.17	In progress	Government	In full
113.18	In progress	Government	In full

Recommendations

5: *That the statutory guidance generally, and Approved Document B in particular, be reviewed accordingly and a revised version published as soon as possible.*

6: *We therefore recommend that a revised version of the guidance contain a clear warning in each section that the legal requirements are contained in the Building Regulations and that compliance with the guidance will not necessarily result in compliance with them.*

7: *New materials and methods of construction and the practice of over cladding existing buildings make the existence of effective compartmentation a questionable assumption and we recommend that it be reconsidered when Approved Document B is revised.*

8: *Calculating the likely rate of fire spread and the time required for evacuation, including the evacuation of those with physical or mental impairments, are matters for a qualified fire engineer. We do not think that it would be helpful to attempt to include in Approved Document B an indication of what would be acceptable because each building is different, but we recommend that the guidance draw attention to the need to make a calculation of that kind.*

9: *That, as far as possible, membership of bodies advising on changes to the statutory guidance should include representatives of the academic community as well as those with practical experience of the industry (including fire engineers) chosen for their experience and skill and should extend beyond those who have served on similar bodies in the past.*

11: *Assessing whether an external wall can support a particular evacuation strategy is difficult because the necessary information is not always available. We therefore recommend that steps be taken in conjunction with the professional and academic community to develop new test methods that will provide the information needed for such assessments to be carried out reliably.*

12: *BS 9414 should be approached with caution and we recommend that the government make it clear that it should not be used as a substitute for an assessment by a suitably qualified fire engineer.*

What we have done

Since the government published its response to the Grenfell recommendations in February 2025, the Building Safety Regulator (BSR) has been taking forward the Fundamental Review of Building Regulations guidance. In July 2025, BSR established a six-member expert panel, bringing together academic, industry and technical expertise to oversee and challenge the development of proposals. Engagement with stakeholders has been sustained and supplements commissioned research. An interim report is expected in spring 2026. This work has focused on improving the structure and usability of statutory guidance, while ensuring relevant recommendations from Phase 2 of the Grenfell Tower Inquiry recommendations 5–12 are addressed in a coherent and proportionate way.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O'Neill, Director, Buildings Design and Construction

Implementation Timeline:**2026**

- Launch consultation on changes to Approved Document B. **(Q2)**
- Analyse consultation responses and begin drafting recommendations. **(Q3)**
- Publish recommendations to update Approved Document B. **(Q4)**
- Complete Fundamental Review of Building Regulations guidance and set out next steps for implementation.

Recommendation 10

Inquiry reference	Status	Responsibility	Accepted
113.15	In progress	Government	In full

Recommendation

That it be made a statutory requirement that a fire safety strategy produced by a registered fire engineer to be submitted with building control applications (at Gateway 2) for the construction or refurbishment of any higher-risk building and for it to be reviewed and re-submitted at the stage of completion (Gateway 3). Such a strategy must take into account the needs of vulnerable people, including the additional time they may require to leave the building or reach a place of safety within it and any additional facilities necessary to ensure their safety.

What we have done

We have continued engaging with industry and regulatory partners, to understand how any change would work in practice and building an evidence base to support any potential changes. However, throughout this engagement we have identified different perspectives on how to achieve strengthened fire safety requirements without mandating a fire safety strategy to be submitted to the Building Safety Regulator. We are working on reviewing different options.

Any changes will require consultation and will need to balance safety, proportionality and delivery considerations. There are already extensive requirements on dutyholders for higher-risk buildings in relation to fire safety. Dutyholders must already have a fire and emergency file and a building regulations compliance statement for every higher-risk building. These documents are submitted to the Building Safety Regulator and must be kept updated and reflect any changes made during construction of the higher-risk building. There are also specific requirements regarding the handover of information to the person responsible for a higher-risk building in occupation.

As set out in September, we noted any changes to building control application process for higher-risk buildings, will need to align with progress on recommendations 15 to 18, which aim to increase fire engineering capacity.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O'Neill, Director, Buildings Design and Construction

Implementation Timeline**2025**

- Activities to ensure the higher-risk regime and current fire safety requirements are operating effectively. – **Complete**
- Initial engagement with stakeholders and the Fire Engineers Advisory Panel to understand scope to build on current fire safety requirements, taking into account system risks and capacity. – **Complete**

2026

- Reviewing current operation of the higher-risk regime and the current fire safety requirements
- Activities with regulatory partners to clarify the current fire safety requirements and how they support the safe occupation of higher-risk buildings.
- Continued engagement with stakeholders to understand scope to build on current fire safety requirements, taking into account system risks and capacity.
- Dependent on outcomes of work with stakeholders and potential consultation on revising requirements.

2029 (to align with recommendations 15, 16, 17 and 18)

- Set out the requirement for a fire safety strategy in regulations.
- Further progress dependent on fire engineer capacity and competence, which is dependent on recommendations 15 to 18.

Recommendation 13

Inquiry reference	Status	Responsibility	Accepted
113.22	In progress	Government	In principle

Recommendation

That the construction regulator should be responsible for assessing the conformity of construction products with the requirements of legislation, statutory guidance and industry standards and issuing certificates as appropriate. We should expect such certificates to become pre-eminent in the market.

What we have done

In February 2025, alongside the government response, we published a Construction Product Reform Green Paper setting out proposed reforms to the sector. We conducted detailed analysis of the responses and undertook engagement with the sector to develop more detailed proposals.

Informed by this, the government has published the Construction Products Reform White Paper and a consultation on the details of a General Safety Requirement alongside this report. The white paper sets out the government’s response to the green paper and next steps for long term system-wide reform. The General Safety Requirement consultation sets out the proposed approach to bring unregulated products into the regulatory regime.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O’Neill, Director, Buildings Design and Construction

Implementation Timeline
<p>2025</p> <ul style="list-style-type: none"> ● Review Construction Products Reform Green Paper consultation responses. – Complete
<p>2026</p> <ul style="list-style-type: none"> ● Publication of Construction Products Reform White Paper before spring. – Complete
<p>2027 to 2029 (when parliamentary time allows)</p> <ul style="list-style-type: none"> ● Introduction of primary legislation. ● Introduction of secondary legislation.
<p>2028 to 2029</p> <ul style="list-style-type: none"> ● Legislative framework complete. Single regulator (recommendation 1) established. Implementation and transition begins.

Recommendation 14

Inquiry reference	Status	Responsibility	Accepted
113.23	In progress	Government	In principle

Recommendation

- *that copies of all test results supporting any certificate issued by the construction regulator be included in the certificate*
- *that manufacturers be required to provide the construction regulator with the full testing history of the product or material to which the certificate relates and inform the regulator of any material circumstances that may affect its performance*
- *manufacturers be required by law to provide on request copies of all test results that support claims about fire performance made for their products*

What we have done

In February 2025, alongside the government response, we published a Construction Product Reform Green Paper setting out proposed reforms to the sector. We conducted detailed analysis of the responses and undertook engagement with the sector to develop more detailed proposals.

Informed by this, the government has published the Construction Products Reform White Paper and a consultation on the details of a General Safety Requirement alongside this report. The white paper sets out the government's response to the green paper and next steps for long term system-wide reform. The General Safety Requirement consultation sets out the proposed approach to bring unregulated products into the regulatory regime.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O'Neill, Director, Buildings Design and Construction

Implementation Timeline

2025

- Review Construction Products Reform Green Paper consultation responses.
– **Complete**

2026

- Publication of Construction Products Reform White Paper before spring. – **Complete**

2027 to 2029 (when parliamentary time allows)

- Introduction of primary legislation.
- Introduction of secondary legislation.

2028 to 2029

- Legislative framework complete. Single regulator (recommendation 1) established. Implementation and transition begins.

Recommendations 15, 16, 17 and 18

Inquiry reference	Status	Responsibility	Accepted
113.25	In progress	Government	In full
113.25	In progress	Government	In full
113.27	Complete	Government	In full
113.28	In progress	Government	In full

Recommendation

15: *That the profession of fire engineer be recognised and protected by law and that an independent body be established to regulate the profession, define the standards required for membership, maintain a register of members and regulate their conduct.*

16: *That the government take urgent steps to increase the number of places on high-quality master's level courses in fire engineering accredited by the professional regulator.*

17: *That the government convene a group of practitioner and academic fire engineers and such other professionals as it thinks fit to produce an authoritative statement of the knowledge and skills to be expected of a competent fire engineer. Such a statement would also enable others in the construction industry to understand better the nature and importance of a fire engineer's work.*

18: *That the government, working in collaboration with industry and professional bodies, encourage the development of courses in the principles of fire engineering for construction professionals and members of the fire and rescue services as part of their continuing professional development.*

What we have done

Throughout the year we have made progress toward regulating the fire engineering profession. In May we engaged a panel of industry and academic, and regulatory experts to advise on the expectations of a competent fire engineer and the implementation of the recommendations.

By September, the panel had begun drafting an authoritative statement, with engagement across professional bodies, fire and rescue services and commercial organisations, and in December, we published the authoritative statement alongside a next steps paper. The papers set out key principles for future regulation and outline how we intend to take forward reform, informing future consultations and implementation planning.

Recommendation 17 is complete and has been fully discharged.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O'Neill, Director, Buildings Design and Construction

Timeline for delivery:**2025**

- Government sets out plans for next steps on the recommendations concerning the fire engineer profession. – **Complete**

2026

- Public consultation on reform to the fire engineering profession. (Recommendation 15)
- Funding mechanism established (subject to Spending Review). (Recommendation 16)
- Sufficient progress made on recommendations 15, 16, and 17 to enable identification of a suitable approach to courses for other construction professionals. (Recommendation 18)

2027

- Delivery of recommendation 16 begins to increase capacity in the sector to allow for regulation (subject to Spending Review). (Recommendation 15)
- New course delivery. (Recommendation 16)
- Implementation begins. (Recommendations 18)

2027 to 2029 (when parliamentary time allows)

- Introduction of primary legislation. (Recommendation 15)
- Implementation begins. (Recommendations 15)

Recommendation 19

Inquiry reference	Status	Responsibility	Accepted
113.30	In progress	Architects Registration Board (ARB) and Royal Institute of British Architects (RIBA)	In full

Recommendation

We recognise that both the Architects Registration Board (ARB) and the Royal Institute of British Architects (RIBA) have taken steps since the Grenfell Tower fire to improve the

education and training of architects. We recommend that they should review the changes already made to ensure they are sufficient in the light of our findings.

What we have done

We have monitored and supported progress made by the Architects Registration Board (ARB) and the Royal Institute of British Architects (RIBA) in reviewing changes to their education and training requirements. In May, the ARB confirmed it was content with and had reviewed its changes in light of the recommendations and would keep them under review during implementation. RIBA committed to review their changes while also taking into account the work of ARB on the required training of architects.

RIBA update

Since the Grenfell Tower fire, RIBA has delivered a major programme of reforms to strengthen architectural education, professional standards, and competence, with a focus on health and life safety and ethical practice. In line with recommendation 19, RIBA continues to review and build on earlier changes to ensure they remain sufficient in light of the Inquiry's findings. Most remaining work will conclude in 2026, with only the review of the Code of Professional Conduct expected to continue into 2027.

RIBA has paused revisions to its Code of Professional Conduct until ARB's guidance on its recently updated Architects Code is released in full, to avoid inconsistency. Work is underway on an updated Code of Practice for Chartered Practices, focusing on competence, employment culture, sustainability and ethical practice, due by end of 2026.

The revised RIBA Education and Professional Development Framework, approved in 2025, strengthens requirements around ethical practice, health and life safety, and sustainability across Parts 1–3. Updated professional attributes will be consulted on in 2026 and integrated into course validation later that year. RIBA is also redeveloping the PEDR system (an online system for recording professional experience development for students) and aligning CPD (Continuing Professional Development) requirements with the updated framework.

Further work includes new guidance for members, expansion of the Principal Designer Register, updated tools on Building Regulations compliance, specification writing, construction product safety, whole-life carbon, and challenging poor behaviour. Pilot tests for new mandatory competences in ethical practice and climate literacy will begin this year.

Implementation Timeline

2026

- Launch consultation on updated Part 3 professional attributes for chartered membership. **(Q2)**
- RIBA Net Zero Carbon advanced course will be reviewed. **(Q2)**
- Publication of Client Guide to Building Regulations alongside a Design Responsibility Matrix. **(Q2)**

- Update Validation Procedures on the basis of the new Education and Professional Development Framework. **(Q3)**
- Complete a review of the RIBA Code of Practice for Chartered Practices. **(Q4)**
- Update the core CPD curriculum in accordance with the new Education and Professional Development Framework, which will come into force in 2027. **(Q4)**
- Pilot test new mandatory competence tests on Ethical Practice and Climate Literacy. **(Q4)**
- Continue to add to our library of CPD courses across all core curriculum topics and develop the programme for 2027 in response to the updated Education and Professional Development Framework. **(Q4)**

Recommendation 20

Inquiry reference	Status	Responsibility	Accepted
113.31	In progress	Government	In full

Recommendation

That it be made a statutory requirement that an application for building control approval in relation to the construction or refurbishment of a higher-risk building (Gateway 2) be supported by a statement from a senior manager of the principal designer under the Building Safety Act 2022 that all reasonable steps have been taken to ensure that on completion the building as designed will be as safe as is required by the Building Regulations.

What we have done

In last year, the government has prioritised work to improve operation of the Building Safety Regulator (BSR) and the delivery of the higher-risk regime. We have reviewed options on how we could make it a statutory requirement for Gateway 2 applications to be supported by statement from the senior manager of the principal designer.

In 2026, we will work on clarifying existing duties to build confidence within the sector. We are working with the BSR to address issues raised about the current regime's effectiveness. We recognise that the sector has faced many changes recently and understand the need for clarity on existing duties. We want to ensure any future enhancements are realistic, proportionate and deliverable.

We will also continue work to understand whether a statement from a senior manager is the best way to achieve greater accountability or whether there are other options to ensure accountability at a senior level in principal designer organisations. We will also review how the dutyholder duties operate in practice and work with stakeholders to understand best practice within the sector.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O'Neill, Director, Buildings Design and Construction

Implementation Timeline
<p>2025</p> <ul style="list-style-type: none"> Begin scoping an interim product (i.e. voluntary scheme) as pathway to mandating the recommendations and start stakeholder engagement. – Complete
<p>2026</p> <ul style="list-style-type: none"> Continue scoping an interim product (i.e. voluntary scheme) as pathway to mandating the recommendations and further stakeholder engagement. Action interim product. Establish timeline for public consultation and prepare draft consultation for final product to implement recommendation ahead of secondary legislation and implementation.
<p>2027 to 2029 (when parliamentary time allows)</p> <ul style="list-style-type: none"> Consultation. Secondary legislation laid in Parliament to introduce recommendation if needed.

Recommendation 21

Inquiry reference	Status	Responsibility	Accepted
113.33	In progress	Government	In full

Recommendation

That a licensing scheme operated by the construction regulator be introduced for principal contractors wishing to undertake the construction or refurbishment of higher-risk buildings and that it be a legal requirement that any application for building control approval for the construction or refurbishment of a higher-risk building (Gateway 2) be supported by a personal undertaking from a director or senior manager of the principal contractor to take all reasonable care to ensure that on completion and handover the building is as safe as is required by the Building Regulations.

What we have done

We are working on developing the policy framework for the licensing scheme. We have analysed the findings from stakeholder engagements held last year to shape proposals on the design of the licensing scheme.

In parallel, we are advancing work to align the requirements under recommendations 20 and 21. This includes the introduction of a personal undertaking or statement from a director or senior manager, confirming they have taken all reasonable care to ensure that, on completion, the building complies with the Building Regulations.

We are continuing our work on the review of the dutyholder regime. This review will help us understand how the current system is functioning across the sector. The review's findings will play a key role in informing the design of the licensing scheme for recommendation 21.

In 2026, we will launch a call for evidence to gather feedback on proposals aimed at reforming the built environment professions, including introducing licensing requirements for principal contractors.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O'Neill, Director, Buildings Design and Construction

Implementation Timeline

2026

- Findings of the dutyholder regime review are published.
- Government will launch a call for evidence to gather feedback on proposals aimed at reforming the built environment professions, including introducing licensing requirements for principal contractors.

2027 to 2029 (when parliamentary time allows)

- Introduction of primary legislation.
- Introduction of secondary legislation.

2028 to 2029

- Legislative framework complete. Single regulator (recommendation 1) established. Implementation and transition begins.

Recommendations 22 and 23

Inquiry reference	Status	Responsibility	Accepted
113.37	In progress	Government	In full
113.38	In progress	Government	In full

Recommendations

22: *That the government appoint an independent panel to consider whether it is in the public interest for building control functions to be performed by those who have a commercial interest in the process.*

23: *We recommend that the same panel consider whether all building control functions should be performed by a national authority.*

What we have done

In May 2025, we announced a panel chaired by Dame Judith Hackitt which included three members from the Industry Safety Steering Group (Dr David Snowball, Elaine Bailey and Ken Rivers) and Rt Hon Nick Raynsford.

As published in June, the panel’s terms of reference and membership set out scope and approach; in July, a problem statement and call for evidence were issued. In September we reported that the panel was reviewing responses and drafting its interim report; in December, we announced the panel’s commitment to publish their report in the following months, with government planning to issue a formal response in 2026. The panel is developing recommendations for publication in the coming months.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O’Neill, Director, Buildings Design and Construction

Implementation Timeline

2025

- Building Control Independent Panel undertake review. – **Complete**

2026

- Panel to publish full report. **(Q2)**
- Government to respond to the full report and set out plans for next steps. **(Q2)**

Recommendation 24

Inquiry reference	Status	Responsibility	Accepted
113.39	In progress	Government	In full

Recommendation

We have referred to the Cladding Materials Library set up by the University of Queensland, which could form the basis of a valuable source of information for designers of buildings in general. We recommend that the construction regulator sponsor the development of a similar library, perhaps as part of a joint project with the University of Queensland, to provide a continuing resource for designers.

What we have done

Alongside the government response, in February 2025, we published the Construction Products Reform Green Paper. The green paper explored how best to facilitate a construction library. It set out how we might go further than the Inquiry's recommendation and include a wider range of product information to help ensure the safe selection of products. We also used the consultation and wider engagement to gather views on how to provide clear and trusted information, and the library's scope and users.

Views have informed proposals included in the Construction Products Reform White Paper, which has been published alongside this report. Most respondents to the Green Paper supported the intention to develop a construction library. There were a range of interpretations of what might be most effective from a comprehensive product database through to a targeted hub. Challenges were also identified around implementation.

We will support development of a construction library, working with industry. Our ambition is to develop digital services that provide clear, accurate, and honest product information without duplication or confusion, recognising the sector's varied digital maturity. We propose a phased approach, starting with ensuring the national regulator has the digital capability for market surveillance, improving transparency on tests for products using third-party certification schemes, and exploring options for a digital platform or database if needed, alongside simplifying access to regulatory guidance and fire safety information.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Kate O'Neill, Director, Buildings Design and Construction

Implementation Timeline

2025

- Review Construction Products Reform Green Paper consultation responses. – **Complete**

2026

- Publication of Construction Products Reform White Paper before spring. – **Complete**

<p>2027 to 2029 (when parliamentary time allows)</p> <ul style="list-style-type: none"> ● Introduction of primary legislation if needed. ● Secondary legislation laid to underpin digital services. <p>2028 to 2029</p> <ul style="list-style-type: none"> ● Legislative framework complete. Implementation of digital services.

Recommendation 25

Inquiry reference	Status	Responsibility	Accepted
113.40	Complete	Government	In principle

Recommendation

That it be made a legal requirement for the government to maintain a publicly accessible record of recommendations made by select committees, coroners and public inquiries together with a description of the steps taken in response. If the government decides not to accept a recommendation, it should record its reasons for doing so. Scrutiny of its actions should be a matter for Parliament, to which it should be required to report annually.

What we have done

We have created a publicly accessible record on GOV.UK of inquiry recommendations and the government's responses.

In our May progress report, we announced plans to publish the dashboards to record recommendations from public inquiries since 2024. The first dashboards, covering Phase 2 of the Grenfell Tower and the Infected Blood Inquiry recommendations, were launched in the summer. By September, we confirmed that the dashboards would be expanded and updated regularly.

At the end of 2025, the dashboards also included the Manchester Arena and COVID-19 Inquiries, with updates to the dashboards happening on a quarterly basis.

We will continue to review the need for legislation while maintaining and improving the dashboards to support transparency and public scrutiny.

The recommendation is now complete and has been fully discharged.

Implementation Timeline

2025

- Establish a publicly accessible record on GOV.UK that includes all inquiry recommendations made from 2024 onwards. This will include the government's response to each inquiry and progress updates on implementation. The record will be updated quarterly starting from July 2025. – **Complete**

Recommendation 26

Inquiry reference	Status	Responsibility	Accepted
113.41	In progress	Government	In full

Recommendation

That the government establish a system of mandatory accreditation to certify the competence of fire risk assessors by setting standards for qualification and continuing professional development and such other measures as may be considered necessary or desirable. We think it necessary for an accreditation system to be mandatory in order to ensure the competence of all those who offer their services as fire risk assessors.

What we have done

Government accepted recommendation 26 of the Inquiry in full, committing to legislate to make it a mandatory requirement for those offering their services as fire risk assessors to have the competence to perform this critical role independently verified by an accredited Certification Body. We have developed cross-government, four nations and sector advisory groups which meet regularly to support delivery of this recommendation.

The British Standards Institution published 'BS 8674:2025 Built Environment – Framework for Competence of Individual Fire Risk Assessors – Code of Practice' in August 2025. This British Standard is an important step forward for the profession, setting out industry's expectations of fire risk assessors.

In the Single Construction Regulator Prospectus published in December 2025, we committed to consulting on proposals for the future of the fire risk assessor profession. We expect to publish this consultation in early 2026. Informed by consultation findings, we will introduce primary legislation when parliamentary time allows.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Peter Lee, Director, Fire Policy

Implementation Timeline
<p>2026</p> <ul style="list-style-type: none"> • Consultation launch. (Q2)
<p>2027 to 2029 (when parliamentary time allows)</p> <ul style="list-style-type: none"> • Introduction of primary legislation.
<p>2028 to 2029</p> <ul style="list-style-type: none"> • Single regulator established. • Subject to the delivery approach taken, further work may be required outlining the sector-specific requirements for mandatory accreditation to certify the competency of fire risk assessors.

Recommendation 27

Inquiry reference	Status	Responsibility	Accepted
113.43	In progress	Government	In full

Recommendation

We are not in a position to determine whether greater standardisation of the fire control switches and keys is required. We therefore recommend that the government seeks urgent advice from the Building Safety Regulator and the National Fire Chiefs Council on the nature and scale of the problem and the appropriate response to it.

What we have done

In April, the National Fire Chiefs Council (NFCC) created an action and delivery plan after surveying fire and rescue services and setting a baseline.

By September, as outlined in our update, we reported that NFCC had reviewed relevant regulations, guidance, and standards, agreed a position through its Protection Committee, and drafted proposals for changes. These proposals included promoting consistent testing, ensuring access to lift keys, and as supported from the Lift and Escalators Industry Association, omitting car key switches in new firefighters' lifts.

In October, as reported in our December update, NFCC confirmed with the Building Safety Regulator that it would consider the NFCC position and handle the matter internally. Approval to publish updated national guidance relating to lift keys was obtained at the Operational Preparedness, Response and Resilience Committee, following endorsement by the Operational Guidance Forum. The guidance went live on 23 October.

Now that the amended guidance has been published, the NFCC Organisational Learning Team will review and update related learning materials. This is expected to be completed before the end of March 2026.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Peter Lee, Director, Fire Policy

Implementation Timeline

2025

- Consider feedback from the National Fire Chiefs Council (NFCC) Protection Committee and submit position to Building Safety Regulator. – **Complete**
- Review of current Operational Guidance relating to 7(2)(d). – **Complete**
- Present any changes of the Operational Guidance to the NFCC Operational Guidance Forum for approval. – **Complete**

2026

- Review changes made to guidance and update learning materials.

Recommendation 28

Inquiry reference	Status	Responsibility	Accepted
113.44	In progress	Government	In principle

Recommendation

That every gas transporter be required by law to check the accessibility of each such valve on its system at least once every three years and to report the results of that inspection to the Health and Safety Executive as part of its gas safety case review.

What we have done

By May 2025, the Health and Safety Executive (HSE) had gathered information on pipeline isolation valve (PIV) access challenges experienced by network operators, informing initial options to address issues highlighted by the recommendation.

By September, HSE's Operations and Regulation Committee (ORCo) had agreed on a preferred approach and approved a delivery plan for stakeholder engagement which aims to improve assurance on PIV access and clarify stakeholder roles and responsibilities.

By December, HSE had engaged with network operators to establish a baseline on PIV access and existing barriers.

Data received from the network operators is being analysed to inform targeted engagement with stakeholders who may have an influence over the accessibility of PIVs.

Following completion of the data analysis in February 2026, HSE will establish a baseline of pipeline access issues. This will inform targeted stakeholder engagement which will commence from March 2026. The approach, scale and duration of any such engagement will be informed by the data analysis.

Responsible department

Health and Safety Executive

Responsible person

Rick Brunt, Director, Engagement and Policy

Implementation Timeline

2025

- HSE is engaging with pipeline operators to establish a clear baseline of pipeline isolation valve access and existing barriers. HSE has requested data from operators by 31 December 2025. – **Complete**

2026

- Analysis of data from the network operators to establish a baseline of pipeline isolation valve access issues. **(Q1)**
- Initiation of targeted stakeholder engagement to clarify roles, responsibilities and actions to secure pipeline isolation valve access. The approach, scale and duration of any engagement will be informed by the data analysis. **(Q2)**

Fire and rescue services

Recommendations 29 and 30

Inquiry reference	Status	Responsibility	Accepted
113.51	In progress	Government	In principle
113.53	In progress	Government	In principle

Recommendation

29: *That the government establish [an independent College of Fire and Rescue] immediately with sufficient resources to provide the following services nationally:*

- *practical training at all levels supplementary to that provided by individual fire and rescue services*
- *education in the form of lectures and seminars on different aspects of the work of the fire and rescue services in order to share experience and promote good practice*
- *research into matters that may affect the work of the fire and rescue services, including major fires*
- *the development of equipment, policies and procedures suitable for ensuring the effectiveness of fire and rescue services nationally and the safety of firefighters and the public*
- *setting and maintaining national standards of managerial competence for senior managers, including control room managers, and providing management training for, and regular assessment of, senior ranks by reference to such standards.*

30: *That [the college] should have a permanent staff of sufficient size to manage its operations and develop its functions in response to the demands of fire and rescue services nationally and the requirements of the board. The college will need access to permanent facilities, including facilities for practical training and education. We envisage that much of the training and education will be delivered and led by firefighters of suitable experience drawn as the occasion requires from fire and rescue services around the country.*

What we have done

In March, ministers met sector stakeholders to discuss aims; as published in our May progress report, we continued engagement and began planning a public consultation.

In September we announced our working group to support the delivery of the consultation and recommendation, the working group provides insight from key partners, and considers the key aims of the college and the functions it should fulfil.

In December, we set out our plans to launch the consultation by May 2026, allowing more time to refine proposals and collect stronger evidence; the working group continues to meet regularly to consider aims, functions and cost-effective delivery models. We also met with Samantha Dixon, Minister for Building Safety, Fire and Democracy, to seek her

approval for us to pursue key policy areas within the college of fire, which the Minister granted.

Responsible department

Ministry of Housing, Communities and Local Government

Responsible person

Peter Lee, Director, Fire Policy

Implementation Timeline
<p>2026</p> <ul style="list-style-type: none"> • Publication of consultation to gather views on the aims, functions, delivery model and funding model for a college of fire and rescue. • Public consultation closes and team begins analysis of feedback to develop policy proposals for ministerial clearance. The team will also begin developing the government’s official response to the consultation. • Government to publish response to the public consultation. This will set out the college model we are looking to deliver.
<p>2027</p> <ul style="list-style-type: none"> • Organisational design work to determine the organisational form and governance arrangements for the college.
<p>2027 to 2029 (when parliamentary time allows)</p> <ul style="list-style-type: none"> • Introduction of primary legislation.
<p>2028 to 2029</p> <ul style="list-style-type: none"> • Implementation of solution to deliver college functions begins.

Recommendations 31, 32 and 33

Inquiry reference	Status	Responsibility	Accepted
113.55	Complete	HMICFRS	In full
113.56	Complete	HMICFRS	In full
113.57	Complete	HMICFRS	In full

Recommendation

31: *That His Majesty's Inspectorate of Constabulary and Fire and Rescue Services ("the Inspectorate") inspect the London Fire Brigade as soon as reasonably possible to assess and report on:*

- *the extent to which the control room is now integrated into the organisation*
- *the effectiveness of the arrangements for identifying the training needs of control room staff, delivering effective training and recording its outcomes*
- *the effectiveness of the control room generally*
- *the ability of the control room to handle a large number of concurrent requests for advice and assistance from people directly affected by fires or other emergencies*
- *the quality and effectiveness of the arrangements for communication between the control room and the incident commander. (113.55)*

32: *That as soon as reasonably possible the Inspectorate inspect the London Fire Brigade to examine and report on the arrangements it has in place for assessing the training of incident commanders at all levels and their continuing competence, whether by a process of revalidation or otherwise. (113.56)*

33: *That as soon as reasonably practicable the Inspectorate inspect the LFB to examine and report on its arrangements for collecting, storing and distributing information in accordance with section 7(2)(d) of the Fire and Rescue Services Act 2004, and in particular its arrangements for identifying high-risk residential buildings and collecting, storing and distributing information relating to them (113.57)*

What we have done

His Majesty's Inspectorate of Constabulary and Fire & Rescue Services (HMICFRS) continued to evaluate London Fire Brigade's control room arrangements, drawing on their February 2024 inspection, published in November 2024.

In May we reported that Fire officials were evaluating whether the inspection addressed the recommendation in full, and in September, we reported that their existing Round 3 inspection covered the three recommendations and an assurance process would be undertaken before formally closing the recommendations.

In our December progress report, we published that assurance will conclude in early 2026 to ensure the recommendations are implemented at the highest standard before any formal closure decisions.

The necessary assurance has since taken place, and these recommendations have been fully discharged.

Implementation Timeline

2026

- Assess whether this recommendation has been discharged. – **Complete**
- Review the assessment and reports and decide whether any further action is required. – **Complete**

Recommendation 34

Inquiry reference	Status	Responsibility	Accepted
113.58	In progress	London Fire Brigade (LFB)	In full

Recommendation

That the London Fire Brigade establish effective standing arrangements for collecting, considering and effectively implementing lessons learned from previous incidents, inquests and investigations. Those arrangements should be as simple as possible, flexible and of a kind that will ensure that any appropriate changes in practice or procedure are implemented speedily.

What we have done

The London Fire Brigade (LFB)

London Fire Brigade (LFB) completed consultation on its Operational Learning Policy (PN825 and associated documents) and the policy was published in December 2025. The policy covers effective standing arrangements for collecting, considering and effectively implementing lessons learned from previous incidents (local, national & international), inquests and investigations. The arrangements set out an agile approach to learning including key performance indicators for the early and timely distribution of risk critical learning and the completion of formal structured debriefing.

LFB continues to use the Operational News Flash methodology as an agile system for sharing and adopting new learning.

LFB is developing a peer audit to be completed in Q4 2025/26 to provide assurance against the 113.58 recommendation and LFB's approach to organisational learning.

LFB is also engaging with the broader NFCC GTI 2 assurance workshop programme, and the LFB workshop is scheduled to take place in February 2026. The workshop will provide an insight into how other fire and rescue services are approaching the GTI 2 recommendations, including the organisational learning recommendation directed specifically to LFB (but applicable to all FRS) and provide assurance that the LFB approach is effective and sustainable.

The LFB Business Assurance Team will also be conducting a review of the GTI 2 improvement activity, commencing in early 2026, and will be completed and a report submitted by the end of Q4, 2025/26.

The National Fire Chiefs Council (NFCC)

Throughout 2025, the National Fire Chiefs Council (NFCC) developed and progressed an action and delivery plan to address the recommendations, sharing it with key stakeholders. This work was informed by a survey of fire and rescue services to identify gaps and support needs.

During the same period, the NFCC consulted on, approved and published an Organisational Learning Good Practice Guide, following an extended consultation. The NFCC also published an interim Organisational Learning Library and set out proposals for a future system, subject to available funding and resources.

LFB Implementation Timeline

2025

- Policy review of London Fire Brigade's (LFB) Operational Learning Policy.
– **Complete**

2026

- LFB to undertake internal assurance exercise as part of business assurance process. This will be supplemented by participation in the NFCC GTI 2 assurance workshop programme and a peer review and audit. **(Q2)**

Recommendations 35 and 36

Inquiry reference	Status	Responsibility	Accepted
113.59	In progress	Fire and rescue services (FRS)	In full
113.60	In progress	Fire and rescue services (FRS)	In full

Recommendation

35: *That fire and rescue services that continue to use low power intrinsically safe radios as part of breathing apparatus consider reserving them only for situations in which there is a real risk of igniting flammable gases and generally using radios of higher power, particularly in high-rise buildings.*

36: *That all fire and rescue services give consideration to providing all firefighters with digital radios.*

What we have done

The National Fire Chiefs Council (NFCC)

From April 2025, the National Fire Chiefs Council (NFCC) developed an action and delivery plan to respond to the recommendations, using a survey of fire and rescue services to understand current practice and identify where further support may be needed. The plan was then shared with key stakeholders, including MHCLG.

As work progressed, the NFCC focused on improving understanding of radio provision and performance in operational settings. This included preparing materials for workshops with services, reviewing past learning cases and relevant research, and bringing this together in a report on radio issues. The NFCC also committed to gathering further case studies from services using higher-powered digital radios to better understand their impact.

By December 2025, the NFCC had compiled and shared the report with the National Operational Learning User Group. It was agreed that the learning cases did not identify any conclusive position on the issues with digital radios. As more learning submissions are received, they will be reviewed and added to the report.

The NFCC Implementation team began delivering assurance workshops to services, with a programme in place to complete this work across all fire and rescue services by Autumn 2026. Workshops have been delivered to 14 fire and rescue services as of January 2026.

The London Fire Brigade (LFB)

As published in our September 2025 progress report, the London Fire Brigade (LFB) had introduced new dual-function radio handsets that operate in both analogue and digital modes. These handsets are intrinsically safe, have increased power, and can connect directly to breathing apparatus facemasks, improving communications in line with Phase 1 recommendations. The rollout was supported by a mix of online and face-to-face training, covering radio use, channels and etiquette. Over 80% of staff had completed new e-learning on managing communications at incidents, with work underway to raise completion to 90% by the end of the year.

In December we published the rollout of the new radios was complete and training had been fully delivered. All four e-learning modules had achieved completion rates above 90%, alongside ongoing face-to-face training. LFB had completed its work on these recommendations, while the NFCC will continue to report on progress at a national level.

The LFB Business Assurance team will be conducting a review of the GTI 2 improvement activity, commencing in early 2026, and will be completed and a report submitted by the end of Q4 2025/26.

LFB is also engaging with the broader NFCC GTI 2 assurance workshop programme, and the LFB workshop is scheduled to take place in February 2026. The workshop will provide an insight into how other fire and rescue services are approaching the GTI 2 recommendations and provide assurance that the LFB approach is effective and sustainable.

NFCC Implementation Timeline

2025

- Development of workshop materials to better understand the current position of radio provision in fire and rescue services. – **Complete**
- Produce a report on the findings of previous research, and Organisational Learning cases. – **Complete**
- Fire and rescue services to supply any case studies and evaluation on the use of different radios and communication techniques. – **Complete**
- A learning case from fire and rescue services case studies and evaluation on the use of different radios and communication techniques will be generated. – **Complete**

2026

- Delivery of the radio provision in fire and rescue services workshops.
- Completion of the radio provision in fire and rescue services workshops.

Recommendation 37

Inquiry reference	Status	Responsibility	Accepted
133.61	In progress	Fire and rescue services (FRS)	In full

Recommendation

Since radio communications are inherently unreliable in certain environments, we recommend that firefighters be trained to respond appropriately to the loss of communications and to understand how to restore them.

What we have done

The National Fire Chiefs Council (NFCC)

The National Fire Chiefs Council (NFCC) began developing an action and delivery plan to address the recommendations. This work was informed by a survey of fire and rescue services to understand current arrangements and identify where further support might be needed. The plan was subsequently shared with key stakeholders, including MHCLG.

In September 2025 we published the NFCC had identified the need to strengthen how communication strategies are established and tested at high-risk premises, and to better support services in understanding common radio issues and limitations. During this period, the NFCC also started reviewing National Operational Guidance on fireground radios and asked services to share any learning materials on loss of communications.

Following this, the NFCC completed their review of national guidance and new guidance was being developed, with approval and publication planned in June 2026. While only limited learning materials were received from services, this highlighted that

loss-of-communications training is often covered through exercises rather than dedicated training. As a result, the NFCC began developing a series of “micro learn” content, due to be quality assured and published by March 2026.

The NFCC Implementation team have delivered workshops to 14 fire and rescue services so far, providing support and assistance around communications guidance.

The London Fire Brigade (LFB)

As published in our September 2025 progress report, the London Fire Brigade (LFB) continued the rollout of improved communications arrangements; supported by a mix of online and face-to-face training, covering radio use, channels and etiquette. Over 80% of staff had completed new e-learning on managing communications at incidents, with work underway to raise completion to 90% by the end of the year. Communications training was also built into the three-year high-rise training cycle, which includes practical learning on equipment use, signal interference, restoring communications and setting up reliable systems.

In December we published that the rollout of the new radios was complete and training had been fully delivered. All four e-learning modules had achieved completion rates above 90%, alongside ongoing face-to-face training. LFB had completed its work on these recommendations, while the NFCC will continue to report on progress at a national level.

The LFB Business Assurance team will be conducting a review of the GTI 2 improvement activity, commencing in early 2026, and will be completed and a report submitted by the end of Q4, 2025/26.

LFB is also engaging with the broader NFCC GTI 2 assurance workshop programme, and the LFB workshop is scheduled to take place in February 2026. The workshop will provide an insight into how other fire and rescue services are approaching the GTI 2 recommendations and provide assurance that the LFB approach is effective and sustainable.

Implementation Timeline

2025

- Review and propose changes to current national operational guidance relating to the loss of communications and how to restore them. – **Complete**
- Review learning materials received from fire and rescue services and consider whether they should be shared on the fire and rescue services Learn platform. – **Complete**
- Agree the scope and content of additional material to supplement existing guidance relating to the loss of communications and how to restore them. – **Complete**

2026

- Guidance and Learning Scrutiny Panel to approve draft supplementary product.
- Updated guidance and supplementary product to launch.
- National Fire Chiefs Council to approve proposed changes to guidance.
- Publish updated national operational guidance relating to the loss of communications and how to restore them.

Recommendation 38

Inquiry reference	Status	Responsibility	Accepted
113.62	In progress	Fire and rescue services (FRS)	In full

Recommendation

That basic training on the structure and operation of the water supply system, including the different types of hydrants in use and their functions, be given to all firefighters. Training should also be given on effective measures to increase water flow and pressure when necessary.

What we have done:**The National Fire Chiefs Council (NFCC)**

The National Fire Chiefs Council (NFCC) began developing an action and delivery plan to address the recommendations. This work was informed by a survey of fire and rescue services to understand current arrangements and identify where further support might be needed. The plan was subsequently shared with key stakeholders, including MHCLG. By September 2025, the NFCC had identified water supply issues as a recurring theme in organisational learning cases, both in the UK and internationally. Services were asked to share existing learning materials on water supply systems and hydrants, alongside detailed consideration of whether national guidance or learning materials needed to be strengthened. Services were also invited to share wider learning for potential publication on the FRS Learn platform.

At the time of our December progress report, only limited learning materials had been received, suggesting a gap in training provision on water supply and hydrants. As a result, planned publication on FRS Learn was delayed. The materials received, along with proposals to address the identified gaps, were considered by the Operational Training and Education Group on 6 January 2026. It has been agreed that a series of “micro learn” content will be developed and published and learning materials from West Yorkshire Fire and Rescue service will be uploaded to FRS Learn before the end of March 2026.

The London Fire Brigade (LFB)

In September 2025 mandatory e-learning on water management and planning had been rolled out to all station-based staff and level 2 officers. While more than 80% of staff had completed the training, completion of the required knowledge check was lower. Officers

were working with area leads to increase both overall completion and knowledge check results, with a target of reaching 90% by the end of the year. This learning was supported by face-to-face training delivered by the Central Training Team.

By December, completion rates had improved significantly. More than 90% of staff had completed both the e-learning modules and the knowledge check to the required standard. The training programme, combining online and in-person learning, was complete. LFB had completed its work on these recommendations, while the NFCC will continue to report on progress at a national level.

The LFB Business Assurance team will also be conducting a review of the GTI 2 improvement activity, commencing in early 2026, and will be completed and a report submitted by the end of Q4, 2025/26.

LFB is also engaging with the broader NFCC GTI 2 assurance workshop programme, and the LFB workshop is scheduled to take place in February 2026. The workshop will provide an insight into how other fire and rescue services are approaching the GTI 2 recommendations and provide assurance that the LFB approach is effective and sustainable.

NFCC Implementation Timeline

2025

- Review existing fire and rescue services learning materials relating to water supply systems, including the different types of hydrants. – **Complete**
- Develop options for changes to existing guidance, and, if applicable, whether National Fire Chiefs Council learning materials need to be developed. – **Complete**
- Review learning materials received from fire and rescue services and consider whether they should be shared on the fire and rescue services Learn platform. – **Complete**

2026

- Updated guidance, and, if applicable, new learning materials relating to water supply systems, including the different types of hydrants.

Recommendation 39

Inquiry reference	Status	Responsibility	Accepted
113.63	Complete	Fire and rescue services (FRS)	In full

Recommendation

That all fire and rescue services establish and periodically review an agreed protocol with the statutory water undertakers in their areas to enable effective communication between them in relation to the supply of water for firefighting purposes.

What we have done:

The National Fire Chiefs Council (NFCC)

The National Fire Chiefs Council (NFCC) began developing an action and delivery plan to address the recommendations. This work was informed by a survey of fire and rescue services to understand current arrangements and identify where further support might be needed. The plan was subsequently shared with key stakeholders, including MHCLG.

We published in September 2025 that the NFCC had worked with Water UK to update the National Guidance on the Provision of Water for Firefighting, with all proposed changes accepted and published. The NFCC also shared survey findings with Ofwat, submitted evidence to inquiries on water sector reform, and raised fire and rescue service concerns through the Environment Agency's consultation.

By the end of 2025, further discussions had taken place on the need for a more comprehensive review of the guidance, particularly around accessibility and readability. The NFCC continued engagement with Ofwat and other stakeholders, including responding to consultations and planning further work following the Water Reform White Paper.

The recommendation is now complete and has been fully discharged.

The London Fire Brigade (LFB)

Engagement with water companies increased following the London Fire Commissioner's correspondence in early 2025. Discussions were held with Thames Water, Affinity Water, and Essex & Suffolk Water, with ongoing collaboration to support operational arrangements.

Water companies were also involved in reviewing and contributing to London Fire Brigade's (LFB) training, and data provided by Affinity Water and Thames Water is being used through LFB systems to help operational teams identify water supply zones. A revised National Guidance Document on water provision for firefighting was published, setting out clearer protocols and training expectations.

Later in the year, this engagement continued with water undertakers across the London area, working alongside other fire and rescue services and the National Fire Chiefs Council.

Work focused on standardising protocols, sharing information, and embedding best practice to support continuous improvement.

The use of shared data tools remains in place, and the revised national guidance continues to underpin stronger operational and training arrangements between LFB and water companies.

Recommendation 40

Inquiry reference	Status	Responsibility	Accepted
113.64	In progress	British Standards Institution (BSI)	In full

Recommendation

That the British Standards Institution amend BS 750 to include a description of the circumstances under which the flow coefficient to which it refers in paragraph 10.2 is to be measured.

What we have done:

Work to revise the standard began with a panel of experts brought together to take the recommendation forward, as published in our May 2025 progress report. The recommendation was formally accepted, and during early discussions the panel also agreed to make some additional, unrelated changes on the proposed scope to the standard. The British Standards Institution's Content Development team began meeting with the panel to start drafting revised wording and to agree a likely timetable for issuing a draft for public consultation.

As work progressed, approval was secured for the internal business case to amend the standard. With this in place, a drafting panel was formed and began developing a draft version of the revised standard for consultation.

By the end of 2025, the panel had completed the consultation draft and publication was expected shortly. Subject to the volume and nature of consultation responses, the amended standard is expected to be published in the first quarter of 2026.

Implementation Timeline

2026

- Public consultation on draft amendments to BS 750 to begin. **(Q1)**
- Closure of public consultation on draft amendments to BS 750. **(Q1)**
- Updated BS 750 to be published. **(Q2)**

Recommendation 41

Inquiry reference	Status	Responsibility	Accepted
113.65	In progress	National Fire Chiefs Council (NFCC)	In full

Recommendation

That National Fire Chiefs Council (NFCC) consider whether, and if so in what circumstances, firefighters should be discouraged from departing from their instructions on their own initiative and provide appropriate training in how to respond to a situation of that kind.

What we have done:

The National Fire Chiefs Council (NFCC) began developing an action and delivery plan to address the recommendations. This work was informed by a survey of fire and rescue services to understand current arrangements and identify where further support might be needed. The plan was subsequently shared with key stakeholders, including MHCLG.

Survey results showed that most services had already provided training on effective communication, situational awareness and the deployment of breathing apparatus users. Recognising the importance of clear briefing, understanding, debriefing and real-time communication, the NFCC reviewed the relevant national guidance to ensure these areas were fully covered.

The review was completed in September 2025 and led to proposed updates to the Incident Command guidance, including new hazards and control measures. Drafting of the new guidance is complete and awaiting review by the National Command and Control User Group. The revised guidance will then go through the usual governance steps and subject to approval, is expected to be published in June 2026.

Supporting learning materials relating to the updated guidance will be developed and are expected to be published alongside the guidance before the end of June 2026.

Implementation Timeline

2025

- Review and propose changes to the current National Operational Guidance relating to the dynamic nature of firefighting (particularly by breathing apparatus crews) and the need for firefighters to be able to respond to changing circumstances and make decisions for their and other people's safety. – **Complete**
- Agree content of learning materials to support updated guidance. – **Complete**

2026

- National Fire Chiefs Council subject matter advisers to approve proposed changes to National Operational Guidance.
- Publish updated guidance.
- Develop and draft learning materials to support updated guidance.
- Guidance Learning and Scrutiny Panel to approve learning materials.
- Publish learning materials to support updated guidance.

Response and recovery

Recommendation 42

Inquiry reference	Status	Responsibility	Accepted
113.67	In progress	Government	In full

Recommendation

That the [Civil Contingencies] Act [2004] be reviewed and consideration be given to granting a designated Secretary of State the power to carry out the functions of a Category 1 responder in its place for a limited period of time.

What we have done:

The Cabinet Office has, with support from all sponsoring departments for Category 1 responders, conducted a review of wider relevant legislation to identify existing powers of intervention available and whether there are any gaps. As well as identifying legislative powers, we have also reviewed non-legislative interventions available to departments.

As part of the review of powers of intervention under the Civil Contingencies Act 2004, Cabinet Office is seeking further legal assurance on a small number of possible scenarios to understand whether they fall under the scope of existing powers of intervention available under Sections 5 and 7 of the Civil Contingencies Act 2004.

Based on the findings of the review, Cabinet Office will formulate legislative and non-legislative proposals for how the government could strengthen the support provided to local responders during a response to an emergency, alongside appropriate routes for intervention where necessary. Any recommendations for legislative change would be made through the Post Implementation Review of the Civil Contingencies Act 2004.

Implementation Timeline

2027

- Government to take a decision on ways to strengthen intervention when a Category 1 responder is failing to respond appropriately.

Recommendation 43

Inquiry reference	Status	Responsibility	Accepted
113.68	In progress	Government	In principle

Recommendation

Regulation 23 of the Civil Contingencies Act 2004 (Contingency Planning) Regulations 2005 requires a Category 1 responder to have regard when making its plans to the activities of relevant voluntary organisations. We therefore recommend that the regulation be amended to require Category 1 responders to establish and maintain partnerships with the voluntary, community and faith organisations in the areas in which they are responsible for preparing for and responding to emergencies.

What we have done:

The government accepted this recommendation in principle and committed to undertaking a consultation to assess the proportionality of an enhanced statutory duty. In July 2025, we launched a public consultation to collect information on the potential impacts of strengthening Regulation 23 within the Civil Contingencies Act, and to explore whether there are other avenues to achieve improved engagement between Category 1 emergency responders and voluntary, community and faith sector (VCFS) organisations.

The Stronger Partnerships consultation closed in September 2025 and received 165 completed responses, collecting valuable data on the complex potential effects of an enhanced statutory duty. The government published the public response to the consultation in December 2025. The data revealed that there is no consensus in favour of one particular course of action, and a difference in views between the groups within some elements. It is therefore not clear, at this stage, that amending the regulation for partnership working would meet the intent of the Grenfell Tower recommendation.

The government has committed to undertaking further analysis on the data and considering alternative options, including non-regulatory changes to strengthen partnership working. A final decision on regulatory changes will be taken as part of the post-implementation review of the Civil Contingencies Act in 2027, and we anticipate non-regulatory changes to strengthen partnership working to be implemented sooner.

Implementation Timeline

2026

- Government will undertake an impact assessment on the implications of any changes to regulations, and consider non-regulatory changes to strengthen partnership working.
- The consultation outcome report and impact assessment will inform the government's decision on how to improve collaborative working, to support effective and inclusive emergency preparedness and response.

Recommendation 44

Inquiry reference	Status	Responsibility	Accepted
113.69	In progress	Government	In full

Recommendation

The current guidance on preparing for emergencies is contained in several documents, all of which are unduly long and in some respects out of date. We recommend that the guidance be revised, reduced in length and consolidated in one document which lays greater emphasis on the need for those leading the response to consider the requirements for recovery, the need to identify vulnerable people, the importance of identifying and ensuring co-operation with voluntary, community and faith groups and is consistent with the Equality Act 2010.

What we have done:

As the first steps in modernising critical guidance, the Cabinet Office published:

1. Revised guidance on identifying and supporting vulnerable people. The new publication included feedback from local responders, voluntary, charity and faith sector representative groups.
2. An updated Central Government Concept of Operations for Emergency Response and Recovery (HMG CONOPs), which is called the Amber Book – Managing crises in central government. As part of this update, the guidance specifically recognises the need for humanitarian considerations.

To make the government’s resilience guidance more accessible for practitioners, we have launched a new GOV.UK page to collate all relevant guidance, aiming to make the information simpler to find and use.

Alongside these publications, Cabinet Office has undertaken an initial review of government’s existing resilience guidance to determine what information can be withdrawn, as it has been superseded, or be consolidated into other existing guidance. This review has also looked to identify what guidance should be updated as a priority, as well defining what the future catalogue of guidance should look like.

As a next step, in 2026 we will be working to engage stakeholders on the outcomes of this review and set out a programme of updates.

Implementation Timeline

2026

- Government will conclude a guidance review and set out the programme for a complete refresh.

Recommendation 45

Inquiry reference	Status	Responsibility	Accepted
113.69	In progress	Government	In full

Recommendation

That regard for humanitarian considerations be expressly recognised by making it the ninth principle of effective response and recovery.

What we have done

In July 2025, the Cabinet Office published the UK Government Resilience Action Plan. This includes a summary of actions to support vulnerable people. The government engaged with a range of organisations when reviewing our approach to resilience, including representatives from the voluntary, community and faith sector, who work tirelessly to support those who can so often be the most impacted in emergencies. We are committed to ensuring our national and local emergency planning is more closely connected with our communities and the people we serve.

As a first step, we updated the government's Amber Book, including guidance to ensure humanitarian considerations are recognised in national emergency responses. This work aims to ensure impacts to people in emergencies are better considered in national and local emergency planning and response.

We have also developed a National Resilience Standard on Human Aspects, to help emergency responders and Local Resilience Forums (LRFs) in identifying and addressing the psychosocial needs of people affected by an emergency. The National Resilience Standards set out consistent expectations of leading practice, providing clarity and updated guidance to LRFs.

The Cabinet Office has worked with the Social and Behavioural Science for Emergencies working group, run by the Government Office for Science, to develop new guidance to improve the identification and assessment of disproportionate impacts of emergencies to Vulnerable People in the National Security Risk Assessment (NSRA). The guidance was issued to Lead Government Departments in November 2025. Work is underway to review the NSRA methodology, to deliver a more effective assessment of vulnerability during crises, and make this more accessible to policy-makers and operational leaders undertaking planning and preparedness activities. There is also ongoing work across government to identify best practice and gaps in existing support for those impacted by emergencies.

Government will continue to work with relevant departments and local emergency planners, to develop suitable guidance which supports embedding humanitarian considerations within emergency preparedness and response activity.

Implementation Timeline

2026

- Working with relevant departments and local emergency planners, the government will develop suitable guidance which supports embedding humanitarian considerations within emergency preparedness and response activity.

Recommendation 46

Inquiry reference	Status	Responsibility	Accepted
113.70	In progress	Local authorities	In full

Recommendation

Events demonstrated, however, that there is a need for a clearer understanding of the nature of the London Gold arrangements, in particular in situations in which a single borough is affected. We therefore recommend that the guidance on the operation of those arrangements be revised and that existing and newly appointed chief executives be given regular training to ensure they are familiar with its principles.

What we have done

All relevant documentation supporting regional local authority response system have been reviewed by a Standardisation Board which reports to the Local Authority Regional Resilience Board. Additionally, briefings for new Chief Executives to London now include more emphasis on the need for early engagement with affected local authorities and their involvement in all Strategic Coordination Group meetings.

The final consultation on London Local Authority Gold Operating procedures has been completed by London local authorities. The updated version of the procedures was circulated to all London local authorities in September 2025.

The London Local Authority Concept of Operations, which includes all elements of the local and regional local authority response and recovery system is in the process of being reviewed and the next iteration will be published by the end of March 2026.

A new local authority specific regional gold training offer has been developed over the past year. This training is focused on chief executives, senior officers on the aspiring chief executives programme and officers on local gold rotas. To date, three courses have been delivered and a further course is scheduled to take place in February 2026. This course is now embedded into the annual London local authority regional training programme. From April 2026, the focus will be on delivering a minimum of four courses per year and developing a refresher training to complement the main course. The pilot refresher course is expected to take place towards the end of 2026.

Implementation Timeline

2025

- First Regional Gold Training Course to be delivered in autumn 2025. – **Complete**

2026

- Regional Gold Training incorporated into Annual Training Programme for financial year 2026/27 in spring 2026.
- Next iteration of the London Local Authority Concept of Operations published in spring 2026.

Recommendation 47

Inquiry reference	Status	Responsibility	Accepted
113.71	In progress	Government	In full

Recommendation

That local resilience forums adopt national standards to ensure effective training, preparation and planning for emergencies and adopt independent auditing schemes to identify deficiencies and secure compliance.

What we have done

MHCLG selected five local resilience forums in England to join the Stronger Local Resilience Forums (LRF) trailblazer programme. This was launched in April 2025 and included Cumbria LRF, Greater Manchester LRF, London LRF, Northumbria LRF and Suffolk LRF. In September 2025, MHCLG issued grant funding to all five Local Resilience Forum trailblazers. Following the receipt of this funding all five LRF trailblazers have been implementing their plans, and four Chief Resilience Officers are in post.

In support of this work, MHCLG has begun a national community of practice forum, which has met twice since the programme started in April. Over the next year, MHCLG will continue to work closely with these LRFs to deliver the aims of the trailblazer programme to strengthen the leadership and accountability of local resilience and to integrate resilience into wider aspects of local policy-making.

MHCLG established a national working group to design a new national peer review protocol for local resilience forums and invited five LRFs to represent all regions of the country. We have held six meetings, during which the group identified the core components needed for a protocol and is currently working to finalise a draft.

During 2026 the working group will develop a protocol before the process is rolled out later in the year.

Implementation Timeline**2026**

- Government will work with local resilience forums (LRFs) to design and test a proposal for a new peer review protocol.

2027

- Government will update National Resilience Standards for LRFs.

Recommendation 48

Inquiry reference	Status	Responsibility	Accepted
113.71	In progress	Government	In principle

Recommendation

That a mechanism be introduced for independently verifying the frequency and quality of training provided by local authorities and other Category 1 responders.

What we have done

MHCLG has been working on proposals to scope a process for local authorities to report on the quality and frequency of training and development.

From this work, MHCLG has identified existing arrangements that local government could use to report on the quality and frequency of training.

MHCLG will continue to work closely with the UK Resilience Academy and Local Government Association to fully scope a process and will test the proposals with the sector in 2026 before the process is rolled out later in the year.

Implementation Timeline**2026**

- Government will scope a process for local authorities to report on the quality and frequency of training and development and test these with the sector.

2027

- Government will update the National Resilience Standards for local resilience forums.

Recommendation 49

Inquiry reference	Status	Responsibility	Accepted
113.73	In progress	Local authorities	In full

Recommendation

That local authorities train all their employees, including chief executives, to regard resilience as an integral part of their responsibilities.

What we have done

Throughout 2025, MHCLG has worked with the Cabinet Office, the UK Resilience Academy, the Local Government Association (LGA) and Society of Local Authority Chief Executives (SOLACE) to develop and finalise a local resilience training programme for local authority chief executives and officers. Commercial and funding arrangements for this were agreed in December 2025. The first national working group to design the curriculum for this programme was held in October 2025, with further sessions planned for 2026.

The UK Resilience Academy, the Local Government Association and Society of Local Authority Chief Executives will pilot an initial training offer to local authority chief executives by spring 2026. During 2026 the partnership will design and create a suite of e-learning modules covering the resilience role of local government. These will be made available to all local authorities in England to include within their own resilience training curriculum.

Pending the outcome of the pilot by spring 2026, delivery of the face-to-face training offer and action learning sets for Chief Executives will take place. An initial 60 local authority chief executives will be invited to participate in the programme in 2026/27, 2027/28 and 2028/29.

Alongside this, MHCLG will work with the UK Resilience Academy, the Local Government Association and Society of Local Authority Chief Executives to develop plans for continuing the offer beyond the initial funded period.

Implementation Timeline

2026

- The UK Resilience Academy, the Local Government Association and Society of Local Authority Chief Executives will pilot a resilience training offer to local authority chief executives.
- The UK Resilience Academy, the Local Government Association and Society of Local Authority Chief Executives will have set out a potential offer for face-to-face training for local authority chief executives and wider access to e-learning training to all local authorities, based on learning from these pilots.

Recommendations 50, 51, 52, 53, 54 and 55

Inquiry reference	Status	Responsibility	Accepted
113.74	In progress	Local authorities	In full
113.75	In progress	Local authorities	In full
113.76	In progress	Local authorities	In full
113.76	In progress	Local authorities	In full
113.77	In progress	Local authorities	In full
113.78	In progress	Local authorities	In full

Recommendation

50: Royal Borough of Kensington and Chelsea (RBKC) had no effective means of collecting and recording information about those who had been displaced from the tower and surrounding buildings, including those who were missing. Compiling reliable information of that kind is difficult and the challenges likely to be faced by local authority Category 1 responders will vary according to the nature of the emergency. We recommend that all local authorities devise methods of obtaining and recording information of that kind, if possible in electronic form, and practise putting them into operation under a variety of different circumstances.

51: That all local authorities make such arrangements as are reasonably practicable for enabling them to place people in temporary accommodation at short notice and in ways that meet their personal, religious and cultural requirements. Such arrangements should, as far as possible, involve local providers of social housing.

52: That all local authorities include in their contingency plans arrangements for providing immediate financial assistance to people affected by an emergency.

53: That as part of their planning for emergencies local authorities give detailed consideration to the availability of key workers and the role they are expected to play so that suitable contingency arrangements can be made to ensure, as far as possible, continuity of support.

54: That as part of their emergency planning local authorities make effective arrangements for continuing communication with those who need assistance using the most suitable technology and a range of languages appropriate to the area.

55: That all local authorities include in their plans for responding to emergencies arrangements for providing information to the public by whatever combination of modern methods of communication are likely to be most effective for the areas for which they are responsible.

What we have done

MHCLG has been working with the Cabinet Office, the Department for Education (DfE), the Department for Health and Social Care (DHSC) and local authorities to consider the best approach to highlight these responsibilities in guidance in conjunction with recommendation 44.

From September to December, MHCLG has met with the Association of Directors of Adult Social Services, the Association of Directors of Children's Services, DHSC, DfE and the Local Government Association to support this work.

In 2026, MHCLG intends to review and publish 'Local Authorities' Preparedness for Civil Emergencies (2018) to highlight in guidance the key duties on local authorities for civil emergencies, including those raised by the Grenfell Inquiry report. MHCLG will do this with the Local Government Association and Society of Local Authority Chief Executives to ensure current sector leading practice informs the review, and in conjunction with the curriculum developed in response to recommendation 49.

MHCLG will continue to work closely with Cabinet Office to identify further opportunities in the year ahead to further clarify the expectations and duties on local authorities for civil emergencies, in conjunction with recommendation 44.

Implementation Timeline

2026

- Government will identify the appropriate way to highlight this in guidance that clarifies key duties on local authorities by the end of spring 2026.

Vulnerable people and Phase 1

Recommendation 56

Inquiry reference	Status	Responsibility	Accepted
113.78	Complete	National Police Chiefs' Council (NPCC)	In full

Recommendation

That what in the past has been called by the police a “casualty bureau” be described in a way that makes it clear that it does not provide information to the public about people affected by the emergency. (113.78)

What we have done

As set out in our February 2025 response, the National Police Chiefs Council (NPCC) have delivered this recommendation to make clear that the casualty bureau does not provide information to the public about people affected by emergencies.

This recommendation is complete and has been fully discharged.

Recommendation 57

Inquiry reference	Status	Responsibility	Accepted
113.82	In progress	Government	In full

Recommendation

That further consideration be given to the recommendations made in the Phase 1 report in the light of our findings in this report.

What we have done

The government addressed Phase 1 recommendations 33.22.C, 33.22.E and 33.22.F in the response to the Emergency Evacuation Information Sharing Plus (EEIS+) consultation published on 2 December 2024.

In relation to Phase 1 recommendations, for recommendation 33.22.D, statutory guidance was updated for Evacuation Alert Systems in all new blocks of flats over 18 metres. In the broader fire and building safety environment there have been notable improvements including training for fire and rescue services regarding evacuations in serious emergencies.

Residential Personal Emergency Evacuation Plans (Residential PEEPs) are different from the Phase 1 Inquiry recommendation but has the same aim to improve fire safety and evacuation of vulnerable residents.

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 were laid on 4 July 2025. These regulations mandate Residential PEEPs in high-rise and higher-risk residential buildings. One further element of this work will be delivered through primary legislation. This work closed recommendations 59 and 61.

Recommendation 60 will be complete when primary legislation is passed which will extend mandatory person-centred fire risk assessments into residents' flat to add the final element of the Residential PEEPs policy.

Implementation Timeline

2025 to 2026 (when parliamentary time allows)

- The implementation of this recommendation is being done through the delivery of recommendations 59-61.

Recommendation 58

Inquiry reference	Status	Responsibility	Accepted
113.83	Complete	Government	In full

Recommendation

That the advice contained in paragraph 79.11 of the LGA Guide be reconsidered.

What we have done

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 were laid on 4 July 2025 which mandates Residential PEEPs and applies to all high-rise residential buildings and medium-rise residential building with simultaneous evacuation strategies in place.

Following the laying of the regulations, guidance on Residential PEEPs has been produced. Draft guidance was circulated to disability advocacy groups and other stakeholders for comment. After circulation, the guidance on the issues covered in paragraph 79.11 in the Local Government Association guidance was published in December, as the Residential PEEPs: Guidance for Responsible Persons.

This recommendation is now closed and has been fully discharged.

Recommendations 59 and 61

Inquiry reference	Status	Responsibility	Accepted
33.22.C	Complete	Government	In full
33.22.F	Complete	Government	In full

Recommendations

59: That the owner and manager of every high-rise residential building be required by law to draw up and keep under regular review evacuation plans, copies of which are to be provided in electronic and paper form to their local fire and rescue service and placed in an information box on the premises. (33.22.C)

61: That the owner and manager of every high-rise residential building be required by law to include up-to-date information about persons with reduced mobility and their associated personal emergency evacuation plans (PEEPs) in the premises information box. (33.22.F)

What we have done

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 were laid on 4 July 2025. This mandates Residential PEEPs in high-rise and higher-risk residential buildings.

Under the regulations, residents with disabilities or impairments will have a person-centred fire risk assessment to identify equipment and adjustments to aid their fire safety, evacuation and a ‘Residential PEEPs statement’ recording what they should do in a fire. Fire and rescue services will also receive information on vulnerable residents in case they need to support their evacuation. The resident’s consent is required throughout the process. Further information on why we are doing this and what the regulations mean in practice can be found in the Residential PEEPs: Factsheet.

These recommendations are now complete and have been fully discharged.

Recommendation 60

Inquiry reference	Status	Responsibility	Accepted
33.22.E	In progress	Government	In principle

Recommendation

That the owner and manager of every high-rise residential building be required by law to prepare personal emergency evacuation plans (PEEPs) for all residents whose ability to self-evacuate may be compromised (such as persons with reduced mobility or cognition).

What we have done

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 were laid on 4 July 2025. This mandates Residential Personal Emergency Evacuation Plans (Residential PEEPs) in high-rise and higher-risk residential buildings, with the one further element to be delivered through primary legislation expected in 2026.

The government committed funding for 2025/26 to begin this work by helping social housing providers to deliver Residential PEEPs for their renters. We are currently in the process of securing funding following the Spending Review that will cover up to 2029/30. The funding recognises that social housing providers are under pressure to deliver a range of reforms at present as well as to improve and replenish their stock.

We published statutory guidance to Responsible Persons to support their implementation of Residential PEEPs on 2 December 2025.

This recommendation will be complete when primary legislation is passed which will extend mandatory person-centred fire risk assessments into residents' flat to add the final element of the Residential PEEPs policy.

Implementation Timeline

2025

- Guidance to be published in autumn 2025. – **Complete**

2026 (when parliamentary time allows)

- Introduction of primary legislation to complete one element of the policy.

E03535653
ISBN 978-1-5286-6205-5