



Ministry of Housing,
Communities &
Local Government

Building Safety Newsletter

April 2026 Edition



Welcome to the spring edition of our Building Safety Newsletter. We aim to bring you regular news from the Ministry of Housing, Communities and Local Government on the work we are doing to make buildings safe and improve the building safety system. In this edition you will find:

- [a foreword from the Directors General for Buildings, Fire & Resilience](#)
- [legislation and policy updates](#)
- [news for residents](#)
- [regulation information](#)
- [other news in brief](#)

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**Foreword from the Directors General for
Buildings, Fire & Resilience**



Welcome to the latest Building Safety Newsletter, the first since we have begun our new job share as Directors General for this important area of work. At its core, building safety is about keeping people safe in their homes and communities. It is a fundamental public service responsibility, and one that matters deeply to both of us.

Our role is to provide clear leadership of the building safety system, while ensuring residents are firmly at the heart of everything we do. That means a system that listens to residents' experiences, supports those responsible for buildings to do the right thing, and consistently delivers safer outcomes.

Listening and learning from residents and other stakeholders remains essential. Your insight helps us strengthen how the system operates on the ground, improve guidance, and build the capability needed across the sector.

In this edition, we highlight several consultations designed to improve the building safety system and support residents, alongside updates from key regulators and their roles in keeping people safe. We really appreciate you taking the time to input into the consultations below and hope you find the updates from regulators informative.

Looking ahead, our priority is to fix buildings with dangerous cladding faster and more efficiently, while embedding a strong and lasting culture of safety across the built environment. As we approach the ninth anniversary of the Grenfell Tower tragedy, we hope soon to reach

a crucial milestone with the introduction of the Remediation Bill, which aims to remove barriers to making buildings safe.

The memory of the Grenfell victims, and the reality faced by residents still living in buildings with unsafe cladding, demand nothing less than a system that works - one that is effective, transparent and trusted. We look forward to working with you to make this a reality.

Katie Farrington and Ben Rimmington

Directors General, Buildings, Fire & Resilience (job share)

Legislative & Policy Updates

New Fire Safety Rules: Residential Personal Emergency Evacuation Plans (RPEEPs)

A key change following the Grenfell Tower Inquiry came into effect this month. New rules now require carefully thought-out evacuation plans for residents who may need help to escape in a fire. The Fire Safety (Residential Evacuation Plans) Regulations mean that building owners (often called responsible persons) must:

- Identify residents who may need help to get out in a fire
- Carry out a personal fire risk assessment for these residents
- Take reasonable steps to reduce any risks
- Provide a written emergency evacuation statement
- Share relevant information with the local Fire and Rescue Service (with the resident's agreement)

These rules apply to high-rise buildings (18m+/7+ storeys) and some medium-rise buildings (11m+) in England.

Practical and detailed information is available in the [residential PEEPs guidance](#) page on GOV.UK and the [Responsible Person Toolkit](#).

Consultation: Fire Safety Guidance (Approved Document B)

The Building Safety Regulator is [consulting on updates to Approved Document B \(ADB\)](#), which supports the fire safety requirements of the Building Regulations. The proposals aim to:

- Make guidance clearer and stronger, especially for safe evacuation
- Improve outcomes for residents needing extra help
- Update rules on evacuation lifts, fire alarms, sprinklers, and fire spread

Share your views by **1 July 2026**.

Consultation: Building Work Categorisation

A new [consultation](#) is looking at how small-scale building work is categorised under the higher-risk building regime. The aim is to make sure the information required by building control matches the scale and complexity of the work, without reducing safety standards.

Respond by **28 May 2026**.

More information can be found in this [Written Ministerial Statement](#). If you have any questions, please contact: buildingregulationsconsultation@communities.gov.uk using the subject line 'Category A and B consultation'.

Consultation: The Future of Fire Risk Assessors

The Government is [seeking views](#) on introducing mandatory certification for fire risk assessors, following a Grenfell Inquiry recommendation. The goal is to make sure anyone carrying out fire risk assessments has the right skills and experience.

Anyone with an interest in fire safety can take part and share their views.

Have your say by **18 June 2026**.

Webinar: Construction Products Reform White Paper

On 5 May, MHCLG is hosting a webinar on the Construction Products Reform White Paper (published in February 2026). The White Paper sets out proposals to improve the safety and performance of construction products, helping to ensure products used in homes can be trusted to work as they should. The includes:

- Stronger regulation and clearer responsibilities
- Better product information and testing standards
- A new [General Safety Requirement](#)

Register through the [webinar web page](#).

[Consultation](#) on the above closes on **20 May 2026**.

News for Residents

LEASE publishes new fire safety guidance

LEASE has published two new fire safety guidance documents to help resident directors and leaseholders better understand their roles and responsibilities. The guides - [Fire safety for resident directors](#) and [Fire safety measures](#) - provide clear, practical advice on managing fire safety in residential buildings. It includes updated information on Personal Emergency Evacuation Plans (PEEPs).

Regulation Information

In our first edition, we spotlighted the Office for Product Safety and Standards (OPSS) as the national regulator for construction products. In this edition, along with an update from the OPSS, we find out more about the other two regulators – the Building Safety Regulator (BSR), and Regulator for Social Housing (RSH).

Introduction and Update from the Building Safety Regulator

The [Building Safety Regulator \(BSR\)](#) was created following the Grenfell Tower fire to fix long-standing problems in how building safety is regulated and to drive a lasting culture change across the sector.

BSR is now operating as a standalone organisation within MHCLG, strengthening its independence and helping to reduce fragmentation in the system. This reflects a Grenfell Inquiry recommendation to move towards a more unified approach to construction regulation.

BSR is the building control authority for higher-risk buildings, covering both new build and remediation work. It also keeps building standards under review more widely, ensuring the system continues to learn and improve.

Recent progress includes:

1. Over 10,000 new homes approved in the past 12 weeks
2. Approval rates for new build schemes rising to 61%, up from 33% earlier this year (and reaching 90% in London)
3. Faster progress on remediation approvals, supported by:
 - dedicated multi-disciplinary teams bringing together technical, fire safety and regulatory expertise
 - named account managers for complex cases
 - greater use of approvals with conditions, allowing work to begin safely while minor issues are resolved

Approval rates for remediation work are now close to the 65% target set for 2026/27 in BSR's strategic plan.

Stakeholders can stay informed by signing up to the [BSR monthly e bulletin](#) for the latest updates from the regulator.

Introduction and Update from the Regulator of Social Housing

The [Regulator of Social Housing \(RSH\)](#) regulates social housing providers in England. Its role is to make sure landlords provide safe, decent homes and services, and that organisations are well run and financially viable.

RSH sets [regulatory standards](#) that landlords must meet. These include:

- Economic standards, covering governance and financial management
- Consumer standards, covering the quality and safety of homes and services

RSH checks compliance through inspections, reviews and follow-up on new information. When issues are identified, it works with landlords to put things right and can take regulatory action where needed.

The [Safety and Quality Standard](#) allows RSH to hold landlords to account for taking all reasonable steps to keep tenants safe in their homes and shared areas. Landlords report on this through Tenant Satisfaction Measures, which include fire safety data. RSH has published its analysis of the [2024–25 Tenant Satisfaction Measures](#) for large landlords.

Social landlords also complete a [Fire Safety Remediation Survey](#), setting out progress on identifying and fixing serious fire safety issues in buildings over 11 metres. The latest survey results were published on 26 March 2026, and form part of RSH's ongoing regulatory oversight.

OPSS Updates: Action on Glass Manufacturing and New Code of Practice Published

Last month, the Office for Product Safety and Standards (OPSS) - the national regulator for construction products - published a [sector report on heat-soaked thermally toughened glass](#).

In developing the report, OPSS made unannounced inspections of UK glass manufacturers in its capacity as regulator. These inspections found widespread non-compliance and led to enforcement action and improvements across the sector.

The report explains how OPSS checks products on the market and takes action when rules are broken. It also shows why it's important for construction product manufacturers to be aware, and stay aware, of their legal obligations.

In March 2026, a new [voluntary Code of Practice \(PAS 2000\)](#) was published by the [British Standards Institution](#), with OPSS support. It helps businesses understand the steps needed to place safe construction products on the market.

The code aligns with the findings of the [Independent Review of the Construction Product Testing Regime](#) by Paul Morrell OBE and Anneliese Day KC and sets clear expectations for product safety and accountability.

For more information, visit the [OPSS website](#) or email: opss.enquiries@businessandtrade.gov.uk.

Other News in Brief

Building Safety Levy: working with local authorities

MCHLG has been working with Local Authority Building Control (LABC) to ensure that councils are ready for the introduction of the Building Safety Levy. The Levy will help fund the building safety system and the remediation of unsafe buildings, so residents are better protected. Most recently, LABC hosted a [webinar for councils](#) who will be responsible for collecting the Levy. You can view the comprehensive levy guidance here [Building Safety Levy: Guidance - Guidance - GOV.UK](#) with process maps at Annex A and proformas at Annex B.

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