



Ministry of Housing,
Communities &
Local Government

Building Safety Newsletter

July 2026 Edition



Welcome to the summer 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



Since we published the [Remediation Acceleration Plan](#) in December 2024, over 30,000 more residents now live in safe homes. We remain committed to improving how we deliver these vital works and adapting our approach to best meet the challenge.

In line with calls from industry, residents and campaigners, we are enabling new applications to the [Cladding Safety Scheme](#) to be prioritised according to risk to life, rather than solely by building height. This will ensure that buildings assessed as presenting the highest risk to life are prioritised for remediation.

We are also launching a new, targeted funding opportunity to support the remediation of unsafe cladding on a small number of multi-occupied residential buildings under 11 metres in England.

We are reinforcing another key principle: the polluter must pay. Leaseholders should not be left financially burdened with the costs of fixing issues they did not cause. This Autumn 2026, the National Remediation Database (NRD), delivered by Homes England, will provide a single view of remediation activity across relevant buildings. It will improve information-sharing and support oversight across partner organisations that hold building owners to account.

Alongside our work to accelerate the remediation of buildings with unsafe external cladding, we continue to reform the wider building safety system. This means pushing forward initiatives that will ensure the higher-risk building control system works better in practice, while maintaining safety.

In this newsletter, we report back on the latest consultations that signal that we are acting fast to make this a reality. These are technical consultations, but they are all unified by the Building Safety Regulator (BSR)'s recognition that regulatory action needs to be proportionate to the problem and improvements need to be made fast.

The Building Safety Regulator is also setting out new proposals for Building Assessment Certificates (BACs), which show that those responsible for a higher-risk building are managing its safety properly. To further improve the building safety system, the government has published its response to the single construction regulator prospectus consultation, supporting a clearer and more coherent regulatory framework. More detail is in this newsletter.

I know that progress cannot come quickly enough for residents still waiting for their buildings to be made safe. We work tirelessly to this end: with local authorities, regulators, those responsible for buildings, industry and resident groups to drive this work forward. Our aim is to finish the job, restore trust, and ensure everyone feels safe in the place they call home.

Katie Farrington and Ben Rimmington

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

Legislative & Policy Updates

Putting life safety at the centre of remediation

In line with calls from industry, residents and campaigners, we are now enabling new applications to the [Cladding Safety Scheme](#) (CSS) to be prioritised according to risk to life. This will ensure that buildings assessed as presenting the highest risk to life are prioritised for remediation.

Under the new approach, CSS applicants with multiple buildings will be able to prioritise their remediation programmes according to risk to life. Homes England will then work with such applicants to develop robust, deliverable plans for remediation work that are based on life-safety risk.

This will allow the CSS to focus its efforts where the risk is greatest and prioritise new applications assessed as “high”-risk – in the building’s Fire Risk Appraisal of External Walls (FRAEW).

Building Safety Levy update brings greater certainty

The Building Safety Levy is due to come into effect on 1 October 2026. Amending [regulations](#) were laid before Parliament on 2 July to make technical changes ahead of this.

Following feedback by developers, the amendment clarified the definition of “previously developed land” for the purposes of allowing housebuilders to apply for a 50% brownfield discount.

The Levy will be a charge on certain building control applications for new residential buildings in England. The government has designed the levy to minimise impacts on housing supply while balancing the need to raise the revenue required to make homes safe.

Subject to Parliamentary approval, the amending regulations will come into force at the same time as the Levy.

Further guidance for stakeholders is available here: [Building Safety Levy: Guidance - Guidance - GOV.UK](#)

Government continues to deliver on Grenfell Inquiry recommendations with SCR update

The government has published its [response to the Single Construction Regulator \(SCR\) prospectus consultation](#), setting out the government's policy direction for reform including:

- confirming the vision, ambition and primary objective for the new regulator,
- confirming the outcomes for the building safety system,
- outlining how we intend to deliver the regulator via primary legislation, using the current [Building Safety Regulator \(BSR\)](#) as the foundation for the new body.

The government welcomes the broad support received through the consultation and will consider the findings as policy develops.

The government remains committed to establishing the SCR in line with the Grenfell Tower Inquiry's recommendation. It will continue to engage with residents, building users and representatives from across the construction sector as policy develops.

The government response can be viewed here: [Single construction regulator prospectus: government response - GOV.UK](#)

New under 11m funding to be launched this August

The government is launching targeted funding to support the remediation of unsafe cladding on a small number of multi-occupied residential buildings under 11 metres in England.

This funding will deliver the commitment made in the [Remediation Acceleration Plan Update](#), published in July last year. Buildings under 11 metres are less likely to have significant cladding fire safety risks. However, a small number of buildings have been identified where unsafe cladding presents a risk to life. Funding will be prioritised towards buildings where unsafe cladding presents a high life critical fire safety risk.

The funding will be delivered through an extension of the [Cladding Safety Scheme](#), administered by Homes England. Applications will open on 17 August 2026 and close at the end of an eight-week application window.

Further information, including eligibility criteria and application guidance, can be found here: [Buildings under 11 metres: new funding - GOV.UK](#)

News for Residents

Centring the resident experience of developer-led remediation

We want to better understand the experiences of residents in buildings undergoing remediation through the Developer Remediation Contract. To do this, MHCLG's External Engagement Team is visiting residents in affected buildings, following similar visits with residents in buildings being remediated through the Building Safety Fund.

These visits began in January and are expected to continue until October. They are focused on hearing directly from residents about their experiences of remediation, including:

- the impact of works on their day-to-day lives;
- the quality of communication they receive; and
- any financial impacts they have experienced.

The feedback gathered through these conversations will help us identify what is working well, where improvements may be needed, and how current policies are supporting residents during remediation.

By listening directly to residents, MHCLG is making sure their experiences inform future improvements to policy, communication and delivery.

Understanding insurance costs in remediation-affected buildings

This week, MHCLG published findings from the [Remediation Programme Insurance Survey](#) (RPIS), the largest survey of its kind examining insurance costs in remediation-affected buildings.

Based on data from more than 2,000 buildings, the survey explored how insurance affects leaseholders, including the cost of premiums, the level of excesses, and the insurance options available to them.

The findings show that:

- buildings with unresolved fire safety defects continue to pay higher average insurance rates, and some leaseholders continue to be subjected to particularly high insurance costs.
- a small but significant number of buildings also reported extremely high insurance excess levels.

The publication highlights the continued financial impact that insurance costs can have on residents and strengthens the evidence base for further scrutiny of the insurance market.

It reinforces the importance of ensuring that insurance pricing appropriately reflects underlying risk and that improvements in building safety are reflected in costs for leaseholders.

We welcome the [Financial Conduct Authority](#)'s plan to undertake a short, focused review to explore how insurers' pricing approaches have changed since its 2022 report.

Regulation Information

Reforms to higher-risk building regulations continues at pace

MHCLG is taking forward a package of reforms to improve the way the [Building Safety Regulator](#) (BSR) operates, with the aim of increasing its efficiency while maintaining safety.

MHCLG's response to our recent consultation on the categorisation of building work in existing higher-risk buildings sets out changes to ensure that document requirements are proportionate to the risk and complexity of the work being undertaken.

Our telecommunications consultation [response](#) sets out changes to support a more proportionate approach to installing fibre-optic cabling and carrying out building work relating to mobile communication masts.

We have also launched a new consultation, seeking views on whether the emergency repairs provision should be widened to include work that may be critical or urgent but is not currently covered by the provision. The existing provision allows emergency repairs to be carried out without prior approval from the BSR where urgent action is needed and it is not practical to obtain approval before work begins.

You can find more information here:

- [Proportionality in building control: categorisation of higher-risk building work - GOV.UK](#)
- [Improving proportionality and safety outcomes in building control: telecommunications work - GOV.UK](#)
- [Improving proportionality and building safety outcomes in building control: emergency repairs under the higher-risk building regime - GOV.UK](#)

MHCLG and the BSR continue to publish further information and guidance over the following weeks and months in order to implement these reforms.

First Remediation Contribution Order secures £3.68m

The [First-tier Tribunal](#) has ordered Hollybrook Construction Limited to pay £3.68m to the Ministry of Housing, Communities and Local Government (MHCLG). This judgement is the result of the Secretary of State's first [Remediation Contribution Order](#) (RCO), made under the Building Safety Act 2022.

The case involved Hallings Wharf's development of over 80 homes in East London. Remediation of unsafe cladding had been completed using public funds paid out through MHCLG's [Building Safety Fund](#). In March 2024, the Department commenced legal action to recover these costs.

Hollybrook argued that remediation was "over-engineered": a cheaper alternative scheme should have been adopted, and the project should have been paused to allow for a new assessment to be carried out, following the introduction of [PAS9980 guidance](#).

The Tribunal rejected those arguments, considering the context in which remediation was being carried out and the ongoing safety risk to those who were living in the building.

This is an excellent result for the taxpayer, creating a persuasive precedent for future RCOs. The verdict is clear: the government can and will recover taxpayer money from those responsible and encourages others to use RCOs where appropriate.

For information on how to apply for a Remediation Contribution Order (RCO), please see our guidance [here](#).

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