



Ministry of Housing,
Communities &
Local Government

Building Safety Newsletter

October 2026 Edition



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Welcome to the autumn edition of our Building Safety Newsletter. We 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 Minister for Building Safety, Fire and Resilience](#)
- [legislation and policy updates](#)
- [news for residents](#)
- [regulation information](#)

- [other news in brief](#)

Foreword from Baroness Blake of Leeds CBE



Residents deserve confidence that their homes will be made safe, that those responsible will be held to account, and that no building will be left behind. That is why this Government has introduced the Remediation of Unsafe Cladding Bill to Parliament.

The Bill will place a clear legal duty on those responsible for buildings to identify, assess and remediate unsafe external wall systems without delay, backed by stronger enforcement powers for regulators where action is not taken. It will also provide greater certainty for residents and regulators alike.

By introducing a nationally consistent approach to external wall assessments and creating a register of medium-rise buildings requiring remediation, we will improve our understanding of the remaining

challenge and ensure that every affected home has a route to remediation.

This Government committed to putting a renewed focus on ensuring those responsible for the building safety crisis pay to put it right. The Bill strengthens our ability to hold those responsible to account by making it easier to claim remediation costs from construction product manufacturers, fixing long-standing gaps in the law.

This edition also highlights the practical steps we are taking to strengthen the building safety system for the long term, from investing in fire engineering and building control skills to welcoming Professor Sergio Cavalaro as the new Chief Construction and Scientific Adviser.

Together, these measures build on the progress already being made through the Remediation Acceleration Plan. At the end of August 2026, more than 1800 buildings had completed remediation works, with over half of monitored buildings having either started or completed remediation.

These are vital steps towards resolving the building safety crisis, helping make homes safer and providing greater confidence for those affected. We owe that to everyone impacted by unsafe cladding.

[Guide to the Building Safety \(Remediation of Unsafe Cladding etc\) Bill - GOV.UK](#)

Baroness Blake of Leeds CBE

Minister for Building Safety, Fire and Resilience

Legislative & Policy Updates

Making Fire Risk Assessments Easier to Understand

The British Standards Institution (BSI) has revised [PAS 9980:2026](#).

This is the industry-accepted methodology used by competent professionals to assess the life-safety fire risks associated with external walls.

The revised edition provides greater clarity and supports more consistent assessments and clearer communication, without materially changing how risk is assessed. Fire risk appraisal of external walls (FRAEWs) competently undertaken using PAS 9980:2022 remain valid and reliable.

But what is a FRAEW? What should a good assessment include? And what do its findings mean for residents and building owners?

The Ministry of Housing, Communities and Local Government (MHCLG) has published five practical guides to help answer these questions and make FRAEWs easier to understand.

The new guides explain:

- what a FRAEW is and why one may be needed;
- what residents should know about fire safety in blocks of flats;
- how building owners and responsible persons should commission an assessment;
- what an FRAEW executive summary should contain; and
- how to recognise a high-quality FRAEW report.

Together, PAS 9980:2026 and the supporting guidance will help residents to better understand how buildings are assessed and support those responsible for buildings in making proportionate decisions and communicating findings more clearly. The full guidance package is available on GOV.UK through [Fire risk appraisals of external walls \(FRAEWs\)](#).

Building Safety Levy comes into Force

The Building Safety Levy came into force on 1 October. New building control applications or initial notices for eligible residential development will be required to provide information to local authorities to determine any levy liability.

The Building Safety Levy is part of the Government's wider approach to ensure industry contributes to the costs of remediating building safety defects, while protecting leaseholders and taxpayers. Revenue raised through the levy will support remediation efforts and help make affected buildings safer for residents.

Comprehensive guidance is available at

<https://www.gov.uk/government/publications/building-safety-levy-guidance>.

If you have any questions about the Building Safety Levy, please contact buildingsafetylevy@communities.gov.uk.

News for Residents

Building Remediation Webinar for Resident Directors

MHCLG is hosting an online Building Remediation Webinar for Resident Directors of Right to Manage (RTM) and Resident Management Company (RMC) buildings being remediated under the Developer Remediation Contract.

We know that Resident Directors of RTMs and RMCs take on significant responsibilities, often as volunteers, and that this requires them to handle complex technical, legal and regulatory processes. The purpose of this webinar is to offer support and provide an opportunity to learn more about the Developer Remediation Contract,

how it works in theory and in practice, and to get answers to any questions you may have about it. It will offer advice on overcoming some typical sticking points. We will also discuss how Resident Directors can work effectively with developers and government to make buildings safe.

This webinar is specifically for Resident Directors, or those with a formal role in the remediation of RTM or RMC buildings.

Date: Tuesday 3 November 2026

Time: 2:30pm - 4:00pm

Location: Online, via MS Teams

Register [here](#) to join the event.

Free LEASE webinar: building safety and leaseholder protections

Join the Leasehold Advisory Service (LEASE) and MHCLG's Harry Beeching for a free webinar on building safety and leaseholder protections. Learn how the building safety system works, different roles and responsibilities, and what these mean in practice, with time for questions.

Date: Tuesday 24 November 2026

Time: 7:00pm

Location: Online, via Zoom

Register [here](#) to attend.

Proportionate Building Control for Telecommunications Work

From 1 September, changes came into effect to make building control processes more proportionate for some telecommunications work. When drilling small holes to install fibre-optic cabling, it is no longer necessary to get building control approval for higher-risk buildings, as well as buildings outside the higher-risk building regime. This means work can begin without building control approval. For higher-risk buildings, the Building Safety Regulator (BSR) must be notified once the work is complete. For building work related to installing mobile communications masts on the rooftops of existing higher-risk buildings, Gateway Two procedural requirements have been removed, while Gateway Three oversight remains. This means work can begin without BSR approval, but a completion certificate application will still be required once the work is complete. These changes apply to higher-risk buildings only. The functional requirements, duty holder requirements and competence requirements of the Building Regulations 2010 continue to apply. These rules are subject to conditions on safety and quality, including competence and product safety. Requirements relating to the Golden Thread (a digital record and information management framework), mandatory occurrence reporting, internal change control processes, and the handover of appropriate building safety information to accountable persons and responsible persons also continue to apply.

More information is available here: [Improving proportionality and safety outcomes in building control: telecommunications work consultation](#). Further higher-risk buildings guidance is available for [fibre-optic cabling work](#) and [mobile communications mast work](#).

Other News in Brief

Welcoming the New Chief Construction and Scientific Adviser

We recently announced the appointment of Professor Sergio Cavalaro as the new [Chief Construction and Scientific Adviser](#) to the Ministry of Housing Communities and Local Government (MHCLG) and the Building Safety Regulator (BSR).

Sergio joined MHCLG on 1 October to provide independent expert advice on the safety, quality and resilience of buildings, as well as on productivity across the built environment sector.

Thouria Istephan remains as interim Chief Construction Adviser until the end of the month to allow for an effective handover before she concludes her term. She recently published her final report, which sets out the progress she made during her time in the role, which can be accessed [here](#).

Professor Sergio Cavalaro's appointment builds on a recommendation in the [Grenfell Tower Inquiry Phase 2 Report](#). By combining the Chief Construction Adviser role with scientific advice, it positions the role within the wider scientific adviser network across Government.

Sergio is a civil engineer with a PhD in construction engineering. He has supported Government and industry on issues of national significance and has extensive knowledge of regulatory systems in the UK and internationally. Notably, he played a central role in the structural evaluations of Reinforced Autoclaved Aerated Concrete

(RAAC), helping to keep hospitals operational during the COVID-19 pandemic, and contributing to the national response.



Funding for Safety-Critical Building Professions to Boost Workforce

Government is investing £70m into building control and fire engineering professions to address workforce shortages and improve competence.

UK higher education institutions can apply for funding for fire engineering programmes, doctoral training and postgraduate scholarships, which will attract talented engineers into the profession. They have until 3 November to apply through [EPSRC](#) and the [Royal Academy of Engineering](#).

This investment responds to the Grenfell Tower Inquiry recommendation to increase the numbers of places on Fire Engineering higher education courses, improving the profession's capacity, as set out in the [Authoritative Statement](#).

In England, Government is also working with [LABC](#) to recruit and train new Registered Building Inspectors and upskill existing inspectors. Funding for private building control organisations will also be available. Further funding will strengthen building control capacity in areas experiencing high housing growth.

Alongside this investment, Government is introducing new regulations that explain how much local authorities in England should charge for building control work, in response to the [BCIP Report](#). These reforms allow local authorities to charge for a wider range of building control functions, helping them to recover more remediation costs.

MHCLG's Digital Building Control programme aims to improve efficiency, consistency, transparency and data sharing. This includes exploring legislative changes to building control registers, a £1m local authority-led digital pilot and discoveries on building control data. A programme roadmap will be published later this year.

Remediation Industry Survey 2026

Each year, MHCLG's Buildings, Fire and Resilience Group (BFRG) commercial team conducts a survey of the remediation supply chain to gather insights on market conditions, from economic impacts to supply chain capacity and capability. They are seeking responses from anyone involved in the remediation supply chain.

While the survey includes a set of core questions, the content is reviewed annually and adapted to reflect current market dynamics and emerging challenges. This ensures the survey remains relevant and valuable to both government and industry stakeholders.

This year's survey launched on 2 October with a submission deadline of 13 November: [MHCLG Industry Survey 2026](#).

Please note that some people may receive the survey request from multiple sources. We only expect one response per organisation.

Celebrating the Joint Inspection Team's Major Milestone

The Joint Inspection Team (JIT) has reached an important milestone by completing 200 building inspections.

The JIT inspects residential buildings on behalf of local authorities across England where concerns about unsafe cladding have been identified. These inspections provide local authorities with the technical expert evidence they need to assess the risks posed by a building, enabling them to determine a proportionate response. When appropriate, this can include regulatory or legal action against non-compliant responsible persons.

The JIT's work is widely appreciated and has had a significant impact on ensuring that unsafe buildings are made safe as quickly as possible. Since it was set up in 2019, demand for its services has increased, and today the team supports around one inspection a week. Local authorities consistently provide positive feedback about the team's specialist knowledge and support. Alongside inspections and advice, the JIT also provides fire safety training.

The JIT is a multidisciplinary team that includes environmental health officers, fire engineers and building control specialists. It is hosted by the Local Government Association (LGA) and funded by the Ministry of Housing, Communities and Local Government (MHCLG).

Due to high demand, the team prioritises its support based on the risk and complexity of buildings.

Latest Remediation Data Publication shows Continued Progress

Government is accelerating remediation, with more buildings expected to complete remediation this Parliament than ever before. We remain committed to accelerating the pace of remediation across the country.

Our latest [published data](#) shows that, as of the end of August, **1849** buildings had completed remediation works, with over half of monitored buildings having either started or completed remediation.

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