



Ministry of Housing,
Communities &
Local Government

Rt Hon James Brokenshire
*Secretary of State for Housing, Communities
and Local Government*

**Ministry of Housing, Communities & Local
Government**

Clive Betts MP
Housing, Communities and
Local Government Committee
House of Commons
London
SW1A 0AA



www.gov.uk/mhclg

Our Ref: 3969073

17 December 2018

Dear Clive,

Thank you for your letter of 13 November about private sector building owners taking responsibility for removing dangerous cladding from their buildings and Part P of the Building Regulations.

On private buildings, I have been very clear that I expect building owners and developers to take responsibility for making buildings safe. There is a moral imperative for them to do the right thing and remove unsafe cladding quickly, without leaving leaseholders to bear the cost. I have also been clear to building owners and developers who are not acting quickly enough that local authorities have powers to enforce these improvements and ensure residents are safe. We are working with local authorities to support them with this vital work.

I am pleased there is a growing list of developers and owners, such as Peabody, Barratt Developments, Legal and General, Mace Group and Taylor Wimpey, who are doing the right thing and getting on with remediation without passing the cost on-to leaseholders. Likewise, I am encouraged the National House Building Council (NHBC) accepted the claim made by Galliard Homes, in relation to New Capital Quay in Greenwich and committed to funding the required remediation work. The NHBC has recently accepted additional warranty claims. We expect all other building owners to end months of uncertainty for leaseholders and do all they can to protect them from these additional costs – either funding it themselves or looking at alternative routes such as insurance claims, warranties or legal action.

I note your points about Part P of the Building Regulations. As I noted in my previous letter, there was no suggestion in Dame Judith Hackitt's report, or from our continued monitoring of electrical safety statistics, that the current approach in Part P is inadequate. However, as you note, she recommended that industry should work together to develop proposals for an overarching competence framework for those working on high rise residential buildings, and a body to have oversight and assurance of this framework. I await the proposals from the industry steering group next Spring.

It would be premature to review the competent persons' scheme framework in advance of receiving those proposals but would like to reiterate that we will look carefully at any implications for the Part P scheme once they are published and will inform the Committee of our conclusions.

As I noted in my previous letter we are currently working up our plan for review of all the Building Regulations Approved Documents guidance, in line with Dame Judith's recommendations, which will include Approved Document P and will update the Committee when it is ready.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Brokenshire', written in a cursive style.

RT HON JAMES BROKESHIRE MP