

# Building Safety Bill



Ministry of Housing,  
Communities &  
Local Government

- The next step in ground-breaking reforms to give residents and homeowners more rights, powers and protections – making homes across the country safer.
- This will overhaul regulations, creating lasting generational change, setting out a clear pathway on how residential buildings should be constructed, maintained and made safe.
- It also sets out the framework to improve compliance, with tougher penalties for those who break the rules and mandates developers to belong to a New Homes Ombudsman scheme.

## What this means for residents and homeowners

- Residents in high-rise buildings will have more say in the management of their building.
- They will be able to raise building safety concerns directly to the owners and managers of buildings, who will have a duty to listen to them.
- And if residents feel concerns are being ignored, they can raise them with the Building Safety Regulator.
- All homeowners will also have more than twice the amount of time, from six to fifteen years, to claim compensation for sub-standard construction work.
- This will apply retrospectively – meaning that, properties built up to 15 years prior to this change coming into effect will be able to bring a claim for compensation for defective work.

## What this means for building owners

- Building owners will be required to manage safety risks, with clear lines of responsibility for safety during design, construction, completion and occupation of high-rise buildings.
- We will also require a golden thread of information, with safety considered at every stage of a building's lifetime – including during the earliest stage of the planning process.
- Building owners will need to demonstrate that they have effective, proportionate measures in place to manage safety risks.
- Those who don't meet their obligations may face criminal charges.

## What does this mean for the built environment industry?

- The Bill will create a clear, proportionate framework for the design, construction and management of safer, high-quality homes in the years to come.
- It will strengthen the construction products regulatory regime, with new requirements to make sure more products are safe, while paving the way for a National Regulator for Construction Products to oversee and enforce the rules.
- A new developer tax, and a levy on developers are also being introduced to ensure that industry makes a contribution to setting things right.