



Department for Levelling Up, Housing & Communities

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Over the past seven years, we have made a step change in building safety. After the tragedy of Grenfell, in 2024 we now have a more comprehensive and coherent regulatory framework, an accelerating programme of remediation and those who caused previous issues stepping up to rectify them.

As part of this extensive work, we have established the Building Safety Regulator (BSR) with a particular mandate to oversee a new regime for higher-risk buildings in England and, over the last 6 months, all buildings over 18 metres in height have been required to register with the BSR and provide key information to them. Over 12,000 buildings have done so and, over the years ahead, the regulator will be undertaking inspections to ensure that the information provided matches with the reality on the ground.

As part of this new regime, we have required all those accountable for individual buildings to create safety case reports for such buildings which will have to be submitted to the BSR. These are documents which identify building safety risks and explain how those risks are being managed.

We recognise that, for some buildings, pulling together the evidence and documentation in order to produce the safety case report can be a challenging process. In some cases, people will need to commission investigations or assessments to ensure that an individual building aligns with the requirements set out. We are grateful for the work of all those responsible for managing such buildings in ensuring safety case reports are being created to the standards required.

In recent months, we have been made aware of concerns regarding both the cost and type of documentation which is needed to create a safety case. We have also been made aware of unacceptably high charges being quoted and charged for services related to the production of safety case reports. We can see, incorrectly, that some are inferring that new investigations and assessments need to be commissioned for all aspects of building safety cases instead of utilising existing ones. This includes fire engineering, building surveys and other specialist activities – something which is often then compounded by unreasonable management fees for their provision.

By law, service charges must be reasonable, and we expect them to be communicated effectively to leaseholders. Leaseholders should be able to understand what they are being charged for and why, how much it will cost and how long the work is expected to take. This is essential for the proper management of the building.

If you own or manage a high-rise building, you should already have been keeping much of the information required for the safety case reports. It would be extremely unusual to have none of this information to hand already.

The focus should be on ensuring that the arrangements to manage the safety of residents and visitors in the building are effective and appropriate so that serious safety risks are identified and addressed proportionately. The law is clear: the safety case, and the safety case report exist to prevent building safety failures (that is the spread of fire and structural failure) that could result in serious loss of life. Any proposed work to produce these should only be justified against that standard. The safety case and safety case report should not cover issues unrelated to the spread of fire and structural failure.

In addition, it is essential that:

- All those providing the services and quotations describe the works in a way that means residents can make easy comparison of like-for-like activity when presented with multiple quotations. This includes providers setting out a consistent approach to quotations for work from one building to the next, so there is transparency regarding similar work in different buildings.
- Accountable persons can explain and justify any such costs, as part of their resident engagement strategy and ensuring transparency about service charges.

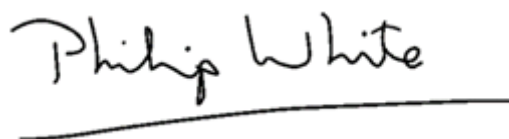
The BSR has produced guidance on developing a safety case and on preparing a safety case report. This information forms the basis of what is required, and the BSR will answer further questions on the 'Ask BSR' service on GOV.UK. The BSR will update and provide further guidance where it is required.

We will continue to monitor very closely the actions of those within this sector and, should we see evidence of inappropriate behaviour, will not hesitate to call it out publicly in the future. Most of this sector is already doing the right thing; others should take heed of this letter and the advice contained therein immediately.

Yours sincerely,



LEE ROWLEY MP



PHILIP WHITE