



Ministry of Housing,
Communities &
Local Government

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

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Ruth London
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Our Ref:4640187
Your Ref:

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Dear Ms London,

Thank you for your letter of 17 October regarding safe energy efficiency for our homes. I want to thank you for raising the concerns contained therein.

I am very sorry to hear of the distress this continuing situation outlined in your letter. I want to assure you that the Government understands the concerns raised regarding climate change and the anguish of those living in unsafe buildings. We have been clear that residents' safety is our priority.

The Government is committed to introducing a Future Homes Standard in England by 2025. This means new homes will be future proofed, with low carbon heating and lower energy use through high levels of energy efficiency. We propose that new homes built to the Future Homes Standard from 2025 should have CO2 emissions 75-80% lower than those built to current building regulations standards.

On 1st October we launched a consultation on a meaningful and achievable increase to the energy efficiency standards for new homes to be introduced through the Building Regulations in 2020, as a stepping stone to the Future Homes Standard. The Government's preferred option is to set a new standard that should result in a 31% reduction in carbon dioxide emissions. Our proposals laid out here:

<https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>.

This is the first of two consultations on changes to the building regulations. We are expecting to launch a further consultation in the coming months addressing existing domestic buildings, and new and existing non-domestic buildings.

I want to assure you that we have committed to cover 100% of costs associated with the remediation of the Aluminium Composite Material (ACM) cladding system on private sector high rise residential blocks. The Government has made it clear that building owners in the private sector should protect leaseholders from the costs. However, too many have not stepped up, leaving many leaseholders facing unfair, and often substantial costs through no fault of their own.

In May 2018, the Government made £400m available to social sector landlords to fund the removal and replacement of unsafe ACM cladding on residential social housing buildings over 18 metres, and in May 2019 we announced the private sector remediation fund of £200m which since 12th September has allowed eligible private sector building owners to submit funding applications to help remove and replace unsafe ACM cladding.

I hope you will agree that this will remove the biggest blocker to progress on remediation in the private sector. This fund is about public safety. It will allow remediation to happen quickly, restore peace of mind and allow residents living in these blocks to get on with their lives.

Ensuring residents feel listened too is important to the Government. We have set up a Best Practice Group to establish 'what works' to improve engagement on safety between residents and landlords in the social sector and to spread this good practice more widely.

We want high-rise residents to:

- Be empowered to hold their buildings' owners to account;
- Have a strong voice in decision-making about the safety of their building; and
- Be listened to straight away when they have safety concerns.

To bring about this culture change, we recently consulted on proposals to give residents:

- More access to safety information about their buildings;
- More involvement in decisions about safety in their buildings through engagement with their building safety managers; and
- A quick, clear route to escalate safety concerns.

These proposals were shaped by our Residents' Reference Panel members, who are residents of high-rise buildings; and our call for evidence, which has helped us to identify best practice in how residents and their landlords, or their building managers, can work together to make sure that their buildings are safe.

There is nothing more important than being and feeling safe in your own home and the government is committed to putting residents at the heart of the new, stronger system of building safety for high-rise residential buildings.

Thank you again for your letter and the concerns that you raise.

Yours sincerely,

Pratul Pal
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