



Roundtable meeting on 20th February 2023 with Lee Rowley MP

Minister for Local Government & Building Safety

Introduction

The group met with the Minister for Local Government and Building Safety, Lee Rowley MP, for a roundtable discussion on building safety, building regulations, and the pressures to generate new housing supply. The participants also discussed the impact of ever changing government policy on the industry and expressed concerns about the potential contraction in the sector's delivery.



Key takeaways

- There are concerns about the government's lack of clarity and consistency around building regulations and the impact of multiple ongoing consultations on planning and building safety, which is causing confusion and concern among developers and investors - With the government identifying 12,500 buildings which fall within the 18m parameter which could potentially be affected by the revised regulations.
- Participants also questioned the fairness of the proposed £3 billion building safety levy, as it seems to unfairly target developers who had no responsibility for building safety issues - the levy is also on top of the £2.5 billion cladding pledge and £2-3 billion Residential Property Developer Tax (RPDT). It is estimated that the top 5 homebuilders will account for 60-80% of the RPDT as per Bloomberg Intelligence. In addition, the structure within the payment terms places a burden on small and medium sized developers and will ultimately be passed on to new home purchasers.
- The cladding remediation contract places the onus solely on UK companies and there must be contributions from other responsible parties such as foreign builders and cladding providers. Placing the burden on UK companies alone could have an undue impact on housing supply, with half a million people currently affected.
- There are concerns about the Mayor of London's use of stage 2 powers, particularly in relation to affordable housing. The Mayor's demands for higher levels of affordable housing are making some developments financially unviable and causing delays in the planning process.

Issues raised

- There are concerns regarding the clarity and consistency of building regulations across the UK, including the need for clearer timelines and communication of upcoming regulations.
- Questions regarding the development of draft building safety regulations, especially regarding high-rise buildings, and confusion in the market around the developer's pledge.
- Trade-offs between regeneration, building safety, and carbon standards, with pressures to generate new housing supply while balancing investment in existing homes and support for regeneration.

Outcomes and future actions

- Lee Rowley MP has suggested that the group meets with the new Housing Minister, Rachel Maclean MP, to speak on some of the key issues raised in the meeting.
- The Secretariat is setting up a meeting with the Minister in early summer.

We would like to thank the members of our Advisory Board for their contributions and continuing support



Ben Everitt MP is the Chair of the All-Party Parliamentary Group for Housing Market & Housing Delivery

To get involved, please contact

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