

Net Zero, Warm Homes and Green Jobs

Understanding the scale of the challenge....

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“I have been shocked by some of the practices I have heard about and I am convinced of the need for a new intelligent system of regulation and enforcement”

Building a Safer Future – Independent Review of Building Regulations and Fire Safety (2018)

FOREWORD BY DAME JUDITH HACKITT

Identifies a series of systemic failures.....

Indifference

- ◆ **The primary motivation is to do things as quickly and cheaply as possible rather than to deliver quality homes which are safe for people to live in.**
- ◆ **When concerns are raised, by others involved in building work or by residents, they are often ignored.**
- ◆ **Some of those undertaking building work fail to prioritise safety, using the ambiguity of regulations and guidance to game the system.**

Ignorance

- ◆ **Regulations and guidance are not always read by those who need to, and when they do the guidance is misunderstood and misinterpreted.**

Lack of clarity on roles and responsibilities

- ◆ There is ambiguity over where responsibility lies, exacerbated by a level of fragmentation within the industry, and precluding robust ownership of accountability.

Inadequate regulatory oversight and enforcement tools

- ◆ **The size or complexity of a project does not seem to inform the way in which it is overseen by the regulator.**
- ◆ **Where enforcement is necessary, it is often not pursued.**
- ◆ **Where it is pursued, the penalties are so small as to be an ineffective deterrent.**

In summary....

The above issues have helped to create a cultural issue across the sector, which can be described as:

- ◆ A 'race to the bottom' caused either through ignorance, indifference, or because the system does not facilitate good practice.
- ◆ There is insufficient focus on delivering the best quality building possible, in order to ensure that residents are safe, and feel safe.

So what needs to be done?