

Independent Review of Building Regulations and Fire Safety - Terms of Reference

In the light of the system failures which have been revealed by testing carried out in the wake of the Grenfell Tower disaster, Government has commissioned an urgent, independent review of building and fire safety regulations and their effectiveness.

The purpose is twofold - to make recommendations that will ensure we have a sufficiently robust regulatory system for the future and to provide further assurance to residents that the complete system is working to ensure the buildings they live in are safe and remain so.

The Review will draw upon international experience of regulatory frameworks and the frameworks covering other industries where exceptional events can lead to the risk of large scale fatalities.

The independent Review will be carried out by Dame Judith Hackitt. In reaching its conclusions, the Review will:

- map the current regulatory system (i.e. the regulations, guidance and processes) as it applies to new and existing buildings through planning, design, construction, maintenance, refurbishment and change management;
- consider the competencies, duties and balance of responsibilities of key individuals within the system in ensuring that fire safety standards are adhered to;
- assess the theoretical coherence of the current regulatory system and how it operates in practice
- compare this with other international regulatory systems for buildings and regulatory systems in other sectors with similar safety risks;
- make recommendations that ensure the regulatory system is fit for purpose with a particular focus on multi-occupancy high-rise residential buildings.

The Review will seek the input of relevant stakeholders and will work closely with other Government Departments. It will make recommendations in light of the evidence gathered. These recommendations can cover changes or clarifications required to any part of the system or recommendations for further work Government needs to carry out. In doing so it will consider the implications of changes on wider government objectives (including housing supply and rent levels).

The Review will run in parallel with the work of the Statutory Inquiry headed up by Sir Martin Moore-Bick and will co-operate fully with the Public Inquiry. The review will submit an interim report to the Secretary of State for Communities and Local Government and the Home Secretary in Autumn 2017. The Government will work closely with the Chair to identify whether there are changes in this report that can be implemented while the Review's work continues. The Government will provide an initial written response alongside the report laid before Parliament. The Review will submit its final report jointly to the Secretary of State for Communities and Local Government and the Home Secretary in Spring 2018. The Government's response to the final report will also be laid before Parliament.