

**KIERAN WALKER**  
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**HBF**

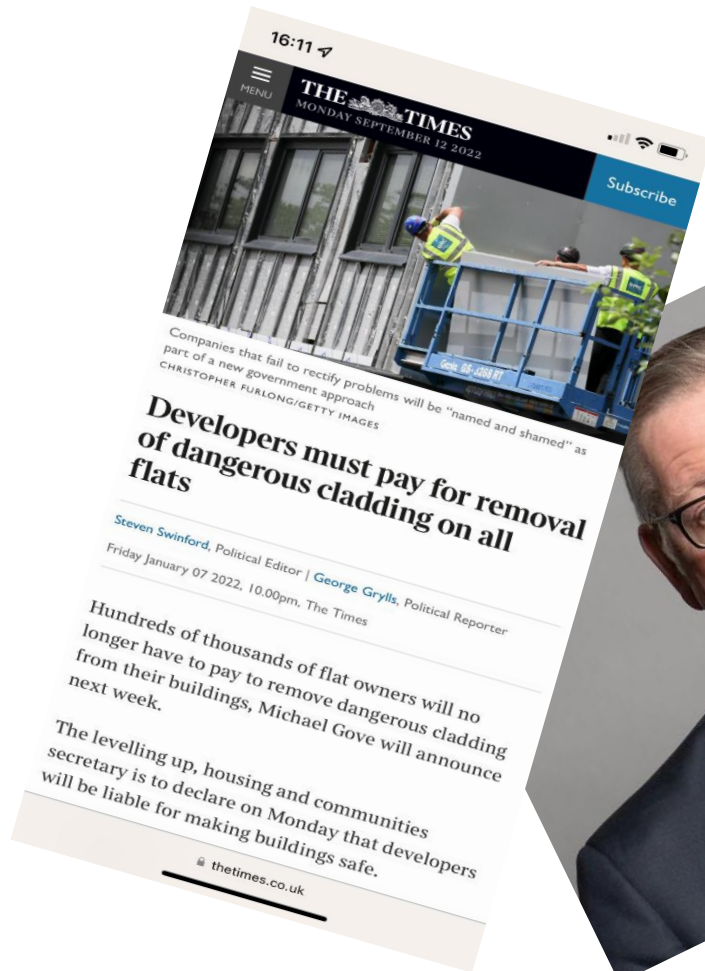
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*The Developer pledge – The story so far....*



# Jan 2022

- 7th Jan – Developers must pay.
- CAN – (Consolidated Advice Note) withdrawn
- PAS 9980 Ratified
- Sector must go back 30 yrs to fix life critical safety defects on buildings 4 storey's and higher.
- 'Leaseholders must not pay'
- Industry liaison will be through HBF



# Spring 2022



Department for Levelling Up,  
Housing & Communities



**Pledge Letter:**  
Rt Hon Michael Gove MP  
Secretary of State for Levelling Up, Housing and Communities  
Minister for Intergovernmental Relations  
Department for Levelling Up, Housing and Communities  
4<sup>th</sup> Floor, Fry Building  
2 Marsham Street  
London SW1P 4DF

Dear Secretary of State,

**Government approach to building safety**

Following your statement on building safety made in the House of Commons on 10 January 2022 and subsequent correspondence and discussions between [us/our representative trade association, the Home Builders Federation] and officials in your department (the Department for Levelling Up, Housing and Communities ("DLUHC")), we agree with the principle that leaseholders should not have to pay for any costs associated with life-critical fire-safety remediation work arising from the design, construction or refurbishment of buildings of 11 metres and above that they live in, and we want to work constructively and in good faith with you and building owners/responsible parties to achieve this.

We are therefore pleased to confirm that we will (as applicable):

- take responsibility for performing, or otherwise at our discretion, funding self-remediation and/or mitigation works to address life-critical fire-safety issues on all our buildings of 11 metres and above in England that we have developed or refurbished (other than solely as a contractor) ("Our Buildings"); and
- to the extent not already withdrawn and/or reimbursed, withdraw Our Buildings from, and/or reimburse, the Building Safety Fund and ACM Funds,

on the basis of the principles set out in the schedule to this letter (the "Agreed Principles").

We will work under DLUHC's leadership to establish an approach for determining the nature and scope of remediation and/or mitigation works that is proportionate and consistent, taking into account learning over time, and that involves no betterment beyond what is required to remediate and/or mitigate life-critical fire-safety issues, on the basis of the Agreed Principles.

Recognising that time is of the essence in finalising these arrangements and remediating Our Buildings, we are committed to working at pace with DLUHC to get everything in place to make this happen, so that leaseholders can be assured that their building will be made safe from life-critical fire safety defects as quickly as reasonably possible and that they will not pay the costs of

16:12 4G

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**Gove attacks 'cartel' of big property developers**  
Housing Secretary's comments spark fury from industry

By Ben Gartside and Olivia Rudgard, ENVIRONMENT CORRESPONDENT  
20 March 2022 · 6:36pm

To continue reading this article.

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# showhouse

SELECT MENU ITEM

**Major housebuilders sign up to Building Safety Pledge**  
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# Summer 2022

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- Long form agreement/contract issued.
- Unilateral discussions with DLUHC continue.
- DLUHC deadline industry with 4 week timeline to sign.
- Michael Gove MP sacked
- Greg Clark MP appointed to Levelling up Secretary on 'temporary basis'
- Long form agreement 'a significant departure' from the spirit of the pledge.



# Sept 2022

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- Long form agreement discussions continue with DLUHC.
- New cabinet formed
- New S.O.S appointed
- ??????





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