



G15 response to MHCLG Single Construction Regulator Prospectus consultation

March 2026



About the G15

The G15 is made up of London's leading housing associations. The G15's members provide more than 880,000 homes across the country, including around one in ten homes for Londoners. The G15 represents the largest providers of new affordable homes in London and accounts for approximately 15% of all affordable homes built across England. Over the last few years, our members have funded and delivered more than 56,000 new homes in partnership with the Mayor of London. Delivering good quality safe homes for our residents is our number one priority. Last year our members invested almost £2bn in improvement works and repairs to people's homes, ensuring people can live well. Together, we are the largest providers of new affordable homes in London and a significant proportion of all affordable homes across England. It's what we were set up to do and what we're committed to achieving. We are independent, charitable organisations and all the money we make is reinvested in building more affordable homes and delivering services for our residents.

Find out more and see our latest updates on our website: www.g15.london

The G15 members are:

- A2Dominion
- Clarion Housing Group
- The Guinness Partnership
- Hyde
- L&Q
- MTVH
- Notting Hill Genesis
- Peabody
- Riverside
- Southern Housing
- Sovereign Network Group

For more information, please contact: G15@Peabody.org.uk

Position Statement

G15 members support the government's ambition to create a more coherent and effective regulatory framework across the construction and building safety system.

The tragedy of Grenfell Tower exposed fundamental failures in how the system assured the safety of buildings and the protection of residents. Since then, significant reforms have been introduced to strengthen oversight, improve accountability and place resident safety at the centre of the regulatory framework. These reforms represent a significant shift in how safety risks are managed in the built environment. As large housing providers responsible for managing complex building portfolios over the long term, G15 members are actively engaged in implementing these reforms across design, construction and occupation, with the safety and wellbeing of residents as our primary concern.

The proposal for a Single Construction Regulator presents an opportunity to improve coordination across the wider regulatory system, strengthen accountability across the construction sector and increase confidence that homes are safe. To realise these benefits, the new framework will need to build effectively on existing reforms, providing clarity across regulatory regimes, avoiding duplication and supporting effective delivery across the sector.

The case for a more integrated regulatory system

G15 members recognise the challenges created by the fragmentation of regulation across construction. Aligning oversight of buildings, construction products and professional competence across the sector has the potential to improve system performance and ensure safety is considered throughout the lifecycle of buildings.

A more integrated approach could support:

- clearer accountability across the construction process
- improved consistency in regulatory expectations
- better information sharing across the system
- stronger oversight of safety risks across the lifecycle of buildings

We are responsible for buildings long after construction is complete, and a more coordinated regulatory system should reflect this long-term responsibility and stewardship. It will also help ensure safety information and accountability are clearer and more accessible.

Supporting resident confidence and transparency

Rebuilding confidence in the regulatory system is an important objective of the proposed reforms. Residents should have confidence that concerns about building safety will be taken seriously and addressed appropriately.

Improved transparency, clearer accountability and accessible information about building safety will all play an important role in supporting this objective. This should include access to clear, accessible building safety information presented in a way that residents can easily understand. A plain English version of key building safety information, supported by appropriate digital systems, could help ensure residents are

able to see the current safety status of their building, including recent inspections and progress on remediation works.

Residents must also be supported to understand and use this information effectively. This should include access to appropriate advice, training and guidance to help residents understand their rights, the responsibilities of those involved in the construction and management of their building, and the routes available to seek redress where issues are not resolved. Clear routes for raising concerns will also be important, with the Regulator directing residents to their landlord in the first instance, supported by appropriate regulatory oversight where issues are not resolved.

Housing providers also recognise the importance of meaningful resident engagement in the development of regulatory policy and in the ongoing oversight of building safety. The perspectives set out by the G15 Residents' Group in their response to this consultation highlight the importance residents place on transparency, clear accountability and visible action where safety concerns arise. These principles should remain central to the design and operation of the new regulatory framework.

Interaction with the existing building safety regime

A key priority for the sector will be clarity on how the Single Construction Regulator would interact with the existing Building Safety Regulator and the wider framework established through the Building Safety Act.

Housing providers are currently implementing major regulatory reforms and still embedding the existing system. It will therefore be important that any transition to a new regulatory structure maintains stability and avoids creating duplication or uncertainty. Clear guidance on proportionate risk management approaches within this framework would also support greater consistency in how safety risks are assessed and addressed across the sector.

In particular, government should clarify how the Single Construction Regulator would interact with:

- gateway approvals for higher risk buildings
- the safety case regime
- competence requirements for dutyholders across the construction process
- the oversight role currently performed by the Building Safety Regulator
- the regulation of major refurbishment and remediation works in existing buildings

Accountability across the construction supply chain

A consistent challenge identified across the sector is the difficulty in identifying where responsibility sits when building safety or quality issues emerge. Residents and building owners often experience situations where accountability is unclear between developers, contractors, product manufacturers and those responsible for managing buildings once they are occupied.

A central objective of the new regulatory framework should therefore be to ensure that accountability is traceable across the full construction process. This includes:

- clear identification of dutyholders during design and construction
- transparent records of responsible organisations and professionals
- effective mechanisms for addressing defects and safety failures

The framework should also clearly distinguish the responsibilities of those responsible for the design, construction and manufacture of building products from those of long-term building owners responsible for managing homes once they are occupied. In particular, it will be important that the regulatory framework clearly distinguishes between historic construction defects and the ongoing responsibilities of building owners to manage safety risks during occupation. Ensuring that accountability for defects and safety failures sits with the organisations responsible for creating them will be essential to improving trust and delivering better outcomes for residents.

Professional competence and workforce capacity

Improving professional competence across the construction sector is a critical component of improving building safety outcomes. Stronger expectations around skills, knowledge and professional behaviour, supported by clear standards and expectations, will be essential to driving culture change across the sector and ensuring safety considerations are embedded throughout the construction lifecycle. The Single Construction Regulator should play a central role in promoting this culture change by establishing a clear framework for professional conduct, including defined expectations of behaviour and accountability across the construction process

This should be underpinned by clear and consistent duties for professionals, alongside expectations that standards are not only met but exceeded where necessary to ensure resident safety. A structured approach, such as a sector-wide code of conduct or equivalent framework, could support consistent behaviours and reinforce a strong safety culture. The SCR should also be equipped with appropriate powers to investigate and take enforcement action where standards are not met, ensuring that poor practice is addressed and accountability is maintained across the system.

However, these reforms should also take account of the capacity of the professional workforce. The sector already faces shortages in key roles whose expertise is essential for delivering safe buildings. A sufficiently skilled workforce remains difficult to secure, with shortages in roles such as fire engineers, cladding remediation specialists and building control surveyors contributing to increased costs and delays to delivery. A more coordinated, cross-sector approach to building safety competence will be important to strengthen capability and support a sustainable pipeline of specialist skills. The success of a new regulatory framework will therefore depend not only on setting appropriate standards but also on ensuring there is sufficient workforce capacity to meet them. Therefore, Government should ensure that the implementation of new regulatory requirements is appropriately phased and supported by action to strengthen workforce capacity across the sector.

Construction product information and transparency

Greater transparency and oversight of construction products will be an important component of improving safety outcomes. Housing providers responsible for managing buildings over many decades must be able to access reliable information about the products used in their buildings. Improved product regulation and better availability of verified product information would support building owners to identify risks and take appropriate action where concerns arise. In addition, there would be value in access to a more responsive and authoritative source of advice where there is uncertainty about the safety or suitability of specific construction products, to support consistent and informed decision making across the sector.

The development of digital information systems could support this objective, including accessible and reliable product data that can form part of the “golden thread” of building information. Where digital tools, such as AI, are used to support compliance or decision making, it will be important that they are applied appropriately, with human oversight retained for safety-critical judgments.

Risk-based and practical implementation

The effectiveness of the new regulatory system will depend on maintaining a risk-based and proportionate approach to oversight. Regulation should prioritise the most serious risks to building safety and ensure enforcement action is focused on systemic failures and significant safety concerns, with clear and consistent consequences where regulatory requirements are not met. This proportionate approach will help ensure that regulatory effort is directed where it can deliver the greatest improvement in safety outcomes. In practice, however, the current regulatory landscape has not always provided clear standards or guidance on what constitutes proportionate risk management. This can lead to inconsistent interpretation across the sector, with consultants and advisors sometimes recommending overly engineered or precautionary responses that may not always be necessary to manage risk effectively. Clear national guidance and defined standards for proportionate risk management would help support greater consistency across the sector and provide providers with a clearer understanding of acceptable approaches while ensuring regulatory oversight operates within well understood parameters.

It will also be important that regulatory processes are designed to support timely decision making. Delays in regulatory approvals can slow both remediation activity and the delivery of new homes, so processes should operate within clear and predictable timelines that enable organisations to plan and deliver safety improvements effectively.

At the same time, the introduction of a Single Construction Regulator should be considered in the context of the wider reforms currently being implemented across the sector. Housing providers are already delivering significant programmes of building safety remediation, implementing new regulatory frameworks (such as the updated Decent Homes Standard and minimum energy efficiency standards), and investing in improvements to building safety systems. The sector is also addressing broader challenges including housing supply pressures, construction cost inflation and the transition to net zero. It will also be important that the regulatory framework supports consistent safety outcomes across buildings of different heights and risk profiles, recognising the challenges associated with addressing fire safety risks in buildings outside the current scope of funding programmes.

Government should therefore ensure that the implementation of any new regulatory framework is carefully phased and supported by clear guidance, so that organisations responsible for delivering safe homes are able to embed new requirements effectively while continuing to prioritise resident safety and remediation work.

Conclusion

The creation of a Single Construction Regulator presents an opportunity to improve coordination across the construction and building safety system and strengthen accountability across the lifecycle of buildings.

For these reforms to succeed, the new framework should:

- provide clarity on its relationship with the existing building safety regime, including gateway approvals and the safety case framework
- strengthen accountability across the construction supply chain so that responsibility for safety failures and historic defects sits with those responsible for design, construction and product manufacture
- recognise the role of housing providers as long-term custodians of buildings responsible for managing safety risks once homes are occupied
- improve transparency and oversight of construction products and safety information
- support stronger professional competence across the sector while recognising workforce capacity constraints
- maintain a proportionate, risk-based approach to regulation, supported by clear national guidance on reasonable risk management standards

With careful design and implementation, the proposed regulator could help improve system performance, strengthen resident confidence and support the long-term safety of buildings across the country.