



Ministry of Housing,  
Communities &  
Local Government

**Kit Malthouse MP**  
*Minister of State for Housing*

**Ministry of Housing, Communities and Local  
Government**

Fry Building  
2 Marsham Street  
London  
SW1P 4DF

Tel: 0303 444 3430  
Email: [kit.malthouse@communities.gov.uk](mailto:kit.malthouse@communities.gov.uk)

[www.gov.uk/mhclg](http://www.gov.uk/mhclg)

24 June 2019

Sir Mark Hendrick MP  
House of Commons  
London  
SW1A 0AA

Dear Sir Mark,

Thank you for your email of 29 May to the Rt Hon James Brokenshire MP in response to a number of your constituents calling for a new and separate regulator to work on behalf of tenants.

Nothing is more important than ensuring people are safe in their homes. Residents' voices need to be heard to ensure proper standards are maintained and that where things are going wrong they are picked up and addressed.

The Social Housing Green Paper published in August 2018 proposed fundamental reform to ensure social homes provide an essential, safe, well managed service for all those who need it. To support this vision there is a powerful case to be made for strengthening the social housing regulatory framework so that it not only focuses on the governance and financial viability of housing associations, but also on how residents are treated and the level of services they should expect.

Alongside the Green Paper, the Government launched an in-depth review of the regulation of social housing to ensure it remains fit for purpose, reflects changes in the social housing sector and drives a focus on delivering a good service for tenants. We want to ensure that there is a coherent and consistent approach to social housing regulation to deliver these objectives, and achieve the best deal for tenants and landlords. Our review of social housing regulation is exploring the most appropriate way of doing this. We will publish the results of the review in due course.

With regard to building safety more generally, we are determined to learn the lessons from the Grenfell tragedy and bring about a fundamental change in both the building safety regulatory framework and industry culture.

On 6 June, we launched a consultation on a comprehensive set of proposals to implement a fundamental reform of the building safety system, building on the Independent Review led by Dame Judith Hackitt. We want to empower residents with a stronger voice and put clear responsibility and accountability at the heart of a more effective system, through:

- clearer responsibilities for those building or managing these buildings;
- a stronger voice in the system and better information for residents;
- greater oversight by regulators; and
- tougher enforcement when things go wrong.

Alongside this, the Government also launched a call for evidence on the Fire Safety Order to determine what changes may be required to strengthen it.

We are not waiting for legislation to act – we are acting now to fix existing problems; trial new approaches; test a wider range of non-ACM materials and encourage industry to lead the necessary culture change.

We are making significant progress to keep people safe now, but also fundamentally transform the way we build in the future – through legislation and also, more crucially, through a change in culture.

Thank you again for your email.

A handwritten signature in black ink that reads "Kit Malthouse". The signature is written in a cursive, slightly slanted style.

**KIT MALTHOUSE MP**