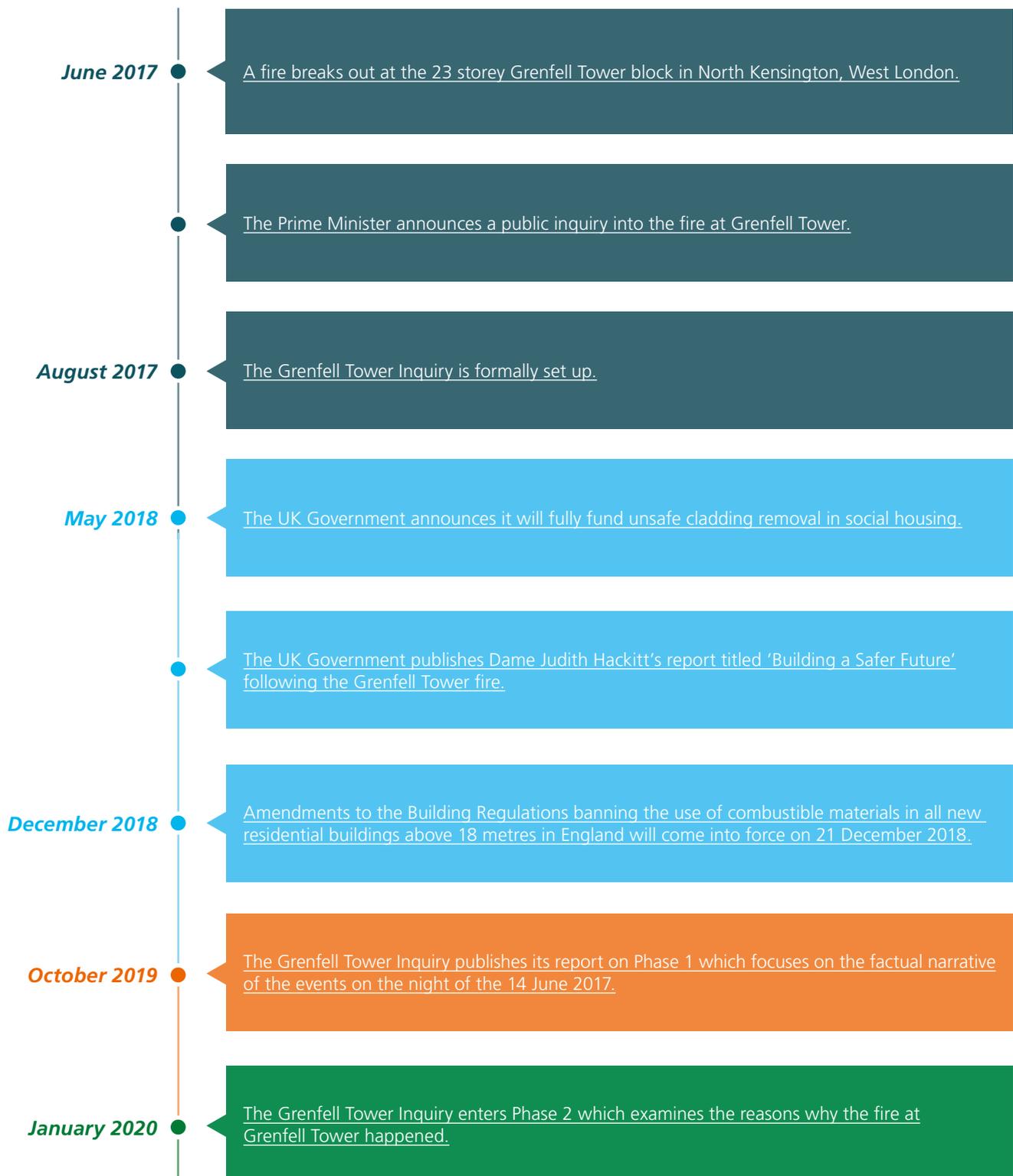


# Fire Safety Timeline

# Contents

# Timeline of key developments



**March 2020**

The UK Government announces the draft Fire Safety Bill to amend the Regulatory Reform (Fire Safety) Order 2005.

**September 2020**

The Fire Safety Bill passes the House of Commons stages without amendment.

**November 2020**

The House of Lords completes its consideration of the Fire Safety Bill and passes the Bill back to the House of Commons with five amendments.

**December 2020**

The Scottish Government publishes its Building Standards Technical Handbooks 2020 which apply to all building warrants submitted on or after 1 March 2021.

**January 2021**

The Ministry of Housing, Communities and Local Government updates its social sector guidance relating to the remediation of non-ACM buildings.

A Local Government and Communities Committee recommends that the draft Housing (Scotland) Act 1987 (Tolerable Standard) (Extension of criteria) Amendment Order 2020 be approved.

The UK Government announces that residents will be protected through the establishment of the Building Safety Regulator which will ensure materials used to build homes will be made safer.

**February 2021**

The Ministry of Housing, Communities and Local Government announces a five-point plan, involving unprecedented £5bn investment to remove unsafe cladding from high-rise buildings.

The House of Commons accepts two of the five amendments proposed by the House of Lords for the Fire Safety Bill.

**March 2021**

The UK Government publishes its response to the Fire Safety Consultation. Our LawNow dated 23 March 2021 on the response is accessible [here](#).

The House of Lords further considers the Fire Safety Bill and returns it to the House of Commons with amendments relating to remediation costs.

The House of Commons disagrees with the House of Lords amendments to the Fire Safety Bill.

The Scottish Government publishes a report of the Ministerial Working Group on Mortgage Lending and Cladding. The Government accepted all recommendations in the report and announced that homeowners who have external cladding on their flats will be offered free safety assessments to help identify material that needs to be removed. The Government also stated that it seeks to launch a Single Building Assessment programme to help carry out safety assessments on a whole building.

**April 2021**

The House of Lords propose further amendments to the Fire Safety Bill relating to remediation costs.

The Fire Safety Bill (Session 2019-2021) receives Royal Assent as the Fire Safety Act 2021.

**July 2021**

The Ministry of Housing, Communities and Local Government publishes the draft Building Safety Bill which reforms building safety regulation. Our LawNow dated 16 July 2021 on the Building Safety Bill is accessible [here](#).

The UK Government publishes its response to the Housing, Communities and Local Government Committee's pre-legislative scrutiny of the draft Building Safety Bill.

The Ministry of Housing, Communities and Local Government publishes the 'Building Regulation Advisory Committee: golden thread report' in relation to the golden thread policy recommended by Dame Judith Hackitt.

The Building Safety Bill has had its second reading in the House of Commons and will proceed to [Committee Stage in September 2021](#).

The Ministry of Housing, Communities and Local Government announces that [External Wall Survey 1 forms](#) are no longer necessary for buildings with cladding which are under 18 metres.

The Mayor of London publishes report showing that 18 out of the 29 recommendations made by the Grenfell Inquiry have been completed.

**August 2021**

The Scottish Government publishes [Scottish Advice Note](#) which provides guidance to assist in determining the fire risk posed by external wall systems in existing multi-storey residential buildings.

**September 2021**

The Health and Safety Executive publishes a document titled '[Safety case principles for high-rise residential buildings](#)' which states safety cases should include all the information used to manage the risk of fire spread and the structural safety of a building.

The Grenfell Tower Inquiry moves on to module 5 of Phase 2 which focuses on the [London Fire Brigade](#).

The UK Government publishes draft legislation on the new Residential Property Developer Tax and will hold a technical consultation on the draft ahead of its inclusion in the [2021-22 Finance Bill](#).

The Scottish Government publishes '[High Pressure Laminate Cladding – Data Collection: Summary Report](#)' which found 12% of all high-rise blocks in Scotland have HPL cladding.

The UK Government publishes an update on work to implement the Phase 1 Grenfell Inquiry [recommendations](#).

**October 2021**

Section 1 of the Fire Safety Act 2021 comes into force in Wales.

The UK Government publishes five new sets of draft regulations on the Building Safety Bill. The draft regulations are for delegated powers proposed in the Bill.

The UK Government publishes several factsheets which provide more information about the provisions in the Building Safety Bill and how they will be implemented.

The Building Safety Bill will proceed to the Report Stage and then the third reading in the House of Commons.

The Grenfell Tower Inquiry moves on to module 6 of Phase 2 which will examine the functional requirements of the building regulations and fire safety guidance.

The UK Government publishes an amended version of the Building Safety Bill.

The UK Government publishes its response to the consultation on a new residential property tax and confirms a new tax of 4% will apply from April 2022.

**November 2021**

The Department for Levelling Up, Housing and Communities publishes factsheet on redress in relation to the Building Safety Bill.

The Progressive Partnership publishes an independent evaluation for the Scottish Government of the practical fire safety guidance for existing high-rise domestic buildings and specialised housing.

The UK Housing Minister announces that housing providers will be required by law to install smoke alarms in all social housing and carbon monoxide alarms in social and private rented properties with fixed appliances.

**December 2021**

The Department for Levelling Up, Housing and Communities and the Ministry of Housing, Communities and Local Government publish new documentation in respect of fire safety in residential homes.

The Health and Safety Executive calls on designers of high-rise buildings to prepare for upcoming changes before the Building Safety Bill becomes law. The Bill requires designers to record and provide evidence of decision-making during the design process and be engaged throughout the building project.

The Minister for Climate Change in Wales confirms the introduction of a new leasehold support scheme to assist leaseholders in buildings with identified defects who cannot sell their properties on the open market and have to deal with escalating costs.

The Welsh Government publishes its response to the 'Safer Buildings in Wales' consultation.

The Scottish Government publishes its response to an information request asking if there are any buildings in Scotland with Grenfell-type cladding, where they are located, what action is being taken to rectify this and how it is being financed.

**January 2022**

The Department for Levelling Up, Housing and Communities publishes 'Guidance on collaborative procurement for design and construction to support building safety' which sets out four proposals that should be adopted on any in-scope project.

The Levelling Up Secretary outlines new plan to protect leaseholders from remediation costs and compel developers to pay to fix unsafe cladding on 11-18 metre buildings where appropriate.

The Department for Levelling Up, Housing and Communities publishes a third independent report of the Industry Safety Steering Group. It finds that the built environment industry does not have the leadership necessary to 'accelerate the pace of change and rebuild trust' following the Grenfell Tower fire.

The British Standards Institution publishes a new Code of Practice for the fire risk appraisal of external wall construction and cladding of existing multi-storey and multi-occupied residential buildings.

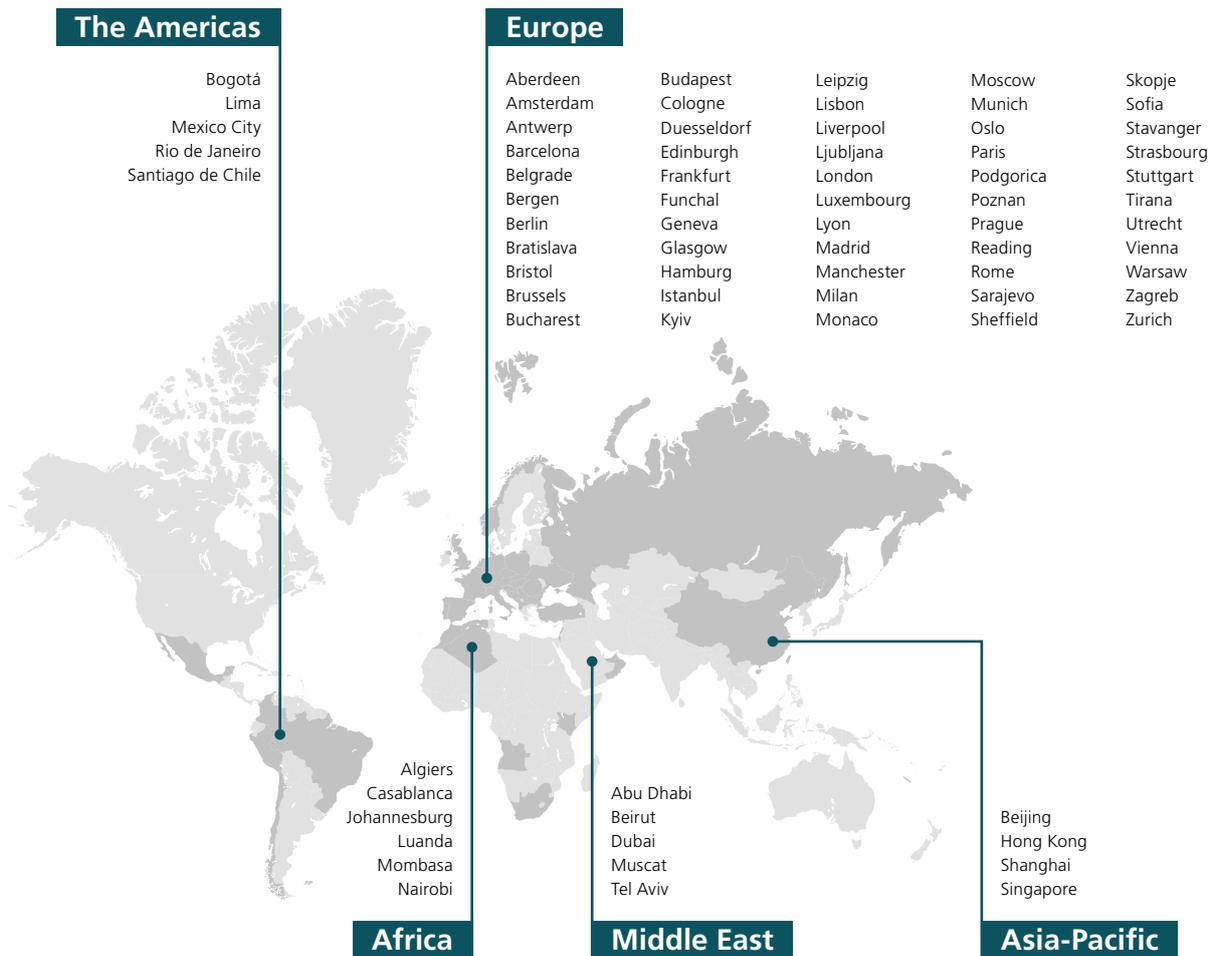
The Building Safety Bill passes the report stage in the House of Commons. A second reading will occur on 2 February 2022 in the House of Lords with the Bill expected to receive Royal Assent later this year.



The Housing Secretary expects cladding and insulation manufacturers to make a public commitment to fund 'a significant portion' of the costs to remediate fire safety defects in buildings over 11 metres.

The Housing Select Committee encourages written evidence to help its scrutiny of the government's approach to getting developers to fund the costs of remediating building safety defects.

# Facts and Figures



- **80 offices**
- **75 cities**
- **> 1,100 partners**
- **> 5,000 lawyers**
- **> 8,000 total staff**
- **Combined annual turnover:**  
EUR 1.475bn (2020)
- **45 countries**

## European countries

Albania, Austria, Belgium, Bosnia and Herzegovina, Bulgaria, Croatia, Czech Republic, France, Germany, Hungary, Italy, Luxembourg, Republic of North Macedonia, Monaco, Montenegro, the Netherlands, Norway, Poland, Portugal, Romania, Russia, Serbia, Slovakia, Slovenia, Spain, Switzerland, Turkey, Ukraine and United Kingdom

## Outside Europe

Algeria, Angola, Brazil, Chile, China, Colombia, Israel, Kenya, Lebanon, Mexico, Morocco, Oman, Peru, Singapore, South Africa and United Arab Emirates

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