



Ministry of Housing,
Communities &
Local Government

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Strategy for the built environment professions, trades & occupations

Build UK
07 July 2026

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Framing



The Grenfell Tower Inquiry set out a clear challenge for both government & the sector

The Grenfell Tower Inquiry concluded that:

*“[the] safety of people in the built environment depends principally on a combination of three primary elements - good design, the choice of suitable materials and sound methods of construction - **each of which depends in turn in a large measure on a fourth: the skill, knowledge and experience of those engaged in the construction industry.**”*

Unfortunately, as our investigations have shown, at the time of the Grenfell Tower fire there were serious deficiencies in all four of those areas”.

[Grenfell Tower Inquiry Phase 2 Report, Volume 7 para. 113.3 - GOV.UK](#)



Recommendations 7, 10, 15-18: Statutory regulation of **fire engineers**, including clarity of function, knowledge & skills. Increased education provision for fire engineers



Recommendation 19: Continued review of **architects'** education & training



Recommendation 20: Statutory requirement for a senior manager of the **principal designer** to support building control applications (HRB regime)



Recommendation 21: Statutory licensing scheme for **principal contractors** (HRB regime)



Recommendations 22-23: Independent panel to review the system of **building control**



Recommendation 26: System of mandatory accreditation to certify competence of **fire risk assessors**



Commitment to reform

A long-term strategy for the built environment professions, trades & occupations

A new joint strategy
across government +
the sector to deliver
**meaningful,
long-lasting &
system-wide
transformation**



A **holistic view** of skills, culture & accountability that builds on & goes further than the Inquiry recommendations to support safety, quality, productivity & trust



A new **central oversight function** building on existing structures to rationalise & strengthen regulatory oversight & enforcement (streamlining regulation)



Full delivery of the **Grenfell Tower Inquiry's recommendations**, as part of a coherent single strategy



A rolling process of **continuous engagement & codesign** with the sector, industry bodies & other government departments to ensure a coordinated approach to reform

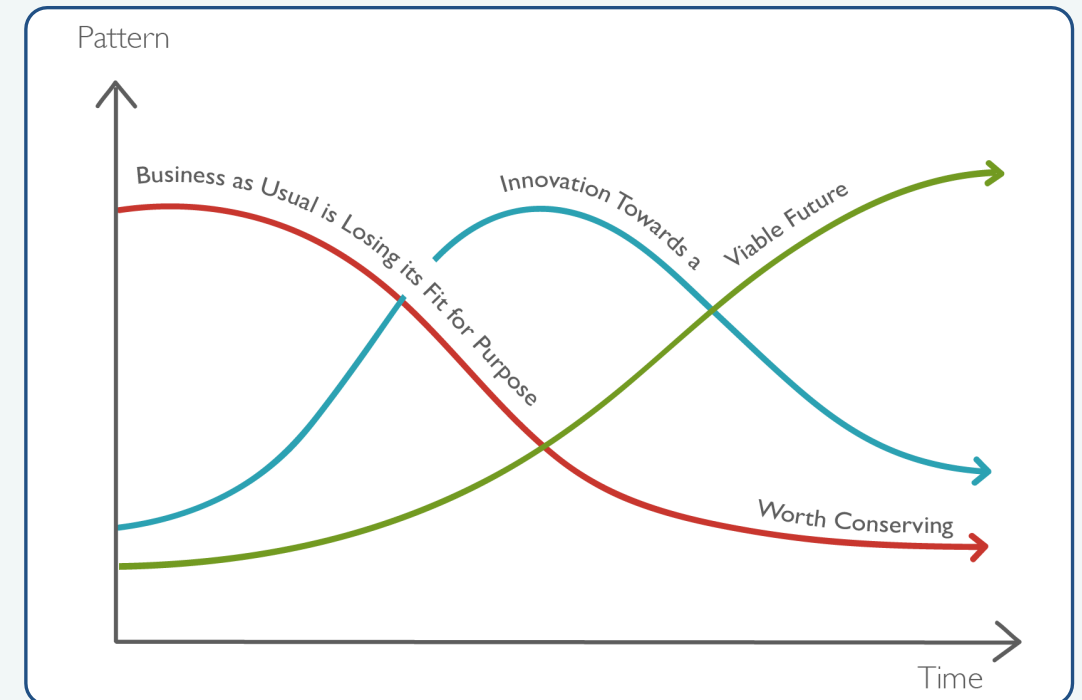


A three horizons approach

Creating a shared vision for a better future

Three Horizons is a framework for creating a shared vision for a new system and what might be needed to get us there. It is designed to support system-level transformation, framing reform in terms of three overlapping waves or horizons:

- **Horizon 1 (H1) : The current system.** Understanding **what the system looks like now** & why it works the way it does; dominant patterns, good practice & barriers to reform
- **Horizon 3 (H3) : The future.** A **long-term, transformative & sustainable vision** for what the new normal could look like; system-level disruption
- **Horizon 2 (H2) : The transition.** Charting a path between **H1 & H3**. What is already changing & what could move us towards that future; emerging trends & innovation





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Horizon 1: Now



The current landscape

Baseline consensus about the need for reform

Broad acceptance that the overall “system” for people in the built environment is not consistently working for individuals, companies, consumers or wider society – despite areas of good practice and successive attempts at reform since the C20



Building failures

Repeated examples of unsafe, poor quality and/or unsustainable building practices & outputs



Commercial volatility

High volatility & insecurity linked to tight margins, wider economic trends & workforce pressures etc.



Low productivity

Projects routinely overrun deadlines & budgets impacting costs, morale & delivery (inc. high-profile examples)



Weak consumer confidence

Widespread consumer experience & media coverage of poor-quality work & rogue actors



Ineffective enforcement

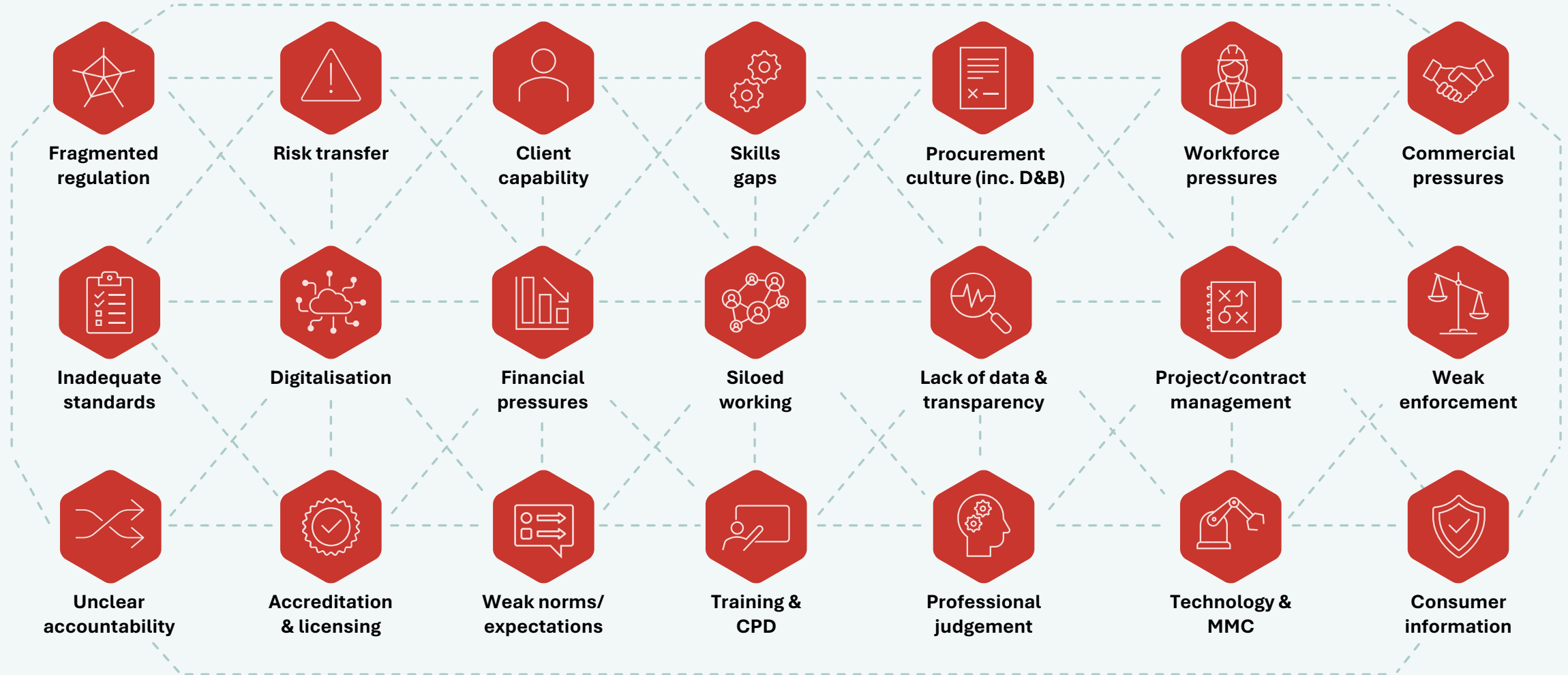
(Actual & perceived)
Lack of consequences for poor standards and/or consumer protections



Deconstructing the challenge

A complex web of interconnected factors

Indicative mapping : not government policy





Applying a thematic lens

Breaking down the challenge into common themes





Approach to reform

Organising our thinking around three core pillars of reform

3 interdependent pillars of reform:

Skills,
knowledge &
experience

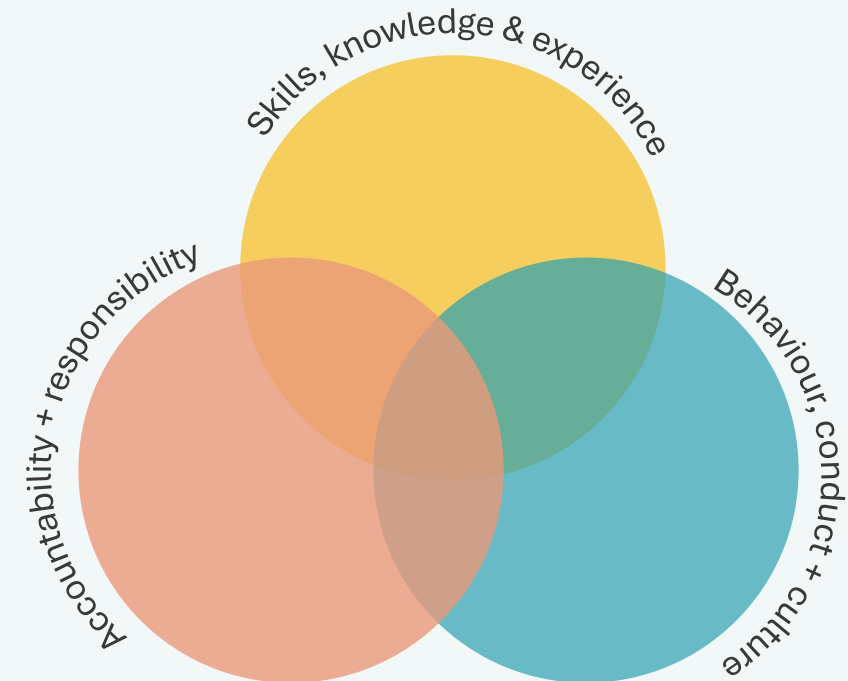
The **practical & technical expertise & workmanship** required to design, build & maintain safe, quality buildings & environments

Behaviour,
conduct &
culture

The **professionalism** with which people approach their work & the way **the system** (people, systems & processes) is set up to **enable, incentivise & reward good practice**. Including commercial operating models, workforce & cultural norms

Accountability
& responsibility

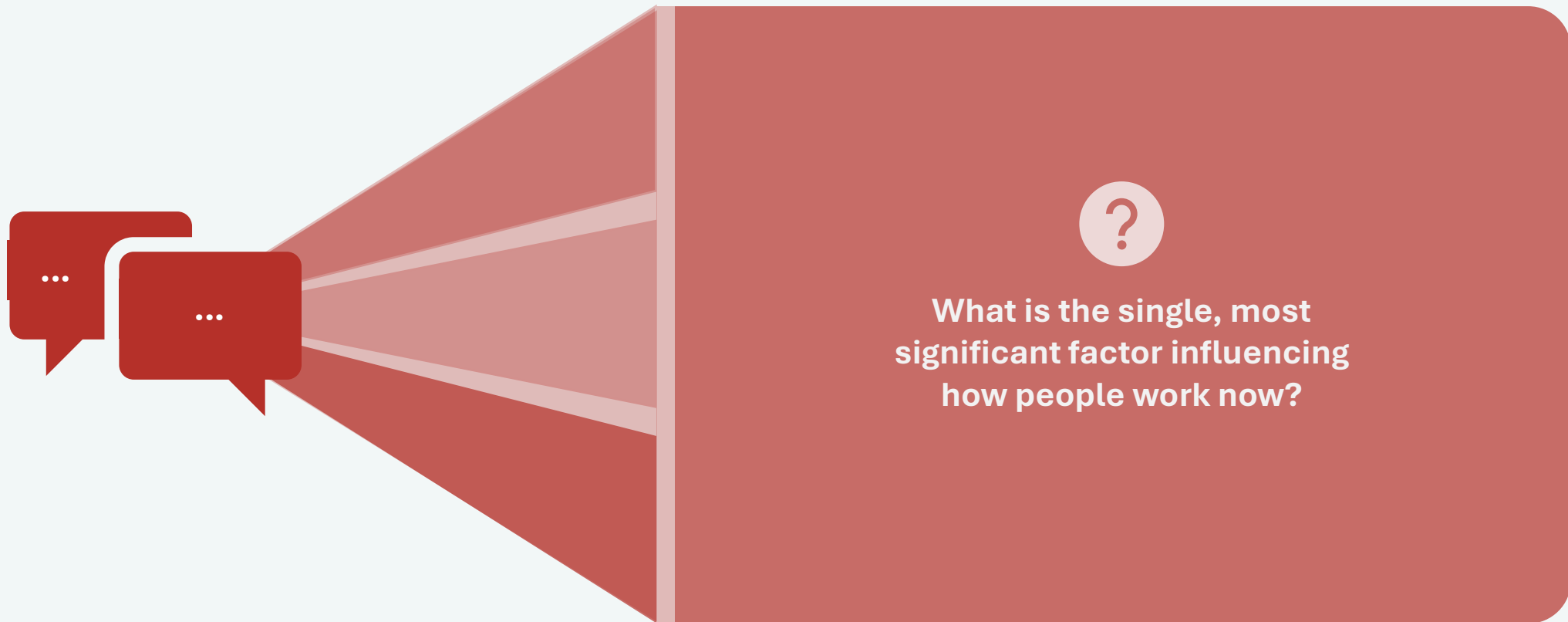
The way the system operates to promote **individual & corporate responsibility**, including effectively identifying & penalising inadequate standards





Question: Horizon 1

Opening up the discussion





Horizon 3: Future



Overarching system reform

High-level outcomes for a well-functioning building system



MHCLG published the **Single Construction Regulator Prospectus** in December 2025.

This sets out government's vision for an **integrated regulatory system** that brings together **buildings, products and people** as part of a well-functioning system where:

Buildings & built environments are safe, high-performing & deliver a healthy, accessible, secure & sustainable environment for users

Companies & individuals are enabled to thrive when they operate in the interests of current & future building users

The building system is trusted; users have confidence the system will act to prioritise the safety & needs of occupants



A vision for the future: example

How system-level outcomes could be translated into a practical vision for reform

Example for discussion : not government policy

A thriving, professional
and skilled built
environment sector where
individuals and companies
are **trusted** to uphold high
standards of **safety,**
quality, conduct and
accountability by default



Individuals and companies are **equipped, enabled & empowered** with the **skills, knowledge & supporting infrastructure** to do their role well

Buildings & built environments are safe & high-performing



The system is set up to provide individuals, companies & consumers with the **conditions they need to do the right thing & succeed**

Companies & individuals are enabled to thrive



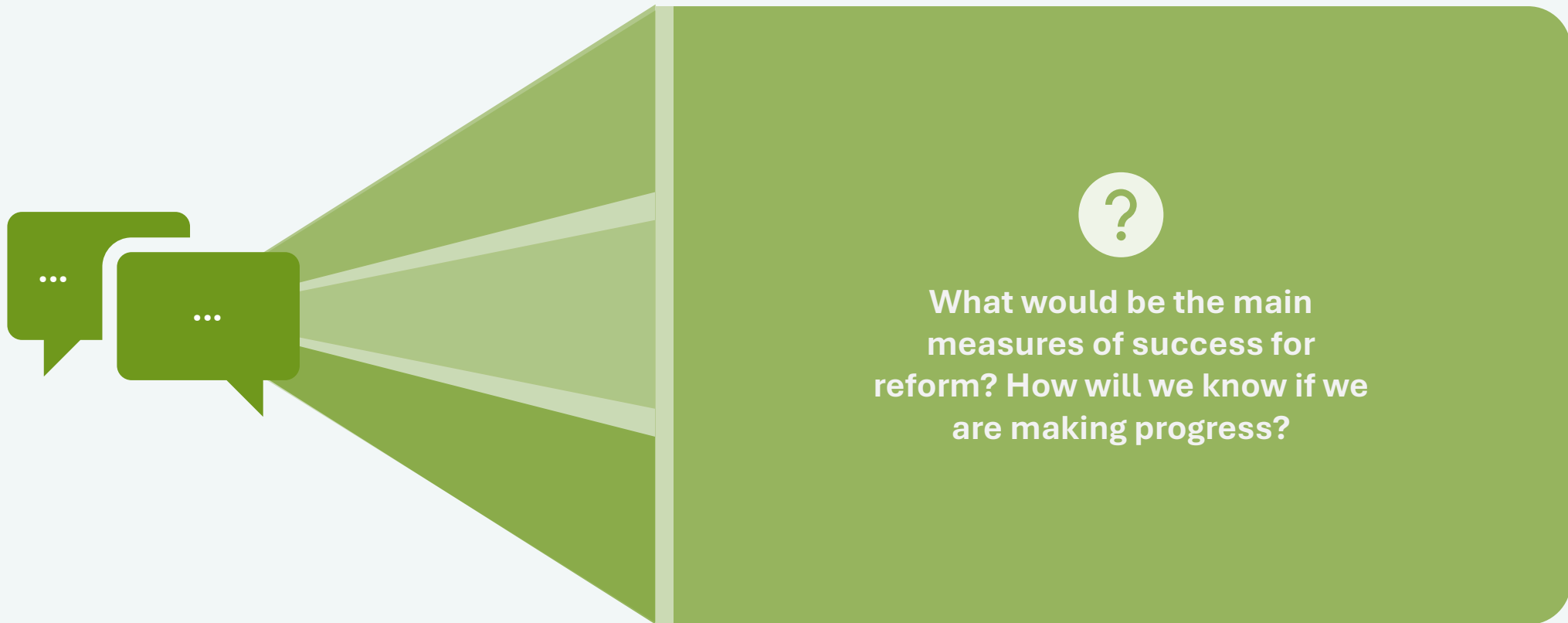
Everyone has confidence in the overall system to work with & for them to **support, uphold and enforce** high standards of **expertise, professionalism & accountability**

The building system is trusted



Question: Horizon 3

Opening up the discussion





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Horizon 2: Transition



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Bridging the gap

Harnessing leading practice, emerging trends & innovation to deliver system transformation

Visualising the strategy

Analysis:
System
definition + case
for reform

Outdated practice (stop)

Existing good practice (continue + extend)

Path towards long-term reform over 5 / 10 / 30 years

Emerging practice (foster + embed)

Innovation (design + implement)

Future innovation (signal)

Unified vision
for the future

Underpinned by cross-sector consensus building

Indicative design : not government policy



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An ongoing conversation

Gathering evidence, experience & expertise to inform the strategy



Published a call for evidence on the new strategy for the built environment professions, trades and occupations on 20 May. 12-week response period, closing 12 August 2026



Purpose: Broad information-gathering exercise to inform detailed strategy development. Focus on understanding the key factors shaping how people work across the building process, capturing all stages of the building lifecycle and all types of building work. Does not consult on specific policy measures.



Ask: Looking to hear from the widest possible range of voices from across the sector & beyond, including individuals as well as collective groups & organisations. Expect people to focus on specific areas of interest & expertise rather than answering every question.



Question: Horizon 2

Opening up the discussion



