

REPORT TO: Environment and Urban Renewal Policy and Performance Board

DATE: 12th February 2025

REPORTING OFFICER: Executive Director - Environment and Regeneration

PORTFOLIO: Environment and Urban Renewal

SUBJECT: Building Safety Levy

WARD(S) Borough wide

1.0 PURPOSE OF THE REPORT

- 1.1 To update Members on new Government initiatives and associated regulatory burdens.
- 1.2 The purpose of the Building Safety Levy (BSL) is to introduce a charge imposed on developers of new residential buildings to fund the remediation of unsafe buildings, particularly those with cladding issues post Grenfell. This levy ensures that developers bear the cost of fixing building safety issues.

2.0 RECOMMENDATION: That the Board receives a presentation about the Building Safety Levy at the meeting.

3.0 SUPPORTING INFORMATION

- 3.1 The Building Safety Levy is due to be introduced in Spring 2025, and to expected to come into force in the late Summer 2025.
- 3.2 The levy will be based on the number of units on the planning application, not on the Building Regulation submission.
- 3.3 The Levy will apply to all new residential buildings that require building control regardless of size or height. The Levy will apply to developments/ plots with 10 or more units, Student Housing and HMO's with 30 or more bed units.
- 3.4 The expected exemptions from the levy include:
- Social and affordable housing.
 - Developments of fewer than ten units.
 - Care homes, NHS hospitals, armed forces accommodation, etc.
 - Supported housing, children's homes, refuges etc.
 - For-profit housing built by a not-for-profit registered provider.

4.0 POLICY IMPLICATIONS

4.1 None

5.0 FINANCIAL IMPLICATIONS

5.1 None

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Improving Health, Promoting Wellbeing and Supporting Greater Independence

The presentation supports the above by providing additional information to support Children, Young people and Families by its policies and strategies to ensure safe and vibrant communities to grow, learn and live in.

6.2 Building a Strong, Sustainable Local Economy

The presentation supports the above by providing additional information on the Building Safety Levy to ensure a strong and sustainable local economy through its policies.

6.3 Supporting Children, Young People and Families

None

6.4 Tackling Inequality and Helping Those Who Are Most In Need

The presentation informs the group of the emerging Levy to improve building safety standards to eligible existing housing stock.

6.5 Working Towards a Greener Future

None

6.6 Valuing and Appreciating Halton and Our Community

None

7.0 RISK ANALYSIS

7.1 The Council is expected to put in place a mechanism to collect the BSL and pass payments onto central government (MHCLG) on a quarterly basis.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 There are no equality and diversity implications arising from this

report.

9.0 CLIMATE CHANGE IMPLICATIONS

9.1 There are no climate change implications arising from this report.

10.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

None under the meaning of the Act.