

Single Construction Regulator Consultation  
Fry Building 2NE  
Ministry of Housing, Communities and Local Government,  
2 Marsham Street,  
London,  
SW1P 4DF

20<sup>th</sup> March 2026

Response submitted by email only to: [regulatoryreform@communities.gov.uk](mailto:regulatoryreform@communities.gov.uk)

Dear Sir / Madam,

**Re: Single Construction Regulator Prospectus**

Thank you for consulting the Land, Planning and Development Federation (LPDF) on the ‘Single Construction Regulator Prospectus’. The LPDF welcomes simplification within the built environment sector, particularly if it leads to increased safety without introducing significant delay or additional costs into the process.

The Federation recognises the significant changes to planning policy that have been brought forward since the government came into office. The pace at which reforms have been advanced reflects a clear commitment to ensuring that the planning system is equipped to support sustainable economic growth and increased delivery.

About the LPDF

The LPDF seeks to represent the UK’s leading land promoters, home builders and commercial developers. LPDF members support the housebuilding and commercial development sectors by promoting sites through the planning system, providing “shovel ready” land with a planning permission which can facilitate the delivery of infrastructure and serviced land parcels.

The LPDF seeks to actively engage with government on planning, housing and commercial development policy and to educate the wider public on the social, environmental and economic benefits of development through an evidenced based approach.



The LPDF encourages its members to deliver well designed, high quality, sustainable places which deliver a mix of housing types and tenures, commercial spaces and community uses that have a positive social, environmental, and economic impact.

Our key values include:

- Working in a positive and cooperative way with central and local government and key stakeholders, to deliver a planning system capable of supplying the homes and employment space we need.
- Promoting research and an evidence-led approach to policy development.
- Increasing the supply of new homes to meet demand and make home ownership a realistic possibility for all those who aspire to it.
- Ensuring that we build the affordable homes of all types and tenures that this country so desperately needs.
- Delivering new employment space to meet demand from businesses and support economic growth.
- Championing the impact of increased housing delivery on reducing intergenerational unfairness.
- Creating well designed, high quality and sustainable places to live and work.
- Educating and informing about the social, environmental and economic benefits of development.
- Supporting diversity of delivery in the market and championing SME developers.
- Promoting diversity and inclusivity within the sector.



## Overview

### **1) Where do each of the proposed outcomes for the system sit on a scale from very useful to not useful at all?**

- Buildings and built environments are safe and high-performing and deliver a healthy, accessible, secure and sustainable environment for occupants – Very useful.
- Companies and individuals are enabled to thrive when they operate in the interests of current and future building users – Not that useful.
- Construction products are fit for their purpose and users are provided with accurate product information – Useful.
- The building system is trusted; users have confidence the system will act to prioritise the safety and needs of occupants – Not that useful

### **2) What role would you and/or your organisation play in achieving these outcomes?**

The LPDF is a trade body for anyone who interacts with the planning system on a regular basis. As a trade body, our role would be in the dissemination of information and providing any CPD if members felt that was needed.

### **3) What will be the most important factors to achieving the proposed outcomes?**

The critical factors of moving to a Single Construction Regulator (SCR) that will increase its likelihood of success is that any new body inherits its responsibilities after a thorough rationalisation of other organisations roles and responsibilities so that duplication of task can be avoided. Any new organisation will also need to be furnished with sufficient resources to allow it to operate at capacity at the outset and to have the policies, practices and procedures in place before the new organisation becomes fully operational. Finally, it is important in the design of those policies, practices and procedures that they lead to better outcomes without increasing cost and delay in the process. The delivery of economic growth is the cornerstone of the government's agenda, and the new SCR should be set up with the objective of helping the government to realise their agenda.

### **4) What are the most important barriers that could prevent the proposed outcomes from being met?**

A lack of sufficient resources or introduction of the new body before a thorough rationalisation of other relevant organisations' roles and responsibilities have taken place would be the main barriers to the outcomes being met.



**5) What data would be needed to demonstrate whether the outcomes are being achieved?**

The LPDF do not have any comments on the type of data required, but we would emphasise that the data which is collected is done so regularly and in a format that is consistent so as to be of use in the SCR achieving its outcomes. It is also important that this data is of use in monitoring the success of the SCR in a way that can be utilised to refine and improve its operation.

**6) Have you experienced any challenges with providing information via government digital services when complying with current regulatory requirements across products, professions and buildings?**

The LPDF are aware of members who have experienced difficulties when requirements are unclear, or where they are having to comply with more than one regulatory regime whose requirements do not align. This should be borne in mind when the rationalisation of existing roles is undertaken.

**7) How should the new regulator promote consistent digital standards and interoperability across the lifecycle of a building (including products, professions and buildings)?**

The LPDF have no comments to make on this question.

**8) What digital tools and platforms do you find most effective for ensuring you meet regulatory compliance and why?**

The LPDF have no comments to make on this question.

**9) What are the opportunities and risks associated with automating regulatory compliance checking (e.g. AI-driven assessment), and how should oversight, accountability and human review be retained within automated systems?**

The LPDF have no comments to make on this question.

**10) Should the regulator play a role in setting behavioural standards and providing foundations for enforcement? If so, how should it do this e.g. via powers or duties?**

The LPDF have no comments to make on this question.

**11) How can the regulator protect residents, enabling them to effectively exercise their rights to seek redress to make their homes safe, without fear or confusion?**

The LPDF have no comments to make on this question.



**12) How can the regulator monitor the impact the regulatory system has on the safety of residents?**

The LPDF have no comments to make on this question.

**13) What should the regulatory system do to better share information between regulatory bodies to inform and support the delivery of resident-based outcomes?**

The LPDF have no comments to make on this question.

**14) How can the regulatory system better support and advise residents?**

The LPDF have no comments to make on this question.

**15) Do you agree with the principles set out in this chapter, and the proposed roles and responsibilities for government, regulatory bodies and industry?**

It is important for the SCR to maintain an on-going engagement with the industry to ensure that the organisation understands the issues that are being faced on-the-ground when delivering schemes. The SCR must clearly understand practical implementation issues, viability issues, issues that are caused by meeting other organisations regulations and the availability of suitable solutions to meet the various outcomes from a deliverability perspective. This will help to ensure that the introduction of the SCR does not cause unintended consequences that cause delay in the delivery process.

**16) What are your views on how the new regulator can work with industry to support culture change, towards a quality and safety-led culture? What sort of incentives or sanctions do you feel would be effective in supporting this change?**

See our response to **Question 15** above.

**17) What are your views on how industry can best drive the culture change and respond effectively to the changes proposed in this prospectus? In your view, how prepared are individuals and businesses for these changes? What would support industry to be more prepared?**

The industry is not yet prepared for the introduction of the SCR and this needs to be considered carefully by the government when it determines the organisation's launch. There should be a transitional period to allow the new organisation to establish its policies, practices and procedures and for the industry to become familiar with these, before they are formally introduced.



I hope that MHCLG find this response helpful and if you require any assistance from the LPDF on the introduction of the SCR then we will be only too willing to assist.

Yours faithfully.



Phill Bamford

Policy Director

