

## Safety first, but watch out for unintended consequences

9<sup>th</sup> December 2019

Safety must come first – but those drafting regulation should beware of unintended consequences as they respond to the first findings of the Grenfell Inquiry, says NFA Managing Director Eamon McGoldrick.

Welcoming the outgoing government's commitment to implement the Phase 1 report's recommendations in full in his IH50 comment piece for Inside Housing, Eamon said the shape of future building safety was at last beginning to emerge.

But he warned that if a new regime is too inflexible for landlords and residents and there is little funding help from central government, there could be problems ahead.

"The new proposed regulatory regime will require significant revenue resources," he writes. "Checking all the fire doors in a 100-unit tower block could result in 400 new home visits a year, adding £90,000 per annum to the housing management cost of a typical 100 unit tower block.

"For a city such as Birmingham, with over 200 high rise blocks, that's £18m a year or £540m over a 30-year business plan. Unless there is Government help, something else will have to be sacrificed to meet that commitment."

Revenue costs will inevitably be passed onto leaseholders; residents will have to cope with a diary full of inspection appointments; and this increased attention from landlords make high rise living even less popular.

Eamon urges the incoming government to listen to the views of residents and landlords before a new regulatory regime is set in stone.

The full article is available here: <https://www.insidehousing.co.uk/comment/post-grenfell-changes-are-needed-but-we-must-be-wary-of-unintended-consequences-64456>

[ends]

Note to editors: The National Federation of ALMOs Ltd (NFA) represents England's 31 arms-length management organisations (ALMOs). ALMOs are not-for-profit council-owned housing companies that **manage nearly 420,000 council homes across 34 local authorities**.

First established in 2002 as part of the Government's Decent Homes programme, ALMO companies now work with their parent councils to deliver diverse housing services. These range from new-build development to support for residents' employability, financial resilience and health and well-being.

**For further information, please contact NFA press and communications officer Cheryl Stonehouse:  
07944 458294/cheryl.stonehouse@almos.org.uk**