

BDP

PROFESSIONAL BRIEFING

UK construction and the built environment

WHAT CHANGED
WHY IT MATTERS
WHAT TO DO

WEEK ENDING

18

OCTOBER 2026

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A concise briefing for construction, housing and built-environment leaders

Three developments that matter

Building safety duties are tightening while output weakens and occupational health scrutiny grows.

01 Cladding remediation Bill

A proposed legal duty would require responsible entities to assess and remediate external-wall fire risks in residential buildings over 11 metres.

02 Construction output revised down

Output fell 1.0% in the three months to August. ONS also revised July from 0.1% growth to a 0.5% fall.

03 Noise and vibration

HSE's new campaign reinforces existing duties to assess exposure, control risk at source and protect workers from permanent harm.

Sources: MHCLG, Building Safety (Remediation of Unsafe Cladding etc.) Bill, 14 Oct 2026; ONS, Construction output in Great Britain: August 2026, 15 Oct 2026; HSE, Noise and vibration campaign, 13 Oct 2026.

PROPOSED IN ENGLAND

Cladding remediation Bill would create a clear legal duty

Introduced on 14 October. The proposed measures apply in England and are not yet law.

11m+

residential
buildings
in scope

12

months to
complete
assessment

£500k

potential
tribunal
penalty

2029

target for
remediation
or a completion
date

ASSESSMENT AND
ENFORCEMENT

PAS 9980 assessments and independent audit

The Bill would standardise external-wall assessments, strengthen civil and criminal sanctions and allow public bodies to step in where responsible entities fail to act.

BDP VIEW Owners should check building height, ownership, repairing obligations and FRAEW evidence now. Early preparation will reduce later programme and funding risk.

Source: MHCLG, Guide to the Building Safety (Remediation of Unsafe Cladding etc.) Bill, published 14 Oct 2026.
Proposed legislation, not yet in force.

GUIDANCE

Noise and vibration risks need earlier control

HSE’s 13 October campaign reinforces existing legal duties.

15,000

workers develop hearing problems caused or worsened by work each year

HSE campaign, 13 Oct 2026

HSE’s practical control sequence

ASSESS Exposure and suitable risk assessment

CONTROL Reduce risk at source

PROTECT Surveillance, training and PPE

DUTIES Existing 2005 Regulations

Employer checks

Exposure records

Trigger times

Tool selection

Health surveillance

BDP VIEW Control exposure at source through equipment choice, maintenance and work planning. PPE cannot replace effective exposure reduction.

MARKET EVIDENCE

Output fell more than first reported

ONS revised July from 0.1% growth to a 0.5% fall.

–1.0%

Total construction output
Three months to August

–1.4%

New work
Three months to August

–0.3%

Repair and maintenance
Three months to August

–3.2%

Private new housing
Three months to August

BDP view

The data show no broad recovery. Repair and maintenance grew 0.4% in August, while new work fell 0.7%. Review pipeline, cash flow and bidding assumptions.

Source: ONS, Construction output in Great Britain: August 2026, released 15 Oct 2026. Figures are volume estimates and may be revised.

JCT 2016 and 2024 will run side by side

The 2016 suite remains available until 31 December 2026. Transition work should start now.

01

Contract map

ACTION

Identify which live projects use JCT 2016 and which may move to JCT 2024.

RISK

Applying the wrong notices or procedures can undermine contract administration.

02

Procedure review

ACTION

Review standard amendments, precedents and information-management processes.

RISK

Copying legacy amendments into JCT 2024 without review can create conflicts.

03

Team readiness

ACTION

Train contract administrators, project managers and commercial teams.

RISK

Teams may need to administer both editions across the same programme.

Key dates worth noting

28 OCT 2026

England building-safety
remediation data

30 OCT 2026

ONS release-times consultation
closes

30 NOV 2026

England social-housing Awaab's
Law Phase 2 target

31 DEC 2026

JCT 2016 suite availability ends

JAN 2027

PSTN withdrawal target

24 MAR 2027

Amended Approved Documents L
and F take effect

**Which issue is creating the greatest risk for your projects or assets?
Share your view in the comments, or message me to discuss a
compliance, contract or cost review.**

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Sources: MHCLG; ONS; HSE; JCT; MHCLG Circular 04/2026.