



Regulator of
Social Housing

NROSH+

Fire Safety Remediation Survey for 11+ metre buildings (FRS)

Guidance notes

Version 1.0

Survey deadline: 15 September 2023



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Introduction

The Fire Safety Remediation Survey for 11+metre buildings (FSR) is a survey conducted by the Regulator of Social Housing (the regulator) and completed by registered providers of social housing (providers) in England.

This survey will be required from all providers, with a 'nil' return required from providers who are not Responsible Entities for any buildings of 11+ metres in height. This nil return will consist of the answers to two questions in section 1, once both are completed the survey can be submitted.

The survey should be completed on a registered group basis where this applies. The term 'providers' is used in this guidance to mean reporting at this level. For providers not in a group this will form an individual return, for those in a registered group this will be a group return.

Using the NROSH+ system

NROSH+ is the regulator's data collection website. Submission of data must be made electronically via the NROSH+ system <https://nroshplus.regulatorofsocialhousing.org.uk/>. The stages of submission are detailed in the NROSH+ System User Guide available on the NROSH+ system.

Help and support

The NROSH+ website contains guidance documents and FAQs which are designed to help users through the process of submitting returns and using the system.

However, if you have any further queries you should contact our Referrals and Regulatory Enquiries (RRE) team. Their contact details and availability are:

Telephone: 0300 1245 225 Email: NROSHenquiries@rsh.gov.uk

Availability: Monday to Friday; 9am to 5pm (excluding bank holidays)

The RRE team will not input or change data on a user's behalf and the responsibility for completing the submission remains with the provider.

Query resolution

We aim to respond to all queries within five working days. Please note that queries made to us within five working days of a survey deadline may not receive a response until after the deadline has passed. This may result in submissions not meeting the survey deadline. Extensions to the deadline will not be granted due to late queries.

We may contact providers where queries arise during the review and validation of submitted data. Subsequent to that, we may be in further contact with a minority of

providers where there are any regulatory issues arising from analysis of the validated data.

Data entry and templates

Each return in NROSH+ can be completed through either manual entry of data into NROSH+ or by importing templates populated with data. Data import templates for each section of the return can be exported via your survey's Parts List in the NROSH+ system.

! Note: exported templates are specific to your organisation and cannot be used for multiple providers.

Further information on using templates is available in the NROSH+ System User Guide but users should note the following:

- You can only input data into green cells and text boxes.
- Cells shaded purple will automatically calculate based on data entered in other fields.
- When copying data into the templates, users must use the Paste Special function (values only, no formatting) or users risk corrupting the template.
- The 'definitive data' is that which is saved on the NROSH+ system and visible to users on-screen.
- Please note that if you have included more decimal places in your data in the template, than is expected by the system, these will be rounded on submission. This means that totals based on these may be different in the system than in your template.
- When importing data using a template file, users have the option to "ignore blank cells" or "don't ignore blank cells". These options are covered more in the NROSH+ System User Guide.

! Note: when importing a file using the "don't ignore blank cells" option, any data that has already been added will be overwritten by the upload; if a cell is left blank in the template, any prior value will be removed from the database.

Validation checks before submission

There are a number of ways in which validation errors can be viewed in NROSH+, these include:

- **Live validations within a survey part** - Validation issues can be viewed and resolved directly in the web view. Navigate to the web view by clicking the 'Edit' link next to a Part with hard or soft validation issues, then toggle to 'Show validations' to see the validations panel in the browser. For more information about this function please see the NROSH+ System User Guide.

- **Export validations** – Validations can be exported to an Excel file by clicking the export button on the survey summary page, validation issues page, from the web view, or cross-part validations page. Review cross part validations button at the bottom of the Parts List.
- **Validation Issues Page** – Navigate to the validation issues page by clicking the 'Submit' button beneath the survey summary table. Any unresolved validation issues, including cross-part validations, will be listed here. For single-part validation issues, clicking 'Go to part' will navigate to the web view, where validations can be addressed as outlined above.



Note: the NROSH+ website is the final authority on the number of validation issues present on a return.

Where you are unable to resolve soft validation issues, you should add a comment or upload a supporting document providing contextual information and narrative which will assist us in reviewing the return and which will minimise the amount of follow up work required.

If you are unable to resolve hard validation issues, you should contact the RRE Team using the contact details given in the Help and Support section of this document.

We also encourage the submission of supporting documentation to provide detail on areas which you feel may need clarification. These supporting documents should be provided in a Word, Excel or PDF document and uploaded on to NROSH+ using the 'Upload new document' button in the supporting documents section which can be found below your surveys parts list (a full list of supported document types is available in the NROSH+ System User Guide).

Completing the FSR

Working with the Department for Levelling Up, Housing and Communities (DLUHC) we are seeking assurance from all registered providers that for all buildings 11 metres plus (including those over 18 metres) for which you are responsible, you have:

- Met your obligations under the Fire Safety (Regulatory) Order 2005 for assessing fire safety risks associated with the relevant parts of those buildings;
- That where there are risks, you understand what they are and how they should be addressed, particularly in relation to cladding and;
- Where you have identified life safety fire risks, you have a plan in place to remediate those buildings in a timely manner.

To do this we are introducing this survey.

As part of this data collection exercise, we will also ask on behalf of DLUHC that you complete and submit a spreadsheet template requiring building level information, identifying all the 11 metre plus buildings you are responsible for at an address level with information relating to their remediation where relevant.

This information will be passed on to DLUHC and will complement data they are already collecting for 11 metre plus buildings that are the responsibility of private landlords. This data will be used to monitor that all organisations responsible for remediating fire safety risks are doing so, so that affected residents are safe and feel safe in their homes .

To do this DLUHC may also need to share their assessment of this data with other relevant regulators.



Note: It may also be necessary to share data with the Building Safety Regulator or other regulators with a health and safety remit including local authorities and Fire and Rescue authorities where appropriate, which we have powers to do under section 109 of the Housing and Regeneration Act 2008. Please also note that the regulator is a public authority and is subject to Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Submission launch and deadline

- The FSR will launch on NROSH+ in August.
- The deadline for submission of this return on NROSH+ (including the submission of the spreadsheet for DLUHC) to be **15 September 2023**.

It is recommended that providers complete and submit their return as soon as possible as this will allow more time to resolve any queries the regulator may raise with the submission.

Note on guidance and definitions

We ask all providers to read these guidance notes carefully in order that they provide accurate data to RSH.

This guidance is intended to support the completion of the FSR via the NROSH+ system. Whilst examples and definitions are provided, providers are reminded that it is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation.

Structure of the return

The FSR is comprised of one “part” in the system, so only a single survey template needs to be completed.

This is made up of three sections, which are visible as separate tabs in the template and the website view. Guidance notes are provided for each section in the remainder of this document:

The glossary provides additional definitions (see entries for text highlighted **like this**).

Submission of the spreadsheet for DLUHC

We ask that all RPs upload the spreadsheet as a supporting document to the FRS using the ‘supporting document’ upload feature on the parts list. Please refer to NROSH+ system guidance for more information.

Section 1: Responsible Entity confirmation

This section requires providers to answer two questions relating to their status as a **Responsible Entity** for buildings of **relevant height**. These questions will determine which sections of the return providers will need to complete.

! **Note: Providers should refer to the definitions in the glossary for more information on how we define ‘Responsible Entity’ and ‘relevant height’.**

! **Note: All questions should be answered with the position as at the 31 August 2023.**

Providers who answer ‘No’ to both questions 1 and 2 should leave both section 2 and section 3 of the return blank and submit the return. This is considered a ‘nil’ return and fulfils the requirement of this survey for those providers who are not the Responsible Entity for any buildings of relevant heights.

Providers who answer ‘Yes’ to both questions should note that they will need to complete both section 2 and section 3, ensuring that buildings are only recorded in the section which covers the relevant height band into which the building falls. Each building must be reported only once across the section 2 and section 3 of the survey.

Question 1

Providers must confirm if they (or a registered provider within their group structure) are the **Responsible Entity** for buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**).

Is your organisation the Responsible Entity for any buildings with a height of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height?	Yes / No
--	-------------

If a provider answers ‘Yes’ to this question they must complete *Section 2 - Buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height*.

If a provider answers ‘No’ to this question they must leave *Section 2 - Buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height* completely blank and not insert any zero values.

Question 2

Providers must confirm if they (or a registered provider within their group structure) are the **Responsible Entity** for buildings of 18 metres or more or which have 7 or more storeys (**relevant height**).

Is your organisation the Responsible Entity for any buildings with a height of 18 metres or more or which have 7 or more storeys?	Yes / No
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If a provider answers 'Yes' to this question they must complete *Section 3 - Buildings of 18 metres or more or which have 7 or more storeys*.

If a provider answers 'No' to this question they must leave *Section 3 - Buildings of 18 metres or more or which have 7 or more storeys* completely blank and not insert any zero values.

Section 2 - Buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height

This section should be completed by those providers who have responded 'Yes' to Section 1 – Question 1.

If a provider answered 'No' to Section 1 – Question 1 this section must be left blank.

 **Note: All questions should be answered with the position as at the 31 August 2023.**

Question 1 – Building overview

This question asks about the number of buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which the provider (or a registered provider within their group structure) are the **Responsible Entity**,
- and in how many of those buildings they own stock.

Question 1a – Number of buildings

Please report the total number of buildings of **relevant height** for which you (or a registered provider within your group structure) are the **Responsible Entity**.

For how many buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height are you [or a registered provider within your group structure] the Responsible Entity?	Number
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Exclude any buildings for which **unregistered entities** within your **group structure** are the **Responsible Entity**.

Question 1b – Number of buildings in which dwelling stock is owned

Please confirm in how many of the buildings reported in question 1a you (or a registered provider within your group structure) owns at least one unit of **dwelling stock** (either social or non-social).

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In how many of the buildings above do you [or a registered provider within your group structure] own at least one unit of dwelling stock?

Number

Exclude any buildings for which only **unregistered entities** within your **group structure** own dwelling stock.

Question 1c – Number of buildings in which only commercial or non-dwelling stock is owned

Please confirm in how many of the buildings reported in question 1a you (or a registered provider within your group structure) owns at least one unit of **commercial or non-dwelling stock** but no **dwelling stock** (neither social nor non-social).

In how many of the buildings above do you [or a registered provider within your group structure] own at least one unit of commercial or other non-dwelling stock, but no dwelling stock?
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Number

Exclude any buildings for which only **unregistered entities** within your **group structure** own commercial or non-dwelling stock.

Exclude any buildings which have been reported in question 1b.

Question 2 – Building Works Assessment coverage

! Note: All questions should be answered with the position as at the 31 August 2023.

This question asks providers about the number of buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) has or has not been undertaken.

The total number of buildings reported across question 2a and question 2b line 1 should be equal to the number of buildings reported in question 1a in this section.

Question 2a – Number of buildings where a building works assessment has been undertaken

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has been undertaken**.

Total number of buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height for which you [or a registered provider within your group structure] are the Responsible Entity where a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) <u>has been undertaken</u> .	Number
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Question 2b – Number of buildings where a building works assessment is due

Line 1

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has NOT been undertaken**.

Total number of buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height for which you [or a registered provider within your group structure] are the Responsible Entity where a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) <u>has NOT been</u> undertaken.	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing an assessment between 1 October 2023 and 31 March 2024	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing an assessment between 1 April 2024 and 30 September 2024	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing after 1 October 2024	Number

Lines 2-4

Of those buildings reported in question 2b line 1, please indicate how many of these works assessments are planned to be completed between the given time periods. Each building should only be reported once, and the total of lines 2 to 4 should equal the total in line 1.

Question 3 – Building Works Assessment outcomes

! Note: All questions should be answered with the position as at the 31 August 2023.

This question asks providers about the number of buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety issues which require **remediation**.

The total number of buildings reported in question 3 line 1 must be less than or equal to the value reported in question 2a.

Line 1

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety issues which require **remediation**.

The number of buildings reported in line 1 must be less than or equal to the value reported in question 2a. Please do not include buildings where a relevant FRA **has NOT been undertaken**.

Lines 2-4

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,

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- and for which that assessment identified one or more life-critical fire safety issues which require **remediation**.

The number of buildings reported across lines 2 to 4 (inclusive) should equal line 1. Please report each building only once across lines 2 to 4.

Based on the most recent Fire Risk Assessment that complies with the requirements of the Fire Safety Order (as amended by the Fire Safety Act 2021), the total number of buildings assessed to have life-critical fire-safety defects that require remediation.	Number
Of these:	
The total number of buildings assessed with life-critical EWS fire-safety defects that require remediation	Number
The total number of buildings assessed with other life-critical fire-safety defects that require remediation	Number
The total number of buildings assessed with BOTH life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation	Number

Line 5

If you have reported units in the lines above as having 'other life-critical fire safety issues' please provide a brief outline of the nature of these issues.

If you have reported buildings as being assessed with 'other life-critical fire-safety defects' that require remediation, please provide a brief outline of the nature of these defects.	Free text
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If the space available is insufficient, please upload a supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 5 that you have done so.

Question 4 – External Wall System materials

This question asks providers about the materials being used in External Wall Systems (EWS):

- on buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has been undertaken**.

The total number of buildings reported in question 4 line 16 (column 2+column 3) should equal the number of buildings reported in question 2a.

 **Note: Where the safety of the material is not known providers are asked to report these as ‘unsafe’ until assurance is obtained to confirm their safety.**

Column guidance

Column 1 – buildings where the material is used in EWS

For each of the material types listed please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and which use that material in the EWS.

Multiple materials may be used within EWS on each building. We expect providers to report the total number of buildings which use each type of material. This is likely to mean that the total of column 1 (lines 1 to 15) will be greater than the total number of buildings reported in question 2a.

Column 2 – buildings where the material used in EWS is considered safe

For each of the material types listed please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),

- and for which the use of that material in the EWS is considered safe.

The number of buildings reported across column 2 and column 3 should equal the number of buildings reported in column 1 (for each line).

Where the safety of the material is not known providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.

Column 3 – buildings where the material used in EWS is considered unsafe

For each of the material types listed please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and for which the use of that material in the EWS is considered unsafe.

The number of buildings reported across column 2 and column 3 should equal the number of buildings reported in column 1 (for each line).

Where the safety of the material is not known providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.


Line guidance

Lines 1-14

Material types in use in EWS. Please refer to the glossary for more information on material types.

Line 15

You should report the number of buildings for which the material used in EWS is not known.

 **Note: If the material is not known we ask that you upload a supporting document to outline why the material type was not identified during the FRA and how you have assessed the safety of this material.**

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list.

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	Which materials are used in EWS on buildings for which you are the Responsible Entity	On how many of the buildings in column 1 is the selected material considered to be safe.	On how many of the buildings in column 1 is the selected material considered to be unsafe.
Glass (excluding windows)	Number	Number	Number
High Pressure Laminate	Number	Number	Number
Aluminium Composite Material	Number	Number	Number
Other Metal Composite Material	Number	Number	Number
Metal Sheet Panels	Number	Number	Number
Render System	Number	Number	Number
Brick Slips	Number	Number	Number
Brick	Number	Number	Number
Stone Panels or Stone	Number	Number	Number
Tiling Systems	Number	Number	Number
Timber or Wood	Number	Number	Number
Plastic	Number	Number	Number
Concrete	Number	Number	Number
Other	Number	Number	Number
For how many buildings (of relevant height) do you not know the EWS material in use?	Number	Number	Number
In total how many buildings are the materials used on the EWS considered safe or unsafe?		Number	Number

If you have reported buildings using 'other' material please briefly confirm the material used and the number of buildings covered. If you have several different materials and buildings please upload a supporting document.	Free text
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Line 16

Please provide the total number of buildings for which the material (or materials) in use in the EWS are considered safe (column 2) and unsafe (column 3).

This should be the total number of individual buildings and the total of column 2 and column 3 should equal the number of buildings reported in question 2a.

Line 17

If you have reported buildings using 'other' material please briefly confirm the material used and the number of buildings covered. If you have several different materials and buildings please upload a supporting document.

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Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 17 that you have done so.

Question 5 – Remediation progress

! Note: All questions should be answered with the position as at the 31 August 2023.

This question asks providers about the status of remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**.

The total number of buildings reported in question 5 line 1 (columns 1 to 8) should equal the number of buildings reported in question 3 line 1.

Column guidance

Column 1 – Remediation work complete including building control sign.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which the **remediation** work to correct the fire safety issue identified is complete (including building control sign off where necessary).

We assume that buildings reported in this column are awaiting a further assessment to confirm the remediation work has been successful in resolving the fire safety issue.

Column 2 – Remediation work complete but awaiting building control sign off.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,

- and for which the **remediation** work to correct the fire safety issue identified is complete but is awaiting building control sign off.

We assume that all substantive remediation works will require building control sign off but if the works do not require building control sign off but are complete then they should be reported in column 1.

Column 3 – Remediation works have started - cladding removed.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which the **remediation** work to correct the EWS (cladding) issues has begun.

You should include all buildings where the cladding has been removed but where the work to remediate this or other fire safety issue(s) is not yet complete.

If the removal of cladding is the **ONLY** remediation required and it is complete, then buildings should be reported in column 2 or column 1 depending on the necessity of building control sign off.

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	Remediation work complete including building control sign off but awaiting new FRA.	Remediation work complete but awaiting building control sign off	Remediation works have started - cladding removed	Remediation works have started	Remediation plans are in place	Remediation plans are unclear or incomplete or awaiting further advice	Neither remediation plans nor works started	Work is not required
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the total number of buildings assessed to have life-critical fire-safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number
Of these:								
The total number of buildings assessed to have life-critical EWS fire-safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number
The total number of buildings assessed to have other life-critical fire-safety defects that require remediation	Number	Number	N/A	Number	Number	Number	Number	Number
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire-safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number

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For those units reported under 'work is not required' please give a brief overview of why they do not require remediation work.	Free text
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Column 4 – Remediation works have started.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which the **remediation** work has begun.

You should include all buildings where the remediation work has started but is not yet complete.

Where remediation work includes EWS (cladding) removal, and where this has been completed, but where the work to remediate this or other life-critical fire safety issue(s) is not yet complete, report buildings in column 3.

Please ensure that buildings which are reported in column 3 are not also reported within this column.

Column 5 – Remediation plans are in place.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which **remediation** plans are in place.

You should include all buildings where the remediation work has been planned. Providers are asked to consider the clarity and completeness of their plans for remediation work and judge whether they consider the plans to be 'in place'.

Column 6 – Remediation plans are unclear or incomplete or awaiting further advice.

Please report the total number of buildings:

- of **relevant height**,

- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which the **remediation** plans are currently unclear or incomplete or where you are awaiting further advice.

Providers are asked to consider the clarity and completeness of their plans for remediation work and judge whether they consider the plans to be ‘in place’ or if they are unclear or incomplete. Column 7 – Neither remediation plans nor works started.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- but for which there are no **remediation** plans currently in place (and therefore where work has not started).

Please report any buildings where plans for remediation have not been established, or where the status of the remediation plans/ works is not known and where they are not reported in any other column.

Column 8 – Work is not required.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- but for which you have determined work is not required.

If you have determined work is not required to remediate the life-critical fire safety issues identified in the FRA then please upload a supporting document to confirm why this determination has been made.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 5 that you have done so.

Line guidance

Line 1 – Total number of buildings assessed to have life-critical fire safety issue.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified life-critical fire safety issues which require **remediation**.

The total number of buildings reported in question 5 line 1 (columns 1 to 8) should equal the number of buildings reported in question 3 line 1.

Line 2 – The total number of buildings assessed to have EWS (cladding) issues.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified EWS (cladding) life-critical fire safety issues which require **remediation**.

The total number in line 2 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 2 which have **both** EWS (cladding) life-critical fire safety issue AND other life-critical fire safety issues. Report these buildings in line 4.

Line 3 – The total number of buildings assessed to have other life-critical fire safety issues.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified other life-critical fire safety issues which require **remediation**.

The total number in line 3 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 3 which have **both** EWS (cladding) fire safety issue AND other fire life-critical safety issues. Report these buildings in line 4.

Line 4 – The total number of buildings assessed to have both EWS (cladding) and other life-critical fire safety issues.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified **both** EWS (cladding) and other life-critical fire safety issues which require **remediation**.

The total number in line 4 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 4 which have only EWS (cladding) **OR** other life-critical fire safety issues. Report these buildings in line 2 or 3 as appropriate.

Question 6 – Remediation commencement

! **Note: All questions should be answered with the position as at the 31 August 2023.**

This question asks providers about the actual or estimated start of remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**.

Column guidance

Column 1

The data in the column will be prepopulated from your responses to question 5 columns 1 to 4 inclusive.

The total number of buildings reported in question 5 columns 1 to 4 are those for which work is recorded as having started in this return (which is the position as at the 31 August). This means work must have begun before 1 September.

	Prior to September - 2023	Between 1 September 2023 and 31 March 2024	Between 1 April 2024 and 30 September 2024	Between 1 October 2024 and 30 September 2028	Between 1 October 2028 and 30 September 2033	On or after 1 October 2033	No date planned to start remediation / unknown
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which remediation work has, or is estimated to begin, in each time period	Q5 – total of columns 1-4	Number	Number	Number	Number	Number	Number

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Of these how many relate to remediation work to address life-critical EWS fire-safety defects	Q5 – total of columns 1-4 (2nd row & 4th row)	Number	Number	Number	Number	Number	Number
---	---	--------	--------	--------	--------	--------	--------

Columns 2-6

Please provide the number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the works assessment has identified life-critical fire safety issues and where **remediation** work is required,
- by the time period in which you estimate the **remediation** work to begin.

Column 7

Please provide the number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the works assessment has identified life-critical fire safety issues and where **remediation** work is required,
- for which you have yet to schedule or do not know the planned start date of **remediation** work.

Line guidance

Line 1

Please report the total number of buildings with life-critical fire safety issues.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the number of buildings reported in question 5 columns 1 to 8.

Line 2

Of those reported in line 1, please report those buildings for which remediation work is required to address EWS (cladding) life-critical fire safety issues.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the total number of buildings reported in question 3 lines 2 and 4.

Question 7 – Remediation completion

! **Note: All questions should be answered with the position as at the 31 August 2023.**

This question asks providers about the actual or estimated completion of remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**..

For remediation work to be considered complete, we expect the building to have had all remediation work completed and with this work having received building control sign off.

Column guidance

Column 1

The data in the column will be prepopulated from your responses to question 5 above.

The total number of buildings reported in question 5 column 1 will be used to confirm those completed before 1 September 2023. As if work is recorded as being complete in this return (which is the position as at the 31 August) then work must have completed and have received building control sign off before 1 September.

Columns 2-6

Please provide the number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the building works assessment has identified any type of fire safety issue and where **remediation** work is required,

- by the time period in which you estimate the **remediation** work to be completed.

Column 7

Please provide the number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the building works assessment has identified any type of fire safety issue and where **remediation** work is required,
- for which you have yet to schedule or do not know the planned completion date of **remediation** work.

Line guidance

Line 1

Please report the total number of buildings for which all remediation work is planned to complete in each time period.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the number of buildings reported in question 6 columns 1 to 7.

The number of completions for each time period should be less than or equal to the number of estimated commencements for that and previous time periods as reported in question 6. Please ensure that estimated completion dates are reported as being AFTER the estimated commencement date.

Line 2

Please report the total number of buildings for which remediation work to remove unsafe EWS (cladding) will be completed in each time period.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the total number of buildings reported in question 6 line 2 (columns 1 to 7) .

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	Prior to September 2023	Between 1 September 2023 and 31 March 2024	Between 1 April 2024 and 30 September 2024	Between 1 October 2024 and 30 September 2028	Between 1 October 2028 and 30 September 2033	After 1 October 2033	No date planned to complete remediation / unknown
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which ALL remediation work is planned to be completed in each time period	Q5 – column 1 (1st row)	Number	Number	Number	Number	Number	Number
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which remediation work relating to the removal of life-critical EWS fire-safety defect will be completed in each time period	Q5 – column 1 (2nd row & 4th row)	Number	Number	Number	Number	Number	Number

Question 8 – Remediation costs

This question asks providers about the cost relating to the remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require remediation

Question 8a - Total number of buildings for which costs have been identified

Please provide the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues,
- for which **remediation** work is required,
- for which you have identified the costs relating to the remediation work.

Total number of buildings for which costs have been identified	Number
--	--------

Question 8b – Identified costs (incurred and planned)

Of those buildings as identified in question 8a above, please provide the costs as required.

Column guidance

Columns 1-6

Please provide the costs identified (as indicated per line) for the time periods shown.

Column 7

This is an automatically generated total of costs identified for the rows.

The indication of whether the total cost is estimated or actual will be taken from your responses across columns 1 to 6 (inclusive). If costs in any time period are 'estimated' then the overall cost will also be 'estimated'.

Line guidance

Lines 1 and 2

In line 1 please provide the costs identified and incurred (or planned) for ALL remediation work for each time period show.

You should include the costs for each building in the time period in which the remediation will be completed.

Indicate if the costs for this time period are 'estimated' or 'actual' in line 2.

Lines 3 and 4

In line 3 please provide the costs identified and incurred (or planned) for the work required to remove EWS (cladding) for each time period show.

You should include the costs for each building in the time period in which the removal will be completed.

Indicate if the costs for this time period are 'estimated' or 'actual' in line 4.

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	Prior to September 2023	Between 1 September 2023 and 31 March 2024	Between 1 April 2024 and 30 September 2024	Between 1 October 2024 and 30 September 2028	Between 1 October 2028 and 30 September 2033	After 1 October 2033	Unknown date of completion	Total cost
Cost for ALL remediation work that has been incurred or is planned in each time period	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	=sum of all columns
Is the cost above an estimate or actual?	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual
Cost for remediation work relating to the removal of life-critical EWS fire-safety defects that have been incurred or has been planned in each time period	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	=sum of all columns
Is the cost above an estimate or actual?	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual

Question 8c – Business plan

Please confirm if your approved business plan includes the costs shown in lines 1 and 3 in question 8b.

By ‘approved’ we mean board approval for private registered providers and the relevant business plan approval for local authority registered providers. If you do not have a business plan then you should indicate ‘no’.

Does your approved business plan incorporate these estimated/actual costs over the relevant years?	Yes/No
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Question 8d – Not yet identified costs

Line 1

Please provide the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues,
- for which **remediation** work is required, for which you have NOT identified the costs relating to the remediation work.

Total number of buildings (of relevant height) assessed to have one or more fire safety issues of any type which require remediation for which costs have not yet been identified	Number
Does your approved business plan incorporate any contingency for remediation work on buildings where the costs have not yet been identified?	Yes/No
If your plans do include contingency, please provide a brief overview on your assumptions	Free text

Line 2

Please confirm if your approved business plan includes the costs shown in lines 1 of question 8d.

By 'approved' we mean board approval for private registered providers and the relevant business plan approval for local authority registered providers. If you do not have a business plan then you should indicate 'no'.

Line 3

If you have responded 'Yes' to line 2 above, please provide a brief overview of the assumptions used when establishing the level of contingency for remediation work on buildings where costs have not yet been identified.

Question 9 – Developer self-remediation contracts

This question asks providers about any **developer self-remediation** contracts in place relating to the remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues.

Line 1

Please report the number of buildings (as per the question criteria above) which are covered by a **Developer Self-remediation Contract**.

Line 2

If you have reported one or more buildings in line 1, then please provide details of the developers for the buildings. If there are multiple buildings and contractors you may wish to upload this as a supporting document.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 2 that you have done so.

Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, how many of the buildings identified as having life-critical fire-safety defects above are covered by a Developer Self-remediation Contract?	Number
If you have reported buildings covered by developer self-remediation contracts, please provide details of the developers for the building(s).	Free Text

Question 10 – Prioritisation and risks

This question asks providers about their prioritisation of remediation work and the risks foreseen in the delivery of work relating to the remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues.

Line 1

Please provide a brief outline of how you are prioritising buildings requiring works in order to deliver remediation work.

If necessary, submit a supporting document with further details of your methodology.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 1 that you have done so.

Lines 2 and 3

If you have foreseen any risks to your planned prioritisation or delivery against your work plan please indicate this and outline those risks here.

If necessary, submit a supporting document with further details.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 3 that you have done so.

Lines 4 and 5

If you responded yes in line 2, then please confirm if and outline how the risks you detail in line 3 will result in variation to your remediation plans.

If necessary, submit a supporting document with further details.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 5 that you have done so.

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<p>How are you prioritising buildings requiring works for life-critical fire-safety defects?</p> <p>Please provide a brief summary and, if necessary, submit a supporting document with further details of your methodology.</p>	<p>Free text</p>
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<p>Do you foresee any barriers to delivery against your work plan?</p>	<p>Yes/No</p>
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<p>If you do foresee any barriers to delivery against your work plan, please provide a brief summary, and, if necessary, submit a supporting document with further details.</p>	<p>Free text</p>
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<p>Will any of the barriers foreseen, result in variation to your remediation plans?</p>	<p>Yes/No/Don't know</p>
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<p>If the barriers will result in variation to your remediation plans, please provide a brief summary, and, if necessary, submit a supporting document with further details.</p>	<p>Free text</p>
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Section 3 - Buildings of at least 18 metres in height or which have at least 7 storeys

This section should be completed by those providers who have responded 'Yes' to Section 1 – Question 2.

If a provider answered 'No' to Section 1 – Question 2 this section must be left blank.

! **Note: All questions should be answered with the position as at the 31 August 2023.**

Question 1 – Building overview

This question asks about the number of buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which the provider (or a registered provider within their group structure) are the **Responsible Entity**,
- and in how many of those buildings they own stock.

Question 1a – Number of buildings

Please report the total number of buildings of **relevant height** for which you (or a registered provider within your group structure) are the **Responsible Entity**.

For how many buildings of at least 18 metres in height or which have at least 7 storeys are you [or a registered provider within your group structure] the Responsible Entity?	Number
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Exclude any buildings for which **unregistered entities** within your **group structure** are the **Responsible Entity**.

Question 1b – Number of buildings in which dwelling stock is owned

Please confirm in how many of the buildings reported in question 1a you (or a registered provider within your group structure) owns at least one unit of **dwelling stock** (either social or non-social).

In how many of the buildings above do you [or a registered provider within your group structure] own at least one unit of dwelling stock?	Number
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Exclude any buildings for which only **unregistered entities** within your **group structure** own dwelling stock.

Question 1c – Number of buildings in which only commercial or non-dwelling stock is owned

Please confirm in how many of the buildings reported in question 1a you (or a registered provider within your group structure) owns at least one unit of **commercial or non-dwelling stock** but no **dwelling stock** (neither social nor non-social).

In how many of the buildings above do you [or a registered provider within your group structure] own at least one unit of commercial or other non-dwelling stock, but no dwelling stock?	Number
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Exclude any buildings for which only **unregistered entities** within your **group structure** own commercial or non-dwelling stock.

Exclude any buildings which have been reported in question 1b.

Question 2 – Building Works Assessment coverage

! Note: All questions should be answered with the position as at the 31 August 2023.

This question asks providers about the number of buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) has or has not been undertaken.

The total number of buildings reported across question 2a and question 2b line 1 should be equal to the number of buildings reported in question 1a in this section.

Question 2a – Number of buildings where a building works assessment has been undertaken

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has been undertaken**.

Total number of buildings of at least 18 metres in height or which have at least 7 storeys for which you [or a registered provider within your group structure] are the Responsible Entity where a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) <u>has been undertaken</u> .	Number
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Question 2b – Number of buildings where a building works assessment is due

Line 1

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has NOT been undertaken**.

Total number of buildings of at least 18 metres in height or which have at least 7 storeys for which you [or a registered provider within your group structure] are the Responsible Entity where a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) <u>has NOT been</u> undertaken.	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing an assessment between 1 October 2023 and 31 March 2024	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing an assessment between 1 April 2024 and 30 September 2024	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing after 1 October 2024	Number

Lines 2-4

Of those buildings reported in question 2b line 1, please indicate how many of these works assessments are planned to be completed between the given time periods. Each building should only be reported once, and the total of lines 2 to 4 should equal the total in line 1.

Question 3 – Building Works Assessment outcomes

! Note: All questions should be answered with the position as at the 31 August 2023.

This question asks providers about the number of buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety issues which require **remediation**.

The total number of buildings reported in question 3 line 1 must be less than or equal to the value reported in question 2a.

Line 1

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety issues which require **remediation**.

The number of buildings reported in line 1 must be less than or equal to the value reported in question 2a. Please do not include buildings where a relevant FRA **has NOT been undertaken**.

Lines 2-4

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,

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- and for which that assessment identified one or more life-critical fire safety issues which require **remediation**.

The number of buildings reported across lines 2 to 4 (inclusive) should equal line 1. Please report each building only once across lines 2 to 4.

Based on the most recent Fire Risk Assessment that complies with the requirements of the Fire Safety Order (as amended by the Fire Safety Act 2021), the total number of buildings assessed to have life-critical fire-safety defects that require remediation.	Number
Of these:	
The total number of buildings assessed with life-critical EWS fire-safety defects that require remediation	Number
The total number of buildings assessed with other life-critical fire-safety defects that require remediation	Number
The total number of buildings assessed with BOTH life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation	Number

Line 5

If you have reported units in the lines above as having 'other life-critical fire safety issues' please provide a brief outline of the nature of these issues.

If you have reported buildings as being assessed with 'other life-critical fire-safety defects' that require remediation, please provide a brief outline of the nature of these defects.	Free text
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If the space available is insufficient, please upload a supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 5 that you have done so.

Question 4 – External Wall System materials

This question asks providers about the materials being used in External Wall Systems (EWS):

- on buildings of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a **Fire Risk Assessment**) **has been undertaken**.

The total number of buildings reported in question 4 line 16 (column 2+column 3) should equal the number of buildings reported in question 2a.

 **Note: Where the safety of the material is not known providers are asked to report these as ‘unsafe’ until assurance is obtained to confirm their safety.**

Column guidance

Column 1 – buildings where the material is used in EWS

For each of the material types listed please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and which use that material in the EWS.

Multiple materials may be used within EWS on each building. We expect providers to report the total number of buildings which use each type of material. This is likely to mean that the total of column 1 (lines 1 to 15) will be greater than the total number of buildings reported in question 2a.

Column 2 – buildings where the material used in EWS is considered safe

For each of the material types listed please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),

- and for which the use of that material in the EWS is considered safe.

The number of buildings reported across column 2 and column 3 should equal the number of buildings reported in column 1 (for each line).

Where the safety of the material is not known providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.

Column 3 – buildings where the material used in EWS is considered unsafe

For each of the material types listed please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and for which the use of that material in the EWS is considered unsafe.

The number of buildings reported across column 2 and column 3 should equal the number of buildings reported in column 1 (for each line).

Where the safety of the material is not known providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.


Line guidance

Lines 1-14

Material types in use in EWS. Please refer to the glossary for more information on material types.

Line 15

You should report the number of buildings for which the material used in EWS is not known.

 **Note: If the material is not known we ask that you upload a supporting document to outline why the material type was not identified during the FRA and how you have assessed the safety of this material.**

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list.

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	Which materials are used in EWS on buildings for which you are the Responsible Entity	On how many of the buildings in column 1 is the selected material considered to be safe.	On how many of the buildings in column 1 is the selected material considered to be unsafe.
Glass (excluding windows)	Number	Number	Number
High Pressure Laminate	Number	Number	Number
Aluminium Composite Material	Number	Number	Number
Other Metal Composite Material	Number	Number	Number
Metal Sheet Panels	Number	Number	Number
Render System	Number	Number	Number
Brick Slips	Number	Number	Number
Brick	Number	Number	Number
Stone Panels or Stone	Number	Number	Number
Tiling Systems	Number	Number	Number
Timber or Wood	Number	Number	Number
Plastic	Number	Number	Number
Concrete	Number	Number	Number
Other	Number	Number	Number
For how many buildings do you not know the EWS material in use?	Number	Number	Number
In total how many buildings are the materials used on the EWS considered safe or unsafe?		Number	Number

If you have reported buildings using 'other' material please briefly confirm the material used and the number of buildings covered. If you have several different materials and buildings please upload a supporting document.	Free text
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Line 16

Please provide the total number of buildings for which the material (or materials) in use in the EWS are considered safe (column 2) and unsafe (column 3).

This should be the total number of individual buildings and the total of column 2 and column 3 should equal the number of buildings reported in question 2a.

Line 17

If you have reported buildings using 'other' material please briefly confirm the material used and the number of buildings covered. If you have several different materials and buildings please upload a supporting document.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FSR) Guidance 51

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 17 that you have done so.

Question 5 – Remediation progress

! Note: All questions should be answered with the position as at the 31 August 2023.

This question asks providers about the status of remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**.

The total number of buildings reported in question 5 line 1 (columns 1 to 8) should equal the number of buildings reported in question 3 line 1.

Column guidance

Column 1 – Remediation work complete including building control.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which the **remediation** work to correct the fire safety issue identified is complete (including building control sign off where necessary).

We assume that buildings reported in this column are awaiting a further assessment to confirm the remediation work has been successful in resolving the fire safety issue.

Column 2 – Remediation work complete but awaiting building control sign off.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,

- and for which the **remediation** work to correct the fire safety issue identified is complete but is awaiting building control sign off.

We assume that all substantive remediation works will require building control sign off but if the works do not require building control sign off but are complete then they should be reported in column 1.

Column 3 – Remediation works have started - cladding removed.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which the **remediation** work to correct the EWS (cladding) issues has begun.

You should include all buildings where the cladding has been removed but where the work to remediate this or other fire safety issue(s) is not yet complete.

If the removal of cladding is the **ONLY** remediation required and it is complete, then buildings should be reported in column 2 or column 1 depending on the necessity of building control sign off.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FSR) Guidance 54

	Remediation work complete including building control sign	Remediation work complete but awaiting building control sign off	Remediation works have started - cladding removed	Remediation works have started	Remediation plans are in place	Remediation plans are unclear or incomplete or awaiting further advice	Neither remediation plans nor works started	Work is not required
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the total number of buildings assessed to have life-critical fire-safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number
Of these:								
The total number of buildings assessed to have life-critical EWS fire-safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number
The total number of buildings assessed to have other life-critical fire-safety defects that require remediation	Number	Number	N/A	Number	Number	Number	Number	Number
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire-safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FSR) Guidance 55

For those units reported under 'work is not required' please give a brief overview of why they do not require remediation work.	Free text
---	-----------

Column 4 – Remediation works have started.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which the **remediation** work has begun.

You should include all buildings where the remediation work has started but is not yet complete.

Where remediation work includes EWS (cladding) removal, and where this has been completed, but where the work to remediate this or other life-critical fire safety issue(s) is not yet complete, report buildings in column 3.

Please ensure that buildings which are reported in column 3 are not also reported within this column.

Column 5 – Remediation plans are in place.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which **remediation** plans are in place.

You should include all buildings where the remediation work has been planned. Providers are asked to consider the clarity and completeness of their plans for remediation work and judge whether they consider the plans to be 'in place'.

Column 6 – Remediation plans are unclear or incomplete or awaiting further advice.

Please report the total number of buildings:

- of **relevant height**,

- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- and for which the **remediation** plans are currently unclear or incomplete or where you are awaiting further advice.

Providers are asked to consider the clarity and completeness of their plans for remediation work and judge whether they consider the plans to be ‘in place’ or if they are unclear or incomplete. Column 7 – Neither remediation plans nor works started.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- but for which there are no **remediation** plans currently in place (and therefore where work has not started).

Please report any buildings where plans for remediation have not been established, or where the status of the remediation plans/ works is not known and where they are not reported in any other column.

Column 8 – Work is not required.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**,
- but for which you have determined work is not required.

If you have determined work is not required to remediate the life-critical fire safety issues identified in the FRA then please upload a supporting document to confirm why this determination has been made.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 5 that you have done so.

Line guidance

Line 1 – Total number of buildings assessed to have life-critical fire safety issue.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified life-critical fire safety issues which require **remediation**.

The total number of buildings reported in question 5 line 1 (columns 1 to 8) should equal the number of buildings reported in question 3 line 1.

Line 2 – The total number of buildings assessed to have EWS (cladding) issues.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified EWS (cladding) life-critical fire safety issues which require **remediation**.

The total number in line 2 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 2 which have **both** EWS (cladding) life-critical fire safety issue AND other life-critical fire safety issues. Report these buildings in line 4.

Line 3 – The total number of buildings assessed to have other life-critical fire safety issues.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified other life-critical fire safety issues which require **remediation**.

The total number in line 3 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 3 which have **both** EWS (cladding) fire safety issue AND other life-critical fire safety issues. Report these buildings in line 4.

Line 4 – The total number of buildings assessed to have both EWS (cladding) and other life-critical fire safety issues.

Please report the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified **both** EWS (cladding) and other fire safety issues which require **remediation**.

The total number in line 4 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 4 which have only EWS (cladding) **OR** other life-critical fire safety issues. Report these buildings in line 2 or 3 as appropriate.

Question 6 – Remediation commencement

! **Note: All questions should be answered with the position as at the 31 August 2023.**

This question asks providers about the actual or estimated start of remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**.

Column guidance

Column 1

The data in the column will be prepopulated from your responses to question 5 columns 1 to 4 inclusive.

The total number of buildings reported in question 5 columns 1 to 4 are those for which work is recorded as having started in this return (which is the position as at the 31 August). This means work must have begun before 1 September.

	Prior to September 2023	Between 1 September 2023 and 31 March 2024	Between 1 April 2024 and 30 September 2024	Between 1 October 2024 and 30 September 2028	Between 1 October 2028 and 30 September 2033	On or after 1 October 2033	No date planned to start remediation / unknown
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which remediation work has, or is estimated to begin, in each time period	Q5 – total of columns 1-4	Number	Number	Number	Number	Number	Number

Of these how many relate to remediation work to address life-critical EWS fire-safety defects	Q5 – total of columns 1-4 (2nd row & 4th row)	Number	Number	Number	Number	Number	Number
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Columns 2-6

Please provide the number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the works assessment has identified life-critical fire safety issues and where **remediation** work is required,
- by the time period in which you estimate the **remediation** work to begin.

Column 7

Please provide the number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the works assessment has identified life-critical fire safety issues and where **remediation** work is required,
- for which you have yet to schedule or do not know the planned start date of **remediation** work.

Line guidance

Line 1

Please report the total number of buildings with life-critical fire safety issues.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the number of buildings reported in question 5 columns 1 to 8.

Line 2

Of those reported in line 1, please report those buildings for which remediation work is required to address EWS (cladding) life-critical fire safety issues.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the total number of buildings reported in question 3 lines 2 and 4.

Question 7 – Remediation completion

! **Note: All questions should be answered with the position as at the 31 August 2023.**

This question asks providers about the actual or estimated completion of remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require **remediation**.

For remediation work to be considered complete, we expect the building to have had all remediation work completed and with this work having received building control sign off.

Column guidance

Column 1

The data in the column will be prepopulated from your responses to question 5 above.

The total number of buildings reported in question 5 column 1 will be used to confirm those completed before 1 September 2023. As if work is recorded as being complete in this return (which is the position as at the 31 August) then work must have completed and have received building control sign off before 1 September.

Columns 2-6

Please provide the number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the building works assessment has identified any type of fire safety issue and where **remediation** work is required,

- by the time period in which you estimate the **remediation** work to be completed.

Column 7

Please provide the number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the building works assessment has identified any type of fire safety issue and where **remediation** work is required,
- for which you have yet to schedule or do not know the planned completion date of **remediation** work.

Line guidance

Line 1

Please report the total number of buildings for which all remediation work is planned to complete in each time period.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the number of buildings reported in question 6 columns 1 to 7.

The number of completions for each time period should be less than or equal to the number of estimated commencements for that and previous time periods as reported in question 6. Please ensure that estimated completion dates are reported as being AFTER the estimated commencement date.

Line 2

Please report the total number of buildings for which remediation work to remove unsafe EWS (cladding) will be completed in each time period.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the total number of buildings reported in question 6 line 2 (columns 1 to 7) .

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FSR) Guidance 65

	Prior to September 2023	Between 1 September 2023 and 31 March 2024	Between 1 April 2024 and 30 September 2024	Between 1 October 2024 and 30 September 2028	Between 1 October 2028 and 30 September 2033	After 1 October 2033	No date planned to complete remediation / unknown
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which ALL remediation work is planned to be completed in each time period	Q5 – column 1 (1st row)	Number	Number	Number	Number	Number	Number
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which remediation work relating to the removal of life-critical EWS fire-safety defect will be completed in each time period	Q5 – column 1 (2nd row & 4th row)	Number	Number	Number	Number	Number	Number

Question 8 – Remediation costs

This question asks providers about the cost relating to the remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues which require remediation

Question 8a - Total number of buildings for which costs have been identified

Please provide the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues,
- for which **remediation** work is required,
- for which you have identified the costs relating to the remediation work.

Total number of buildings for which costs have been identified	Number
--	--------

Question 8b – Identified costs (incurred and planned)

Of those buildings as identified in question 8a above, please provide the costs as required.

Column guidance

Columns 1-6

Please the costs identified (as indicated per line) for the time periods shown.

Column 7

This is an automatically generated total of costs identified for the rows.

The indication of whether the total cost is estimated or actual will be taken from your responses across columns 1 to 6 (inclusive). If costs in any time period are 'estimated' then the overall cost will also be 'estimated'.

Line guidance

Lines 1 and 2

In line 1 please provide the costs identified and incurred (or planned) for ALL remediation work for each time period show.

You should include the costs for each building in the time period in which the remediation will be completed.

Indicate if the costs for this time period are 'estimated' or 'actual' in line 2.

Lines 3 and 4

In line 3 please provide the costs identified and incurred (or planned) for the work required to remove EWS (cladding) for each time period show.

You should include the costs for each building in the time period in which the removal will be completed.

Indicate if the costs for this time period are 'estimated' or 'actual' in line 4.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FSR) Guidance 68

	Prior to September 2023	Between 1 September 2023 and 31 March 2024	Between 1 April 2024 and 30 September 2024	Between 1 October 2024 and 30 September 2028	Between 1 October 2028 and 30 September 2033	After 1 October 2033	Unknown date of completion	Total cost
Cost for ALL remediation work that has been incurred or is planned in each time period	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	=sum of all columns
Is the cost above an estimate or actual?	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual
Cost for remediation work relating to the removal of life-critical EWS fire-safety defects that have been incurred or has been planned in each time period	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	=sum of all columns
Is the cost above an estimate or actual?	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual

Question 8c – Business plan

Please confirm if your approved business plan includes the costs shown in lines 1 and 3 in question 8b.

By ‘approved’ we mean board approval for private registered providers and the relevant business plan approval for local authority registered providers. If you do not have a business plan then you should indicate ‘no’.

Does your approved business plan incorporate these estimated/actual costs over the relevant years?	Yes/No
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Question 8d – Not yet identified costs

Line 1

Please provide the total number of buildings:

- of **relevant height**,
- for which you (or a registered provider within your group structure) are the **Responsible Entity**,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues,
- for which **remediation** work is required, for which you have NOT identified the costs relating to the remediation work.

Total number of buildings (of relevant height) assessed to have one or more fire safety issues of any type which require remediation for which costs have not yet been identified	Number
Does your approved business plan incorporate any contingency for remediation work on buildings where the costs have not yet been identified?	Yes/No
If your plans do include contingency, please provide a brief overview on your assumptions	Free text

Line 2

Please confirm if your approved business plan includes the costs shown in lines 1 of question 8d.

By 'approved' we mean board approval for private registered providers and the relevant business plan approval for local authority registered providers. If you do not have a business plan then you should indicate 'no'.

Line 3

If you have responded 'Yes' to line 2 above, please provide a brief overview of the assumptions used when establishing the level of contingency for remediation work on buildings where costs have not yet been identified.

Question 9 – Developer self-remediation contracts

This question asks providers about any **developer self-remediation** contracts in place relating to the remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues.

Line 1

Please report the number of buildings (as per the question criteria above) which are covered by a **Developer Self-remediation Contract**.

Line 2

If you have reported one or more buildings in line 1, then please provide details of the developers for the buildings. If there are multiple buildings and contractors you may wish to upload this as a supporting document.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 2 that you have done so.

Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, how many of the buildings identified as having life-critical fire-safety defects above are covered by a Developer Self-remediation Contract?	Number
If you have reported buildings covered by developer self-remediation contracts, please provide details of the developers for the building(s).	Free Text

Question 10 – Prioritisation and risks

This question asks providers about their prioritisation of remediation work and the risks foreseen in delivery of work relating to the remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (**relevant height**),
- for which providers (or a registered provider within their group structure) are the **Responsible Entity**,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety issues.

Line 1

Please provide a brief outline of how you are prioritising buildings requiring works in order to deliver remediation work.

If necessary, submit a supporting document with further details of your methodology.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 1 that you have done so.

Lines 2 and 3

If you have foreseen any risks to your planned prioritisation or delivery against your work plan please indicate this and outline those risks here.

If necessary, submit a supporting document with further details.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 3 that you have done so.

Lines 4 and 5

If you responded yes in line 2, then please confirm if and outline how the risks you detail in line 3 will result in variation to your remediation plans.

If necessary, submit a supporting document with further details.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 5 that you have done so.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FSR) Guidance 73

<p>How are you prioritising buildings requiring works for life-critical fire-safety defects?</p> <p>Please provide a brief summary and, if necessary, submit a supporting document with further details of your methodology.</p>	<p>Free text</p>
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<p>Do you foresee any barriers to delivery against your work plan?</p>	<p>Yes/No</p>
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<p>If you do foresee any barriers to delivery against your work plan, please provide a brief summary, and, if necessary, submit a supporting document with further details.</p>	<p>Free text</p>
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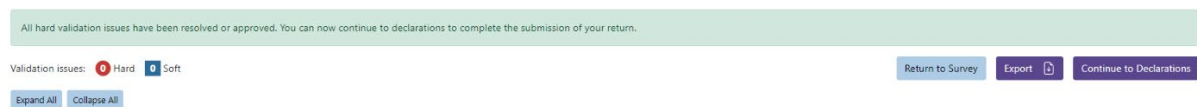
<p>Will any of the barriers foreseen, result in variation to your remediation plans?</p>	<p>Yes/No/Don't know</p>
--	--------------------------

<p>If the barriers will result in variation to your remediation plans, please provide a brief summary, and, if necessary, submit a supporting document with further details.</p>	<p>Free text</p>
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Submission process

Once you have finished filling in the return, and have resolved any outstanding data validation issues you can begin the submission process by clicking the “Submit” button on the parts list page.

The submission process will confirm that there are no validation issues outstanding, and you can begin the survey declaration process by clicking “Continue to Declarations”.



Survey contact details

This screen of captures key contact information for the staff member responsible for the return.

Survey Contact Details

Please provide the name and contact details for this survey.

Name

Email

Phone

[Back to Validations](#) [Confirm](#)

Record the name of the person responsible for the submission of the data return. The person listed will be the first contact point should the regulator have any queries about the contents of the submission.

! **Note: The information submitted here will be used in the querying of FSR returns. It may also be shared with DLUHC, the Building Safety Regulator or other relevant regulators with a health and safety remit which we have powers to do under section 109 of the Housing and Regeneration Act 2008. Please also note that the regulator is a public authority and is subject to Freedom of Information Act 2000 and Environmental Information Regulations 2004.**

For more information on the use of data please refer to the privacy policy on the NROSH+ website.

Once “Confirm” is clicked you will progress to the next declaration screen.

Registered details

Depending on which data return you are trying to submit, at this stage you may also be required to check the registered name and address for your organisation.

This is likely to be your primary administrative centre and should be the address that is registered with the regulator.

If visible, these details will be pre-populated on-screen by the NROSH+ system but cannot be edited or overwritten.

If your organisation has changed its name or registered address from what is pre-populated, please contact the RRE team (see Help and Support above) to notify us of the change via the formal process outlined in the guidance:

<https://www.gov.uk/government/publications/restructures-and-constitutional-changes>

Once you have selected an option, you can click “Continue” to move to the next declaration screen.

Don't worry if this section isn't visible when you come to submit your survey, you will automatically move on to the next step, which is to confirm the organisational contact details.

Organisational contact details

This screen of requires you to check or enter the key organisational contact details for your local authority.

If known, these details will be pre-populated on-screen from our records by the NROSH+ system but you can be edit/update these if needed.

You will need to complete the declaration at the bottom of the page to confirm you have checked the details, and then click ‘Confirm’.

I confirm I have checked all contact details provided above and these are correct at the point of survey submissions I confirm all contacts above are correct

[Back](#) [Confirm](#)

Declarations

Declarations

Please complete the disclosure statement below. If this submission is successful, you will no longer be able to change any data.

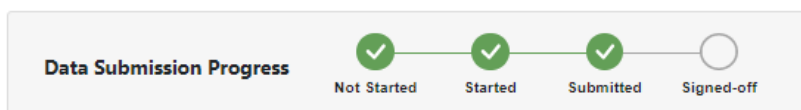
For and on behalf of the Registered Provider, I certify that:

- I am aware that it is a regulatory requirement to provide this information
- The information provided in this return is an accurate representation of the affairs of this Registered Provider
- I am aware that in addition to providing the information in this return, and completing other data and financial returns as directed by the regulator, the Registered Provider also has a regulatory requirement to provide an annual report on any losses from activity which is or may be established to be fraudulent, and to engage in timely communication with the regulator on significant issues that relate to compliance with the standards.

[Back](#)

The final screen in this process requires you agree to the disclosure statements using the tick boxes. Once completed, you will be able to click “Submit” to submit your return to the regulator.

Once submitted, you will see the status of your FSR update to show ‘submitted’ on the parts list page.



Glossary

Building control sign off

The issue of the completion certificate by the building control surveyor.

Building height

Is defined as per the [Building Safety Act 2022](#)

- is at least 18 metres in height or has at least 7 storeys
- is at least 11 metres high, or has 5 or 6 storeys but is below 18 metres in height

The determination of building height will be as per the [Higher Risk Buildings \(Descriptions and Supplementary Provisions\) Regulations](#) :

The height of a building is to be measured from ground level to the top of the floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or roof-top plant area or consists exclusively of roof-top machinery or roof-top plant rooms).

Where the top storey is not directly above the lowest part of the surface of the ground adjacent to the building, the height of the building is to be measured vertically from the lowest part of the surface of the ground adjacent to the building to the point which is a horizontal projection from the top of the floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or roof-top plant area or consists exclusively of roof-top machinery or roof-top plant rooms).

Developer self-remediation contract

As defined in: <https://www.gov.uk/government/publications/developer-remediation-contract>

External Wall System (EWS) [Cladding]

The combination of the external wall facing material used on the external walls of buildings. A building can consist of multiple external wall systems.

Individual material types will reference to the guidance published by DLUHC.

Taken from: [Data collection on external wall systems: technical note \(publishing.service.gov.uk\)](#)

Materials

Material	Information
Glass (excluding windows)	This should be used to record any forms of glass excluding windows. For example, glass curtain walls).
High Pressure Laminate	High Pressure Laminates (HPL) are panels made of a combination of wood or paper which are then impregnated with a resin and consolidated under heat and high pressure. They are available in a wide range of colours. Care should be taken to identify the precise fire properties of the panel used as similar panels may or may not have fire retardance.
Aluminium Composite Materials	Aluminium Composite Materials are usually made of two thin sheets of metal with a filler material between them.
Other Metal Composite Materials	Any metal cladding panel with a filler material that is not made of aluminium. These may be made of zinc or copper, for example.
Metal sheet panels	Panels made purely of metal with no filler. These may be aluminium, zinc or copper.
Render system	Render is an external cement finish to a building. This may be smooth or textured.
Brick Slips	Brick slips are the faces of bricks which have been cut and then attached to the building to create the appearance of a brick finish.
Brick	Traditional brickwork.
Stone panels or stone	Any stone or panels made of stone.
Tiling systems	Any tiling systems (for example terracotta tiling).
Timber or wood	Timber or wood, including any wood cladding systems (but excluding any wood based HPL which should be included in High Pressure Laminate).
Plastic	Any plastic (for example glass reinforced plastic).
Concrete	Any concrete (for example glass fibre concrete, pre-cast concrete panels, glass reinforced cement/concrete, fibre cement or cement board).
Other	Materials other than those listed above – please provide details.

Fire Risk Assessment (FRA)

This will be the Fire Risk Assessment under the Regulatory Reform (Fire Safety) Order 2005.

The Order was amended by s1 of the 2021 Fire Safety Act to clarify the scope of the Order includes, for buildings containing 2 or more sets of domestic premises:

- the building's structure and external walls (including windows, balconies, cladding, insulation and fixings) and any common parts

- all doors between domestic premises and common parts such as flat entrance doors (or any other relevant door)

Fire Safety Act commencement prioritisation guidance confirms that if a responsible person's Fire Risk Assessment covered requirements set out at section 1 of the Fire Safety Act at point of commencement, they did not have to review it again at that point.

However providers should be mindful of article 9 (3) of the Fire Safety Order to regularly review and update the fire risk assessment if there is reason to suspect it is no longer valid or if there has been a specific change to the premises or its use.

Please see [Regulatory Reform \(Fire Safety\) Order 2005 \(FSO\)](#) and [Fire Safety Act 2021](#) for more information.

Group

For the purpose of this return, providers are defined as being members of a group structure if they are subsidiaries and associates of one another within the meaning of those terms as set out in Section 271 of the Housing and Regeneration Act 2008.

Providers are defined as being parent bodies when they are a body of which another body or bodies is/ are (a) subsidiary(ies) within the meaning of Section 271 of the Housing and Regeneration Act 2008.

Ownership of units within buildings

For the purposes of this data collection, a provider owns property when it: (a) holds the freehold title or a leasehold interest in that property; and (b) is the body with a direct legal relationship with the occupants of the property (this body is often described as the landlord).

If the owner has a leasehold interest in the property, that lease can be of any duration, as the length of lease that the landlord holds does not determine whether it is owned or not.

Other Fire Safety Defects (non-EWS)

Other Fire Safety Defects' may include, but are not limited to:

- Compartmentation between dwellings or between dwellings and common parts
- Inadequate fire stopping or fire barriers
- Incorrect or missing fire escape signage
- Inadequate/defective fire detection and alarm systems

- Unprotected means of escape
- Inadequate/defective firefighting equipment or installations

Registered providers

An organisation that is registered with the Regulator of Social Housing. These are either private bodies (private registered providers) or local authorities (local authority registered providers).

Relevant height

Relevant height refers to the building height requirements for each part of the survey.

In **section one** the relevant height is defined in each question, question 1 relates to buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height and question 2 relates to buildings of at least 18 metres in height or which have at least 7 storeys.

In **section two** the relevant height of buildings is a building which is between 11 and 18 metres high, OR which has at 5 or 6 storeys but is below 18 metres in height.

In **section three** the relevant height of buildings is a building of at least 18 metres in height or which has at least 7 storeys.

Remediation

Remediation is assumed to be the resolution of issues identified in the FRA which, if once complete, would be assumed to result in those issues not being identified again if the building were subject to a subsequent FRA.

Cladding remediation

As per Schedule 8 of the Building Safety Act 2022.

Cladding remediation” means the removal or replacement of any part of a cladding system that—

- (a) forms the outer wall of an external wall system, and
- (b) is unsafe.

<https://www.gov.uk/guidance/cladding-remediation>

Responsible Entity

For this data collection, we will use the Building Safety Fund definition of Responsible Entity for the purposes of this survey:

The Responsible Entity is the organisation that has the legal obligation or right to carry out the remediation works. The Responsible Entity may be the building's freeholder or head leaseholder, registered provider of social housing or a management company or Right To Manage (RTM) company that has primary responsibility for the repair of the property.

Change history

Version 1.0 – August 2023

Initial release.



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Any enquiries regarding this publication should be sent to us via enquiries@rsh.gov.uk or call 0300 124 5225.

or write to:

Regulator of Social Housing

Level 2

7-8 Wellington Place

Leeds LS1 4AP

The Regulator of Social Housing regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver and maintain homes of appropriate quality that meet a range of needs.