



Ministry of Housing,
Communities &
Local Government

Building Safety Fund for the remediation of non-ACM Cladding Systems (England only)

Fund Application Guidance

Annex A: Fund Requirements -The Building Safety Fund's requirements for replacement cladding systems

Applicants to the BSF must ensure that their buildings and residents are made safe in the longer term by removing and replacing unsafe cladding systems.

For the purposes of the Building Safety Fund, the **cladding system** is defined as the components from the weather-exposed outer layer through to the sheathing board. This includes the weather-exposed outer layer or 'screen, fillers, insulation, membranes, brackets, cavity barriers, flashing, fixings, gaskets and sealants'. The cladding system does not include any insulation installed within the frame of the building behind a sheathing board.

In July 2017, MHCLG wrote to all Building Control Bodies to highlight the key issues that building owners and Building Control Bodies need to consider in ensuring compliance with building regulations when undertaking re-cladding work to buildings over 18m. The circular letter¹ provides as follows:

'Cladding systems (including any necessary compartmentation and cavity barriers) shown to meet the performance criteria in BR135 using full scale test data from BS 8414 -1 or -2 as appropriate will be acceptable'

This means Building Control Bodies can give Full Plans Approval for recladding works (as distinct from new build cladding works) which retain combustible materials as part of the external wall system (EWS).

However, for remediation projects to qualify for funding through the Building Safety Fund, as well as obtaining building control full plans approval, the cladding panels, insulation

¹ <https://www.gov.uk/government/publications/circular-letter-on-recladding-of-tall-buildings>

materials, and where applicable, sheathing boards **must** all achieve A1 or A2-s1,d0 classification. It will not be acceptable to retain combustible materials. Where these requirements are not met, the application for funding **will not** be approved unless there are exceptional circumstances, for example, where a suitably experienced competent professional confirms there will be no impact on the safety of the building's External Wall System. Where applicants cannot self-certify that these requirements are met, they must provide a justification on the application portal.

Other parts of the cladding system should also achieve A1 or A2-s1,d0 classification where technically possible and there is a suitable replacement product available. You will need to take measures to confirm that your external wall system S is designed and installed correctly, including the provision of cavity barriers and fire stopping. During the registration phase we will provide you with specific advice on the replacement cladding systems you propose to use on your building.

Your design team must take this guidance into account when designing the works to remediate the cladding system and confirm to you this is the case. If they are unsure whether the proposed cladding system design meets these criteria, please seek the appropriate professional advice. We will also provide you with building specific requirements during the registration phase. Further Fund Requirements advice on undertaking remedial works, including what type of professional advice should be procured, can be found at: [Building Safety Advice for Building Owners including fire doors.](#)²