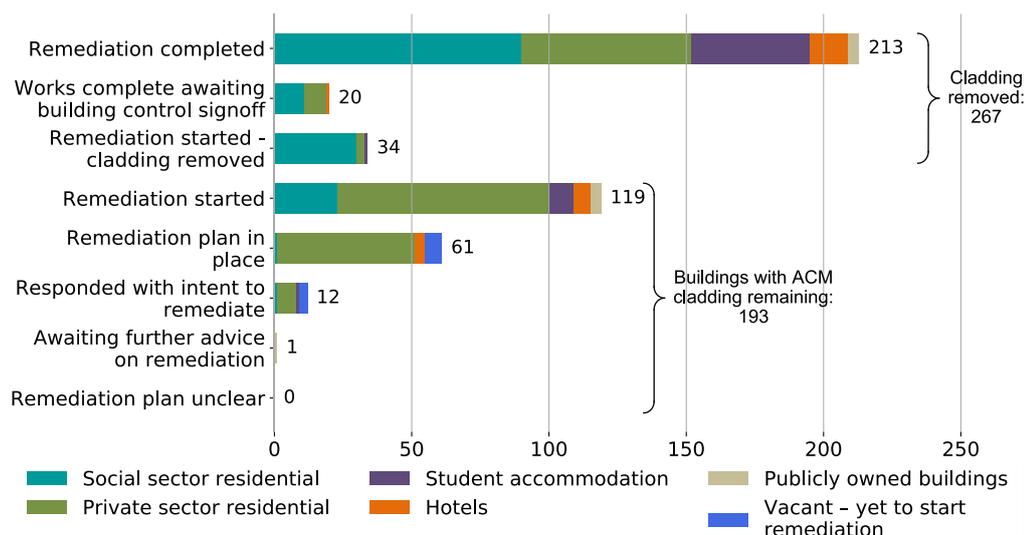




Building Safety Programme Monthly Data Release England: 30 November 2020

Headlines:

- Remediation works to remove and replace unsafe Aluminium Composite Material (ACM) cladding systems have either completed or started on 84% (386) of all identified high-rise residential and publicly owned buildings in England – an increase of 23 since the end of October and an increase of 128 since December 2019. An additional 2% of buildings (9) yet to start are vacant so do not represent a risk to resident safety.
- 267 buildings (58% of all identified buildings) no longer have ACM cladding systems – an increase of 10 since the end of October. 213 (46% of all buildings) have fully completed remediation – an increase of 11 since the end of October.
- Of those with ACM cladding remaining, a further 119 have started remediation. Of the 74 yet to start, nine are vacant and 55 occupied buildings have a remediation plan in place.
- 99% (154) of **social sector buildings** have either completed or started remediation. Of these, 131 (84%) have had their ACM cladding removed.
- 70% (150) of **private sector buildings** have either completed or started remediation. Of these, 73 (34%) have had their ACM cladding removed.



Release date: 17 December 2020

Date of next release: 9:30am on 21 January 2020

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Figure 1: Remediation has progressed for buildings with ACM cladding systems across all sectors since December 2019 with increased remediation rates in private residential buildings since April 2020.

England, 30 November 2020

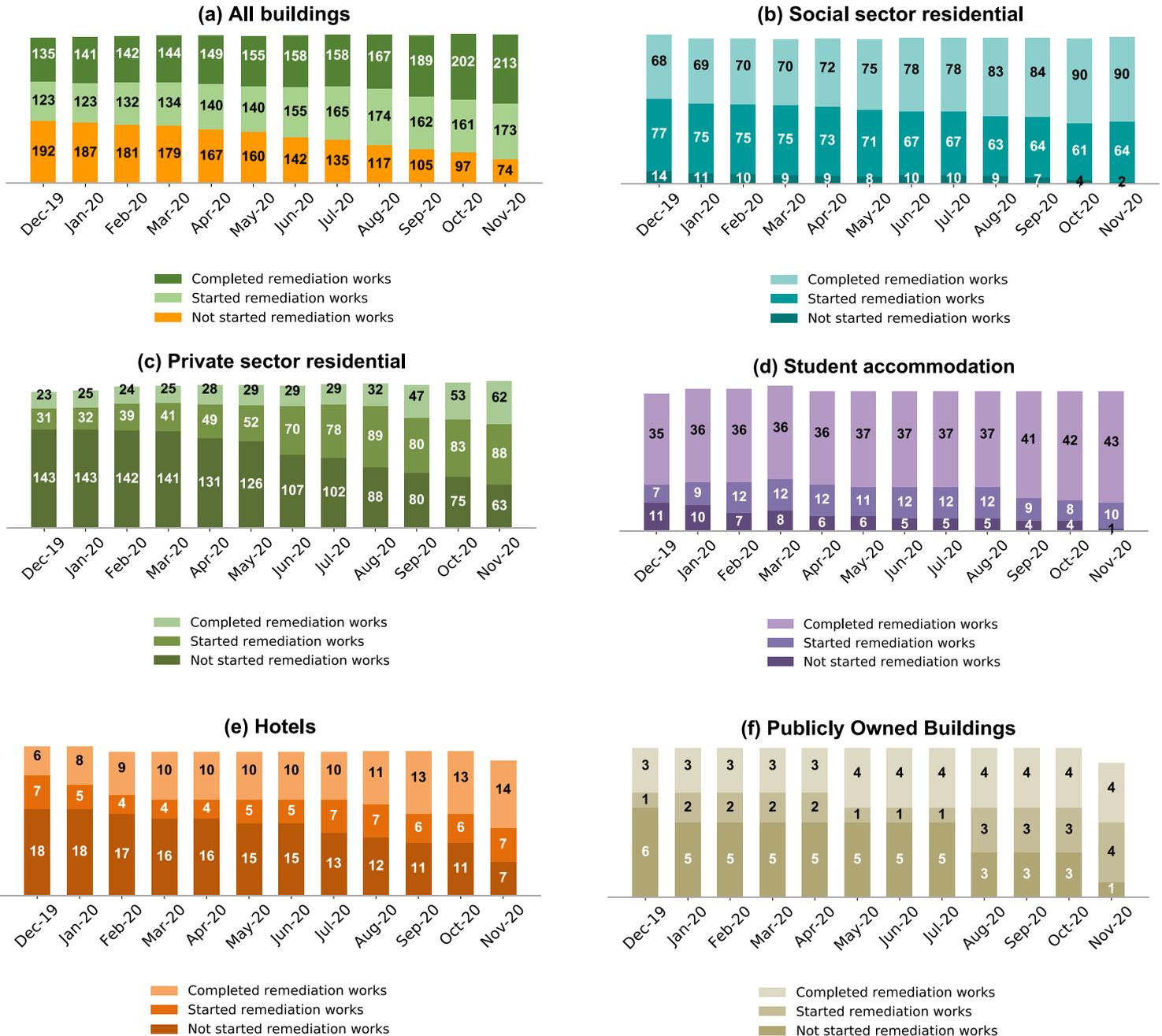
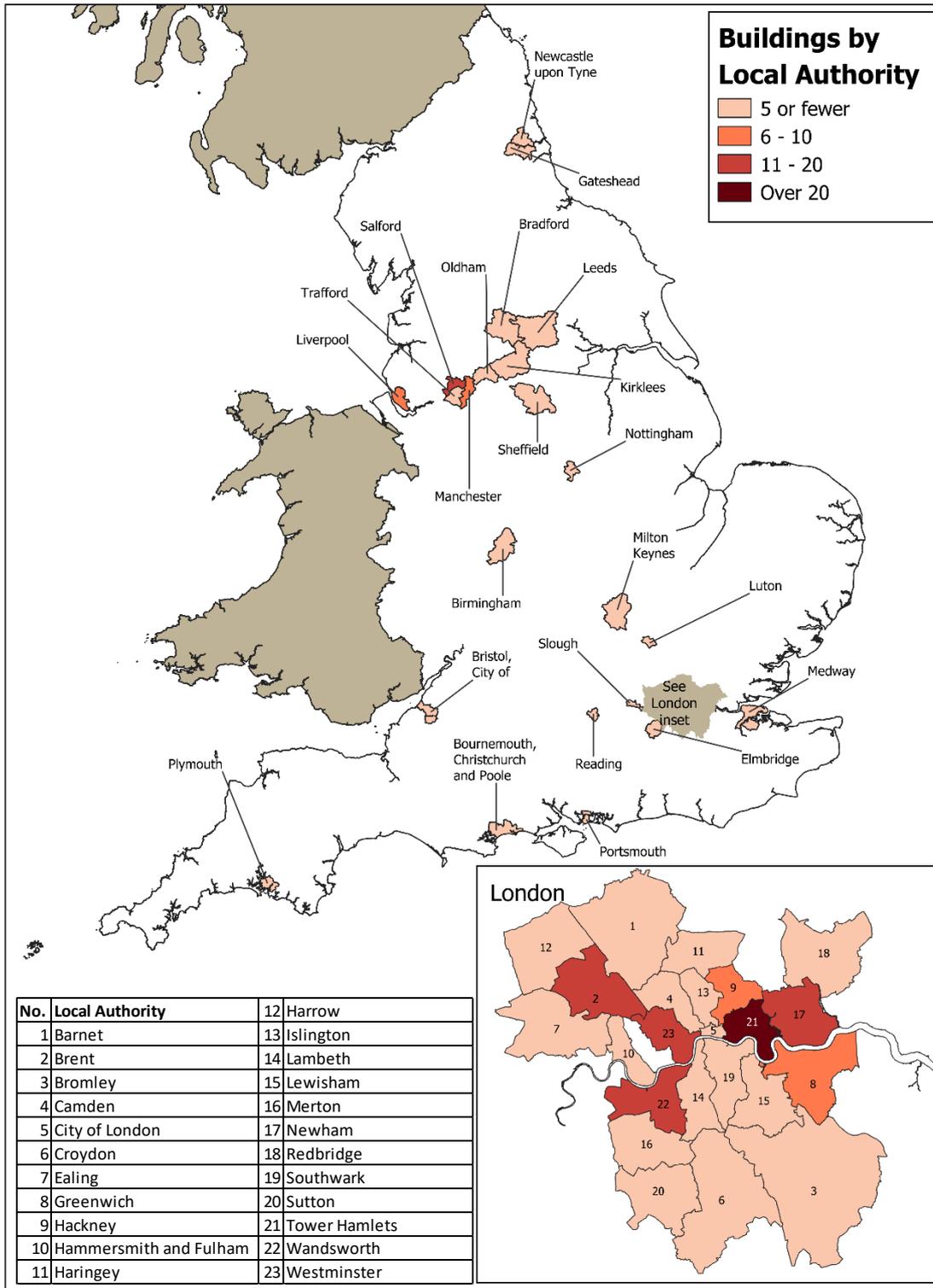


Figure 2: Most high-rise buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated are concentrated around urbanised areas England, notably Manchester and Greater London (See Figure. 11)

England, 30 November 2020



Note: Local authorities with fewer than ten high-rise residential buildings (regardless of whether or not they have cladding) have been removed from the map above, as their inclusion could lead to the identification of one or more buildings with ACM cladding systems unlikely to meet Building Regulations in these areas. Local authority data is available in WebTable 3 published alongside the release

Introduction

Following the Grenfell Tower tragedy, the government established a Building Safety Programme to ensure that residents of high-rise residential buildings are safe, and feel safe from the risk of fire, now and in the future. An independent Expert Panel was appointed to advise the Secretary of State for Housing, Communities and Local Government on building safety measures.

This Data Release provides data on:

- 1) The total number of high-rise residential multi-occupied buildings in England;
- 2) high-rise (over 18 metres) residential buildings (including student accommodation and hotels) and publicly owned buildings identified with Aluminium Composite Material (ACM) cladding systems unlikely to meet Building Regulations;¹ and
- 3) progress with remediation of buildings with ACM cladding systems unlikely to meet Building Regulations, and the number of buildings yet to be remediated, in social and private residential, student accommodation, hotels and publicly owned buildings.

The Data Release uses data from several sources (see Appendix 1):

- **Building Research Establishment (BRE) tests;**
- **Local authority confirmation** – following local authorities working with building owners and agents to identify any cladding issues;
- **Housing Association confirmation** – following housing association work with social sector buildings and where they act as head lessors in the private sector;
- **Discussions with responsible stakeholders** – including building owners, developers and agents;
- **Valuation Office Agency property attribute data** – to validate the number of dwellings in high-rise residential buildings; and
- **Greater London Authority and Homes England data** – on social and private sector remediation funds.
- **Data provided by the Ordnance Survey ® and Domestic Energy Performance Certificate Data** – to calculate the number and characteristics of all high-rise residential multi-occupied buildings in England.
- **Care Quality Commission (CQC) Data** – contains a complete list of the places in England where care is regulated by CQC.

The government's independent Expert Panel advised that the clearest way of ensuring an external wall system adequately resists external fire spread is for all the relevant elements of the wall to be of limited combustibility, or to use an external wall system which can be shown to have passed a large-scale system test as specified in British Standard BS8414.

¹ The Data Release does not provide data on 3 hotels with ACM cladding. This follows detailed discussions with the relevant fire and rescue service (FRS) who are acting on behalf of the enforcing authority and the relevant Local Authorities. Further information on these 3 hotels and their exclusion from the programme can be found in Section 2.6.

In the summer of 2017, the government commissioned a series of large-scale system tests to assess how different ACM panels with different insulation types behave in a fire. Seven tests were undertaken so urgent advice could be provided to building owners.

The remediation of buildings with ACM cladding systems unlikely to meet Building Regulations is a complex process. Remediation work involves addressing any issues with the exterior cladding system and broader fire safety systems for each building. All of this work takes time and varies considerably depending on the building structure, extent and location of cladding, and existing fire safety systems. For many buildings this is a complex job involving major construction work which needs to be planned, consulted on and carried out carefully.

The Expert Panel has issued a number of advice notes for building owners on the measures they should take to ensure their buildings are safe. [Building safety advice for building owners, including fire doors](#) brings these documents together.

On 17 October 2018, the Ministry of Housing, Communities and Local Government (MHCLG) [announced](#) the release of funding to remediate high-rise social sector residential buildings with ACM cladding unlikely to meet Building Regulations. On 9 May 2019, the government [announced](#) its commitment to fund the remediation of high-rise private sector residential buildings with ACM cladding systems unlikely to meet Building Regulations. The private sector remediation fund application guidance including eligibility and evidence criteria was [published](#) in July 2019. As of 12 September 2019, eligible private sector building owners were able formally to submit their applications for funding for ACM removal and replacement. The deadline for submitting applications to the private sector remediation fund was 31 December 2019. Applications for funding which had not been submitted by this date may still be considered, but applicants must submit full applications as soon as possible. The eligibility of new applications to the fund will be decided on a case-by-case basis.

The government placed a ban on combustible materials on new high-rise homes, implemented through the Building (Amendment) Regulations 2018 (laid on 29 November 2018). The regulations came into force on 21 December 2018 with a two-month transitional period. The Government committed to review the effectiveness of the ban after one year. In January 2020, the government launched a [consultation](#) on proposed amendments to the ban.

The ban does not apply to existing buildings where no building work is being carried out. In these instances, we consider that a case-by-case risk-based approach to fire safety in existing buildings is most appropriate in line with the advice already issued by the Department and the Expert Panel.

MHCLG is collecting data on all external wall systems on residential buildings 18 metres and above in height and will publish appropriate information from the data collection in the monthly data release when ready.

On 11 March 2020, the Chancellor announced in the Budget a £1 billion fund in 2020/21 to fund the removal and replacement of unsafe non-ACM cladding systems. The [prospectus](#) for the

Building Safety Fund was published in May. Registration for the Fund opened on 1 June and closed on 31 July 2020. Eligible applicants will be given access to the relevant application portal following completion of technical due diligence at registration. Statistics on registrations to the Building Safety Fund are available [here](#).

MHCLG has published [guidance](#) on building safety, remediation and COVID-19, reflecting the government's view that remediation of unsafe ACM cladding remains a priority.

On 16 October 2020, MHCLG published information on [Waking Watch costs](#) based on data collected through a range of external stakeholders from June to September 2020.

On 21 November 2020, MHCLG published information on estimates of [EWS1 requirements on residential buildings in England](#), including indicative analysis on the cladding coverage of residential buildings and the number of leasehold dwellings in those buildings.

The figures in this publication are correct as at the specified dates, but work is ongoing to remove and replace ACM cladding systems unlikely to meet Building Regulations. This means that the figures may include some buildings that have since removed and replaced ACM cladding systems.

The Ministry of Housing, Communities and Local Government will publish further data releases on:

- 21 January 2021
- 11 February 2021
- 11 March 2021

These will refer to the situation at the end of the previous calendar month.

1. Overview and updates

1.1 Buildings Identified with ACM cladding

Number of high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations

MHCLG uses data from several sources to confirm whether a high-rise building has an Aluminium Composite Material (ACM) cladding system unlikely to meet Building Regulations (Appendix 1), including:

- **Building Research Establishment (BRE) tests;**
- **Local authority confirmation** – following local authorities working with building owners and agents to identify any cladding issues;
- **Discussions with responsible stakeholders** – including building owners, developers and agents.

MHCLG has identified a total of 460 high-rise residential buildings and publicly owned buildings as having ACM cladding systems unlikely to meet Building Regulations, no change since the end of October. Buildings may move out of scope of the Building Safety Programme if confirmed as being less than 18 metres tall or the ACM cladding systems comply with Building Regulations.

Table 1: The total number of buildings identified with ACM cladding systems unlikely to meet Building Regulations is 460, no change from last month.

England, 30 November 2020

	30 November 2020	31 October 2020	Monthly change
Social sector residential	156	155	+1
Private sector residential	213	211	+2
Student accommodation	54	54	0
Hotels	28	30	-2
Publicly owned buildings	9	10	-1
Total	460	460	0

There are 12 buildings for which the cladding status is awaiting confirmation. We are in touch with named contacts for all these buildings, many of whom have come to light in recent months, who are either pursuing testing action or providing further details on these buildings.

Once buildings with ACM cladding systems are identified, local authorities work with fire and rescue services to ensure that interim safety measures are in place and to ensure that the buildings are remediated to comply with Building Regulations.

1.2 High-rise Residential Buildings in England

Total number of high-rise residential multi-occupied buildings of 18 metres or more in height, or more than six storeys (whichever is reached first)

The total number of high-rise residential multi-occupied buildings of 18 metres or more in height, or more than six storeys (whichever is reached first) in England is estimated as of April 2020 to be 12,500².

- Of which 6,500 (52%) are private sector buildings (private residential buildings and student accommodation) and 6,000 (48%) are social sector buildings.
- Over 95% of buildings, approximately 12,000, were identified as flat dwellings, with the remaining proportioned across houses in multiple occupation, residential education and sheltered accommodation.
- We have identified 1,500 (12%) buildings above six storeys and under 18 metres, 7,000 (56%) buildings between 18 metres to 29 metres and the remaining 4,000 (32%) buildings greater than and equal to 30 metres.

The Government's [response](#) to the Building a Safer Future consultation published in April 2020 proposed that the new building safety regime would apply to multi-occupied residential buildings of 18m or more or more than six storeys. The above buildings are proposed as falling within the definition of residential as [published](#) in the draft Building Safety Bill.

The characteristics of the buildings are slightly different from those we report on in this Data Release regarding the remediation of ACM cladding materials – most notably hotels and publicly owned buildings are covered in the ACM sections of this release.

The central estimate of 12,500 buildings does contain an element of uncertainty mainly due to data quality issues identified in the OS ® Buildings Height Attribute Data. Further information on the methodology is available in Appendix 1 of this release.

1.3 Residential Buildings Between 11 metres and 18 metres in height in England

Total number of residential buildings between 11 metres and 18 metres in height

The total number of residential buildings between 11 metres and 18 metres in height in England is estimated as of September 2020 to be 77,500³.

² Multi-occupied residential buildings are defined as social and private residential and student accommodation, and excludes hotels. This figure was estimated as of April 2020 and will only be updated in this series of monthly data releases if the number or methodology changes substantially.

³ This figure was estimated as of September 2020 and will only be updated in this series of monthly data releases if the number or methodology changes substantially.

- Over 98% of buildings, approximately 76,000, were identified as residential dwellings/flats, with the remaining proportioned across residential education and sheltered accommodation.
- MHCLG identified 57,800 (75%) buildings between 11 metres to 13 metres, 16,600 (21%) buildings between 14 metres to 16 metres and the remaining 3,100 (4%) buildings between 17 metres to 18 metres.

The central estimate of 77,500 buildings does contain an element of uncertainty mainly due to data quality issues identified in the OS ® Building Height Attribute Data, the property classifications which determine whether the building is residential or not and the number of unique property reference number (UPRN) recorded for each building. This could limit our data coverage and therefore understate the number of buildings in scope.

1.4 Dwellings in residential buildings over 11 metres in England

Estimated number of dwellings in high-rise residential multi-occupied buildings

The total number of dwellings in high-rise residential buildings in England is estimated as of December 2020 to be 691,000. Since 95% of high-rise buildings have been identified as containing flat dwellings, this means that the total number of dwellings is estimated from 12,000 high-rise residential buildings.

The average number of dwellings per high-rise building is estimated to be 58, with an estimated 57 dwellings per social sector residential building and 58 dwellings per private sector residential building. Therefore, approximately 50% are social sector dwellings and 50% are private sector dwellings, with a marginally higher number of private sector dwellings.

Table 2: Estimated numbers of dwellings in high-rise residential buildings by tenure. England, November 2020

	Dwellings	Buildings	Dwellings per building
Social sector residential	344,000	6,000	57
Private sector residential	347,000	6,000	58
Total	691,000	12,000	58

Since taller buildings are likely to contain more dwellings, we have estimated the average dwellings for high-rise buildings in different height brackets according to the number of buildings estimates in Section 1.2. The average number of dwellings per buildings above six storeys and under 18 metres is 44, for buildings between 18 metres to 29 metres is 52, and for buildings greater than and equal to 30 metres is 81. These estimates align with the expectation that the number of dwellings is higher in taller high-rise buildings. However, these estimates are subject to

uncertainty as we do not yet have full data coverage on heights.

The dwellings count of a building can come from several data sources, mainly UPRN counts. Using UPRN counts as an estimate of dwellings contains an element of uncertainty, more information on which can be found in the Data Collection section in the Technical Notes.

Estimated number of dwellings in 11-18m residential buildings

The total number of dwellings in 11-18m buildings in England is estimated as of December 2020 to be 1.42 million. This estimate is based on an average of 19 dwellings per building. The average number of dwellings per building is 15 in buildings between 11 and 13 metres, 26 in buildings between 14 and 16 metres, and 33 in buildings between 17 and 18 metres.

Since 98% of 11-18m residential buildings have been identified as containing flat dwellings, this means that the total number of dwellings estimated come from 76,000 11-18m buildings.

Table 3: Estimated numbers of dwellings in 11-18m residential buildings by height range. England, November 2020

	Dwellings	Buildings	Dwellings per building
11-13m	882,000	57,000	15
14-16m	417,000	16,000	26
17-18m	101,000	3,000	33
Total	1,420,000	76,000	19

The dwellings count of 11-18m buildings comes from one data source, UPRN counts. This method contains an element of uncertainty, more information on which can be found in the Data Collection section in the Technical Notes.

Estimated number of leasehold dwellings in buildings over 11m

In a recent ad hoc [publication](#), we provided an estimate of the total number of leasehold dwellings in residential buildings in England of 1.27 million dwellings. This figure remains our current best estimate.

For buildings over 18 metres or more than six storeys tall, we have established above that 50% are private sector residential buildings and 50% are social sector residential buildings. Private sector buildings are assumed to contain solely leasehold dwellings whereas 28% of dwellings within social sector buildings are estimated to be private leasehold using data from the English Housing Survey (EHS).

For buildings between 11 and 18 metres, the same split between private and social sector

residential buildings over 18 metres in height is applied as a reasonable proxy. Again, private sector buildings are assumed to contain solely leasehold dwellings but 16% of dwellings within social sector buildings are estimated to be private leasehold using data from the EHS. More information can be found in the Data Collection section in the Technical Notes.

Table 4: Estimated numbers of leasehold dwellings in private and social sector residential buildings over 11m by height. England, November 2020

	Leasehold dwellings in private sector buildings	Leasehold dwellings in social sector buildings	All leasehold dwellings
11-18m	710,000	114,000	824,000
Over 18m or 6 storeys	347,000	96,000	444,000 ^a
All over 11m	1,060,000 ^a	210,000	1,270,000 ^a

Notes: ^a These figures do not sum due to rounding.

1.5 Care Homes in England

Total number of care homes

The total number of buildings identified as care homes from the Care Quality Commission (CQC) data in England is estimated as of September 2020 to be 15,700⁴. Of these, an estimated total of 13,500 care homes were identified in the data provided by the Ordnance Survey ® (OS ®) and the Domestic Energy Performance Certificate (EPC) data which showed that:

- There are 9,800 residential homes and 3,700 nursing homes.
- We estimate over 98% of care homes are below 11 metres in height, with the remaining at 11 metres and above. Based on limited data coverage, we estimate a maximum of 10 care homes are over 18m.

The central estimate of 13,500 care homes does contain an element of uncertainty mainly due to data quality issues identified in the property classifications and height classifications. This could skew our data coverage and therefore understate or overstate the number of care homes.

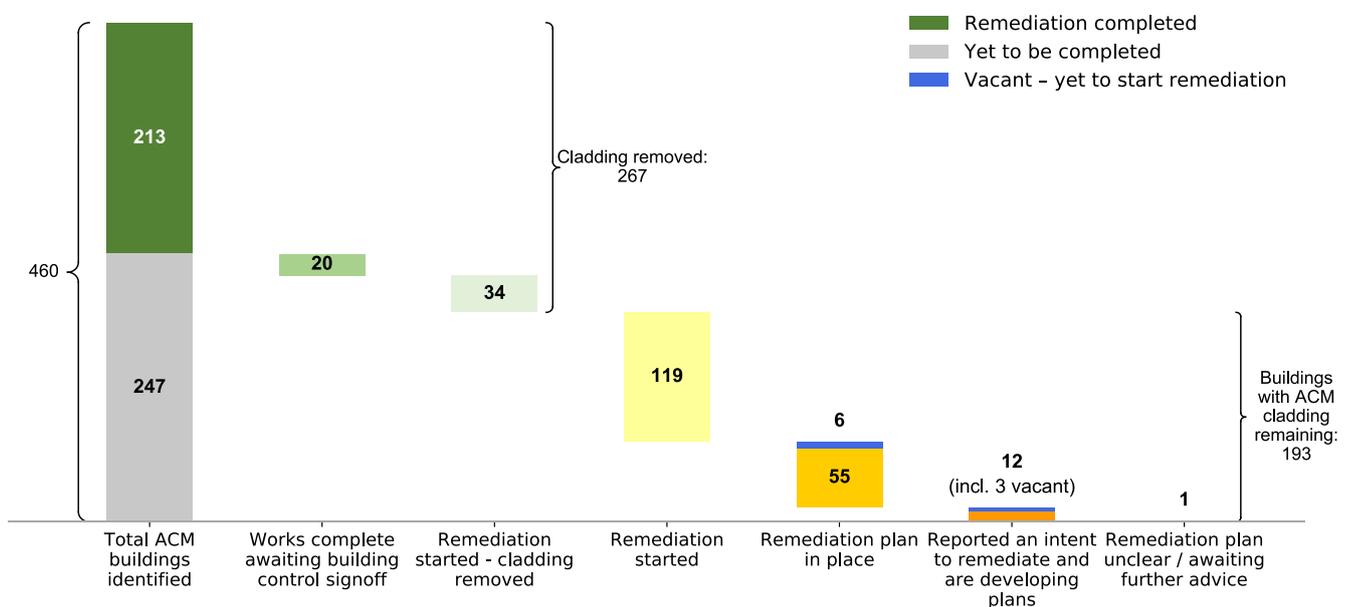
⁴ This figure was estimated as of September 2020 and will only be updated in this series of monthly data releases if the number or methodology changes substantially.

2. Progress in remediating buildings

2.1 Overall remediation

As at 30 November 2020, of the 460 high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations, remediation has either completed or started on 386 (84% of all identified buildings) – an increase of 23 since the end of October and an increase of 128 since December 2019. This compares to an increase of 90 in 2019 as a whole.

Figure 3: 84% of the 460 ACM clad high-rise buildings have started or completed remediation, with 58% having had their ACM cladding removed.



267 buildings have either completed remediation or have had their ACM cladding systems removed – an increase of 10 since the end of October. Of these, 213 buildings have fully completed remediation (46% of all identified buildings) – an increase of 11 since the end of October. A further nine buildings are vacant. Overall, 276 buildings (60% of all identified buildings) have had their cladding systems removed (including those that have completed remediation) or are vacant so no longer represent a risk to resident safety.

There are 193 high-rise residential and publicly owned buildings still with ACM cladding systems unlikely to meet Building Regulations in England – a decrease of 10 since the end of October. Of these, 119 buildings have started remediation and a further nine are vacant. There are 65 occupied buildings yet to start remediation (14%).

There are 9 occupied buildings currently reporting an intent to remediate (2% of all identified buildings). These buildings are all receiving programme management support for their

remediation. Of the 9 occupied buildings in this category, 8 have had or are having enforcement action taken against them, with the Department's Joint Inspection Team supporting local authorities to carry out enforcement action on 6 of these buildings.

2.2 Enforcement

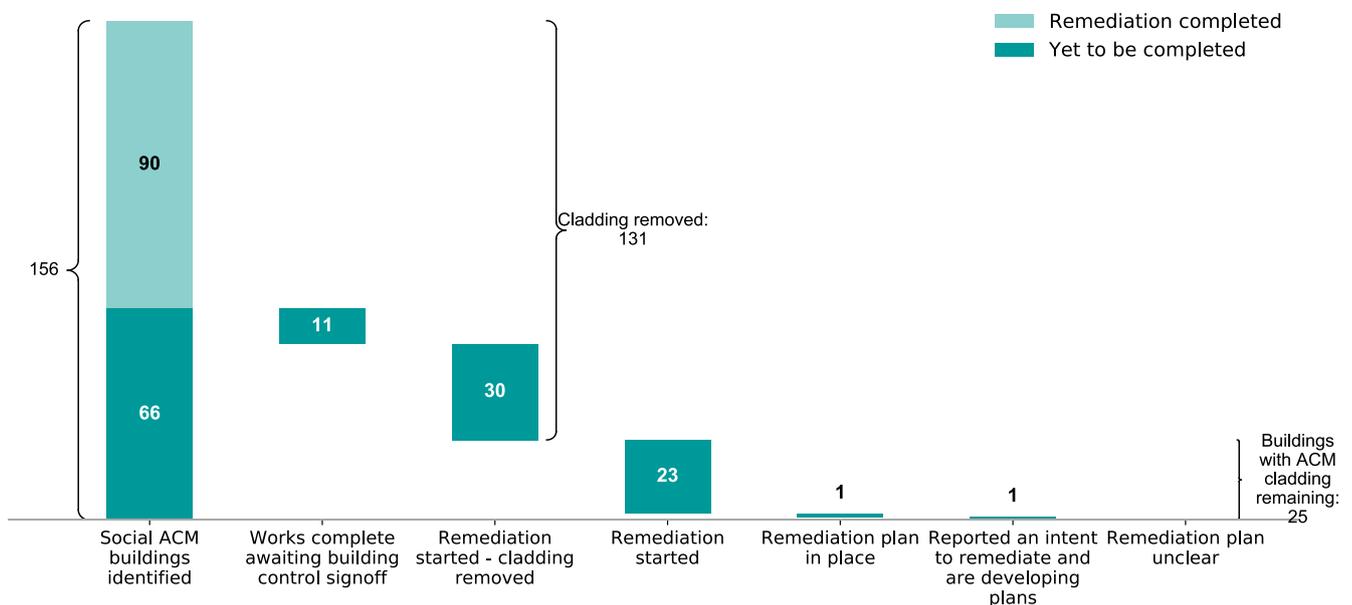
Local Authority and Fire and Rescue Services have enforcement powers and the government is supporting them to use those powers against buildings with unsafe ACM cladding. This includes support from the Joint Inspection Team which was set up by the Department, and is hosted by the Local Government Association, to provide expert advice and support local authorities to carry out enforcement on buildings with ACM cladding. Enforcement action has been, or is being, taken against at least 57 buildings with ACM cladding (and, in many other cases, the threat of enforcement action has been effective in triggering building owners to act). This includes 18 buildings with Joint Inspection Team support. 31 of the 57 cases of enforcement are against buildings currently yet to start remediation. Of the 57 cases, at least 16 improvement notices, 9 hazard awareness notices, and 5 prohibition orders have been served.

It is currently estimated that, by the end of 2020, 87% to 91% of identified high-rise residential and publicly owned buildings with unsafe ACM cladding will have started or completed remediation, rising to up to 93% of those buildings identified in December 2019. The Department continues to engage with building owners to start remediation works on site as soon as possible, and will continue to support local authorities and fire and rescue services in the use of their enforcement powers.

2.3 Social sector residential remediation

As of 30 November 2020, 156 high-rise social sector residential buildings have been identified with ACM cladding systems unlikely to meet Building Regulations, an increase of one since the end of October. Of these, 90 buildings have completed remediation (58% of all identified social sector residential buildings) – including receiving sign-off from building control where necessary – no change since the end of October. This includes two buildings that have vacated their residents and removed cladding prior to demolition. The remediated social sector residential buildings account for approximately 6,500 dwellings.

Figure 4: 99% of the 156 social sector residential buildings have started remediation, with 84% having had their ACM cladding removed.



This leaves 66 social sector residential buildings yet to be remediated. Of these, 64 had started remediation. There are approximately 5,300 dwellings in the social sector residential buildings that are yet to be remediated.

Of those buildings where remediation has started, 41 are known to have had the cladding removed, 11 of which have completed works and are awaiting building control sign off. Overall, 131 social sector residential buildings have completed remediation or had their ACM cladding systems removed (84% of social sector buildings) – an increase of five since the end of October.

Funding for the remediation of 140 of these 156 buildings is provided from the government's Social Sector ACM Cladding Remediation Fund (launched on 16 May 2018 to help remediate social sector residential buildings). The government has made £400 million available for the remediation of unsafe ACM on social sector residential buildings 18 metres or over. As of 30 November 2020, the Social Sector ACM Cladding Remediation Fund has approved £269 million of

funding for the removal and replacement of unsafe ACM.⁵

Remediation works for the remaining 16 buildings are being funded through a combination of existing funds and litigation action – WebTables 4 and 5 provide further information on the funding of ACM remediation - [WebTables](#)

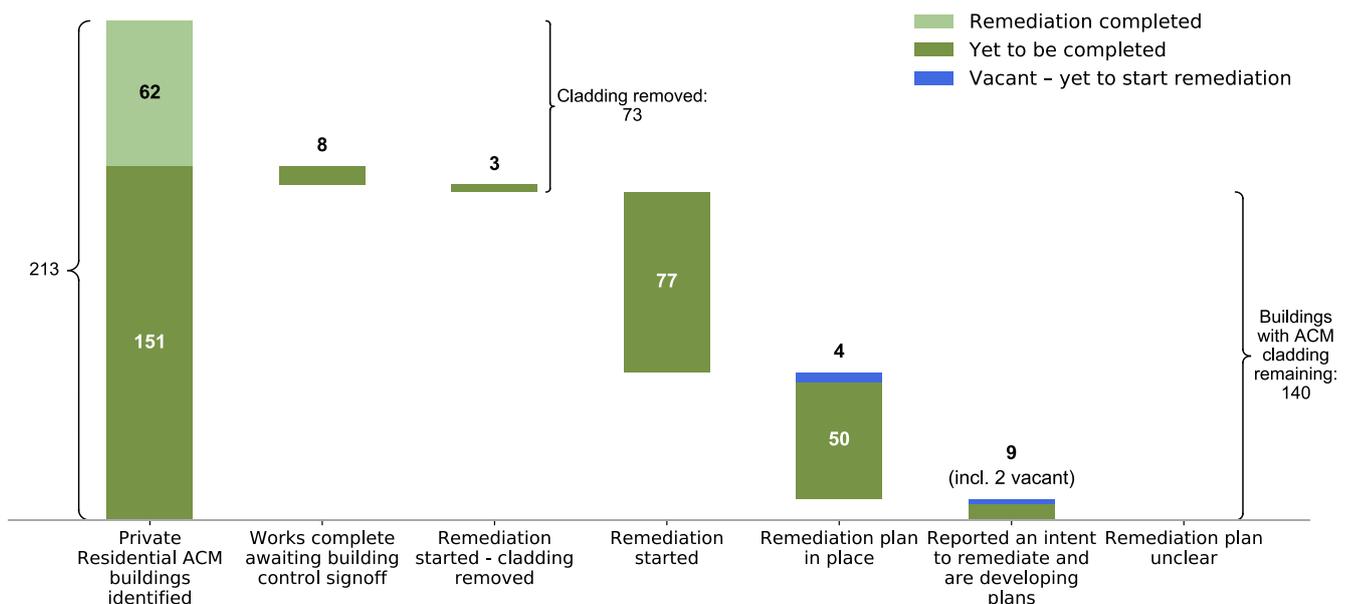
2.4 Private sector residential remediation

There are 213 high-rise private sector residential buildings identified with ACM cladding systems unlikely to meet Building Regulations, an increase of two since the end of October. 62 of these buildings have completed remediation (29% of all identified private sector residential buildings) – an increase of nine since the end of October. Remediated private sector residential buildings account for approximately 4,800 to 5,700 dwellings.

This leaves 151 private sector residential buildings yet to be remediated. Of these, 88 (41% of all private sector residential buildings) have started remediation.

Of those buildings where remediation has started, three buildings are known to have had their ACM cladding removed, though remediation is not yet complete, and eight buildings have completed works and are awaiting building control sign off. Overall, 73 private residential buildings have completed remediation or had their ACM cladding systems removed (34% of private residential buildings) – an increase of four since the end of October.

Figure 5: 70% of the 213 private sector residential buildings have completed or started remediation with a further 25% having a plan in place.



⁵ The approved figure for the Private and Social Sector funds incorporates tendering support for applicants and approved project cost overrun.

Of those buildings that are yet to start remediation, latest intelligence is that six buildings are known to be vacant. There are approximately 12,100 to 14,600 dwellings in the 145 private sector residential buildings yet to be remediated known to be occupied.

Private Sector Remediation Fund

On 9 May 2019, the government [announced](#) its commitment to fund the remediation of high-rise private sector residential buildings with ACM cladding systems unlikely to meet Building Regulations, and [published](#) guidance in July 2019. The private sector remediation fund will help protect leaseholders from bearing the costs of ACM remediation. As of 12 September 2019, eligible private sector building owners were able to formally submit their applications for funding for ACM remediation.

Applications may be one of the following types:

- Eligibility applications: applicants may provide information to confirm that the building will be eligible for funding. Fuller information on costs will be provided in the following application stages.
- Pre-contract costs applications: in some cases applicants may require initial funding to allow them to tender for the ACM remediation work and submit a full cost application.
- Full-cost applications: this includes the full cost of ACM remediation work once the applicant has completed a tendering exercise.

Pre-contract and full-cost applications do not require a separate eligibility application. Once an application of any type is received, the information is reviewed, and due diligence undertaken, before the application is approved.

The deadline for submitting applications to the private sector remediation fund was 31 December 2019. See information in the introduction of this release for further information on the next steps for applications that have not yet been submitted.

As of 30 November 2020, 99 buildings were in scope for the Private Sector Remediation Fund, an increase of five since the end of October. Of these, 94 have submitted an application, four are preparing an application and the remaining building has recently been confirmed as having unsafe ACM cladding⁶. 55 applications have been approved for funding of full costs (an increase of 12 since the end of October) and eight applications for full costs have been submitted. A further 10 applications have been approved for funding of pre-contract support but are yet to submit an application for full costs.⁷ Overall, there have been 29 applications approved for pre-contract

⁶ Delivery partners provide weekly updates on buildings applying to and approved for the Private Sector Remediation Fund. The information used for the monthly data release is from the latest update at the point of production.

⁷ Due to changes in reporting, private sector funding categories presented in Figure 7 are not comparable with those published prior to the June 2020 data release.

support.

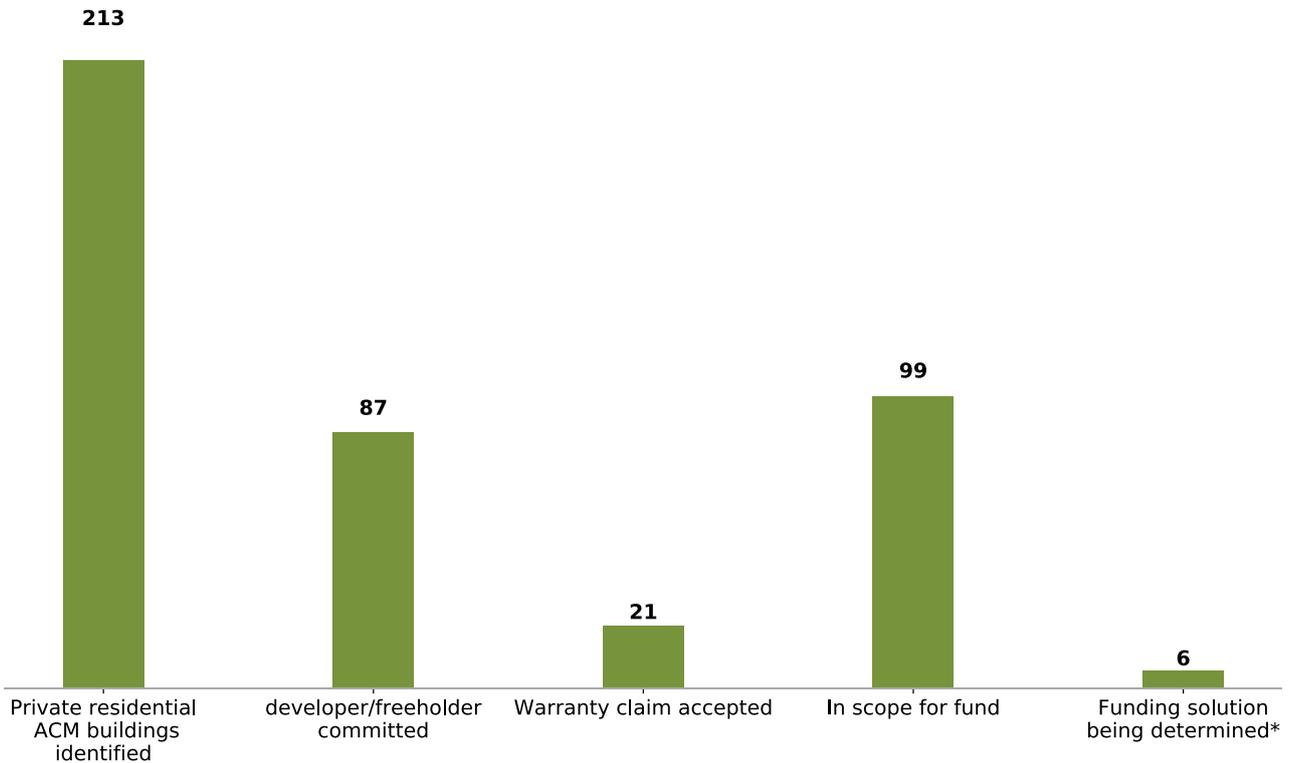
The government has made £200 million available for the remediation of unsafe ACM on private sector residential buildings 18 metres or over. As of 30 November 2020, the Private Sector ACM Cladding Remediation Fund has approved £119 million for the removal and replacement of unsafe ACM.⁸

Of the buildings not in scope for the Fund, the developer or freeholder committed to pay for the remediation of 87 buildings and 21 were accepted under a warranty claim.

WebTables 4 and 5 provide further information on the funding of ACM remediation - [WebTables](#)

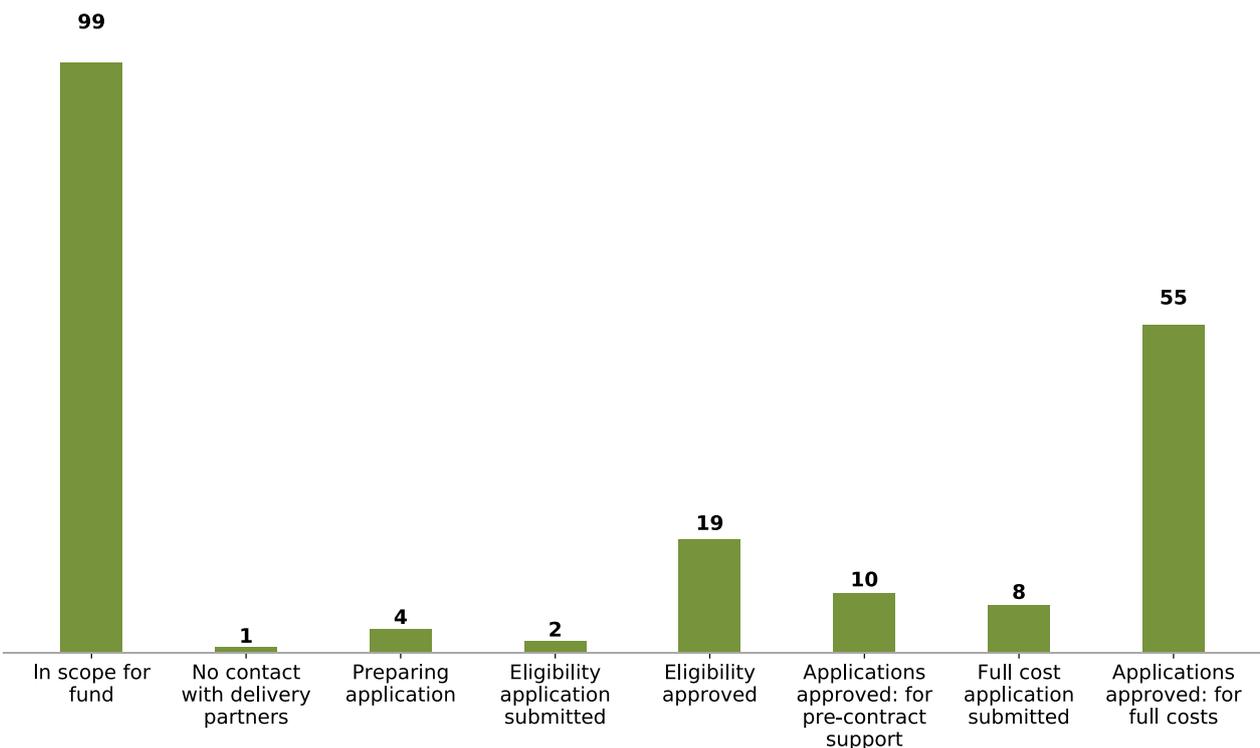
⁸ The approved figure for the Private and Social Sector funds incorporates tendering support for applicants and approved project cost overrun.

Figure 6: 97% of the 213 Private sector residential buildings have a funding solution in place with just under half receiving funding through the Private Sector Remediation Fund.



*The Department continues to work with those responsible for these buildings to progress remediation and to protect leaseholders from the cost of remediation.

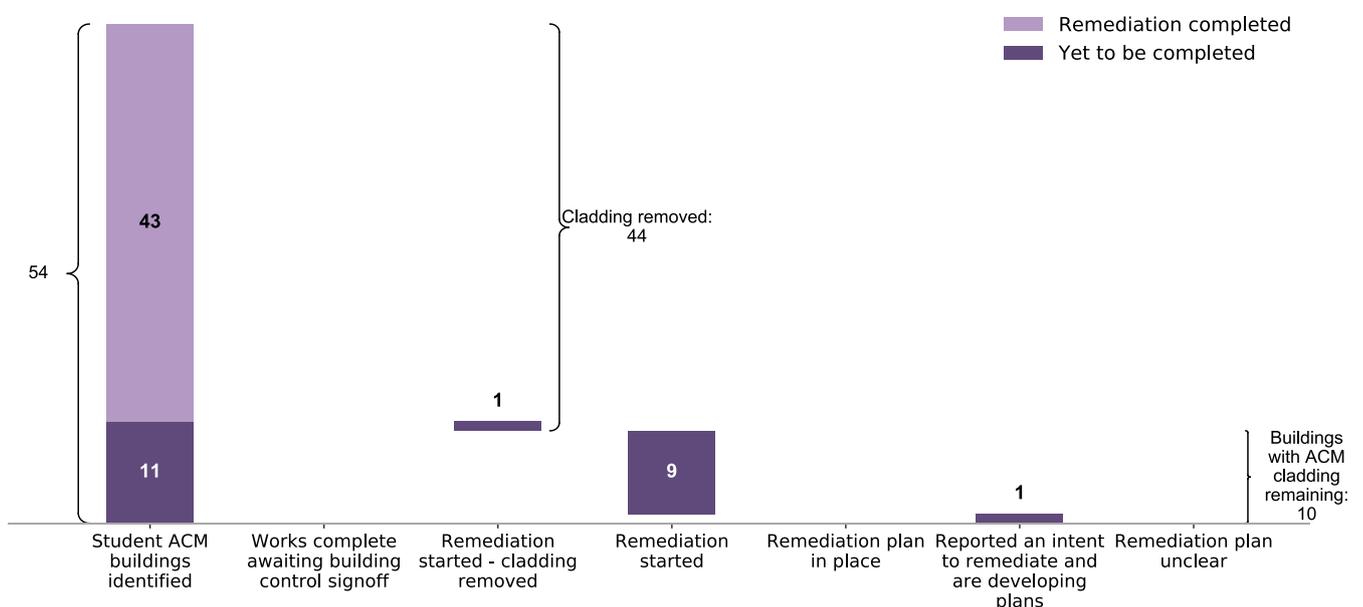
Figure 7: Of the 99 buildings in scope for the Private Sector ACM Cladding Remediation fund, 64% have a full cost application submitted or approved.



2.5 Student accommodation remediation

There are 54 high-rise student accommodation buildings identified with ACM cladding systems unlikely to meet Building Regulations - no change since the end of October. Of these, 43 (80%) have completed remediation – an increase of one since the end of October. Remediation has started in 10 student accommodation buildings. Of these buildings, one is known to have had their ACM cladding removed. Overall, 44 student accommodation buildings have completed remediation or had their ACM cladding systems removed (81% of student accommodation buildings) – no change since the end of October.

Figure 8: 80% of student accommodation high-rise buildings with ACM cladding have completed remediation.



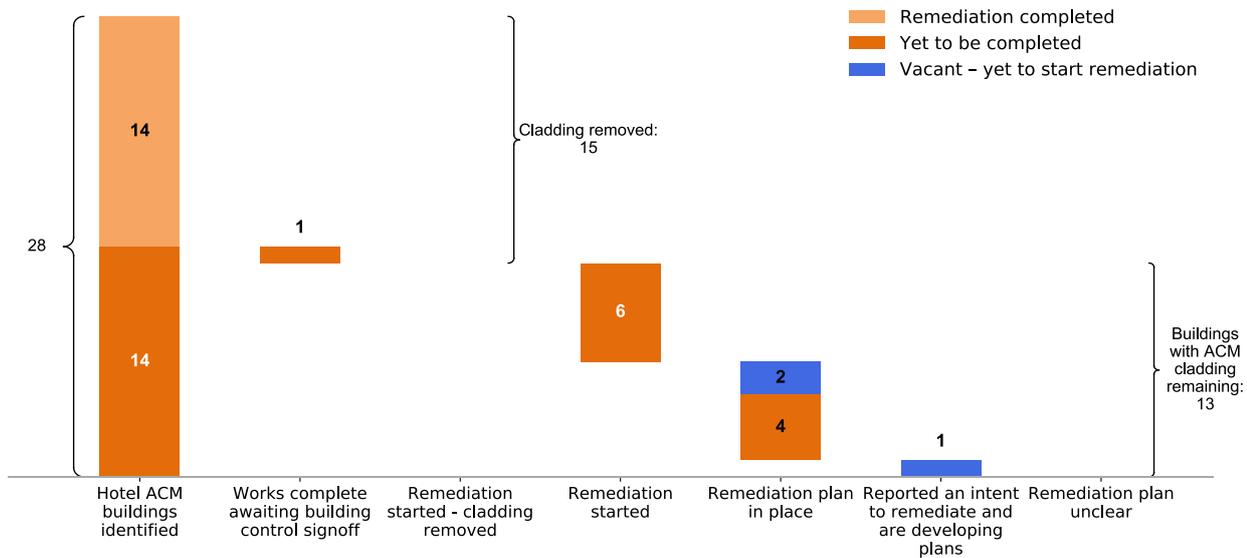
2.6 Hotel remediation

There are 28 high-rise hotels identified with ACM cladding systems unlikely to meet Building Regulations, a decrease of two since the end of October. 14 (50%) of these buildings have completed remediation, an increase of one since the end of October.

Seven hotels have started remediation. Of these hotels, one has completed works and is awaiting building control sign off. Overall, 15 hotels have completed remediation or had their ACM cladding systems removed (54% of hotels) – an increase of one since the end of October.

Of those buildings that are yet to start remediation, latest intelligence is that three buildings are known to be vacant.

Figure 9: 75% of the 28 hotels with ACM cladding have started or completed remediation.



Three hotels previously showing as having an unclear remediation plan have been removed from the data. This follows detailed discussions with the relevant fire and rescue service (FRS) who are acting on behalf of the enforcing authority and the relevant Local Authorities. The low quantity and non-dangerous location of the ACM cladding, in the context of an assessment of the full external wall system, presents a minimal risk to occupants. These hotels are workplaces, have comprehensive fire safety measures in place, have been assessed as compliant with their minimum legal fire safety requirements and there is a considered overall acceptable low risk to life safety.

Hotels over 18m are normally designed and built with a fire risk strategy that includes simultaneous evacuation unlike high rise residential buildings that have a stay put strategy. They also have extensive in-built measures in place such as fire alarms, multi-staircases, trained staff on duty at all times and procedures that are regularly tested. The main enforcement powers for fire safety in hotels, in occupation, rest with the Fire and Rescue Authorities, under the Regulatory Reform (Fire Safety) Order 2005 (FSO).

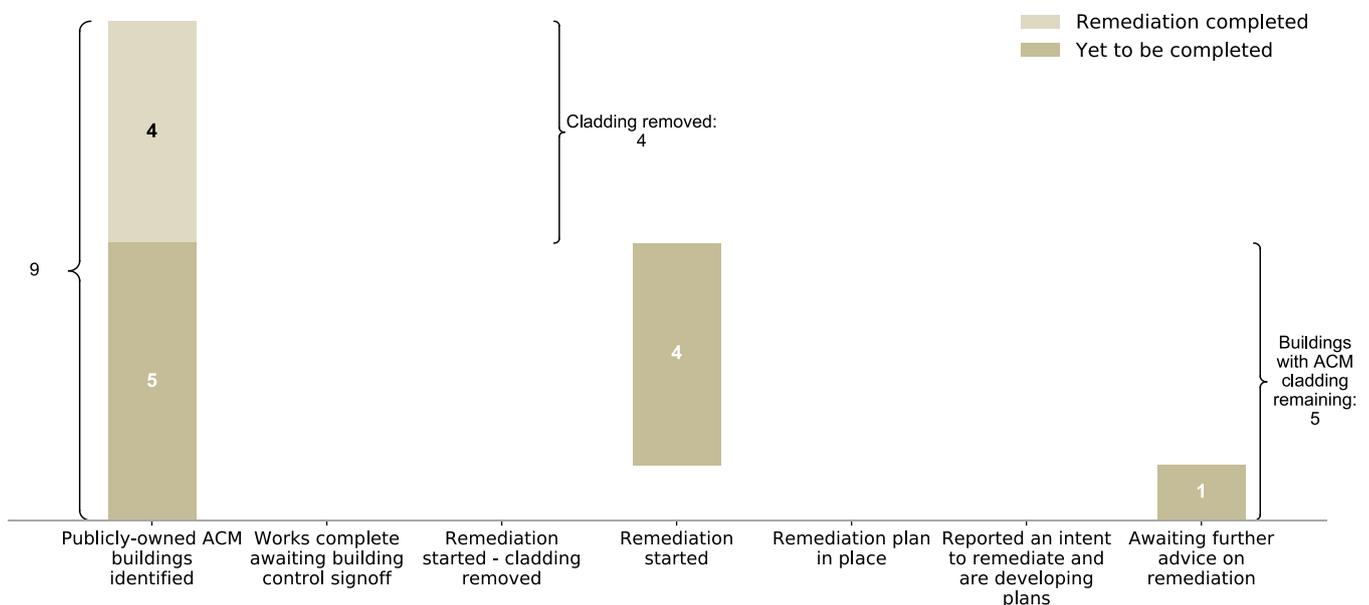
In view of the extensive assessment by the local enforcement authority of the current risks in these three buildings there is at present no requirement to remove the ACM from them.

2.7 Publicly owned buildings remediation

There are nine publicly-owned buildings (publicly owned schools and health buildings) identified with ACM cladding systems unlikely to meet Building Regulations, a decrease of one since the end of October. Four of the nine publicly owned buildings have completed remediation works, no change since the end of October. These buildings comprise one school and three health buildings.

Overall, four publicly owned buildings have completed remediation or had their ACM cladding systems removed (44% of publicly owned buildings). Four publicly-owned buildings have started remediation.

Figure 10: 8 of the 9 publicly-owned buildings with ACM cladding have started or completed remediation.



The Department for Health and Social Care and Department for Education are working with building owners on appropriate remediation work whilst considering building users' needs.

2.8 Remediation by area

Figure 11 shows remediation progress for the areas of London, Greater Manchester and the Rest of England⁹. This breakdown has been provided for London and Greater Manchester as both areas contain large clusters of high-rise residential and publicly owned buildings with ACM cladding systems unlikely to meet Building Regulations and both have a cross-local authority approach to high-rise building safety.

Overall, there are 250 high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations in London, 73 in Greater Manchester and 137 in the Rest of England. Remediation is complete for 88 buildings in London (35% of all buildings identified in London), 39 buildings in Greater Manchester (53%), and 86 buildings in the Rest of England (63%).

117 buildings in London have started to be remediated (47%). Of these, 18 are known to have had their ACM cladding removed, though remediation is not yet complete, and a further 19 have completed works and are awaiting building control sign off. In Greater Manchester, 24 buildings have started remediation (33%). Of these, 10 of these have had the ACM cladding removed, though remediation is not yet complete, and one building has completed works and is awaiting building control sign off. In the Rest of England, 32 buildings have started remediation (23%). Of these, six buildings have had their ACM cladding removed.

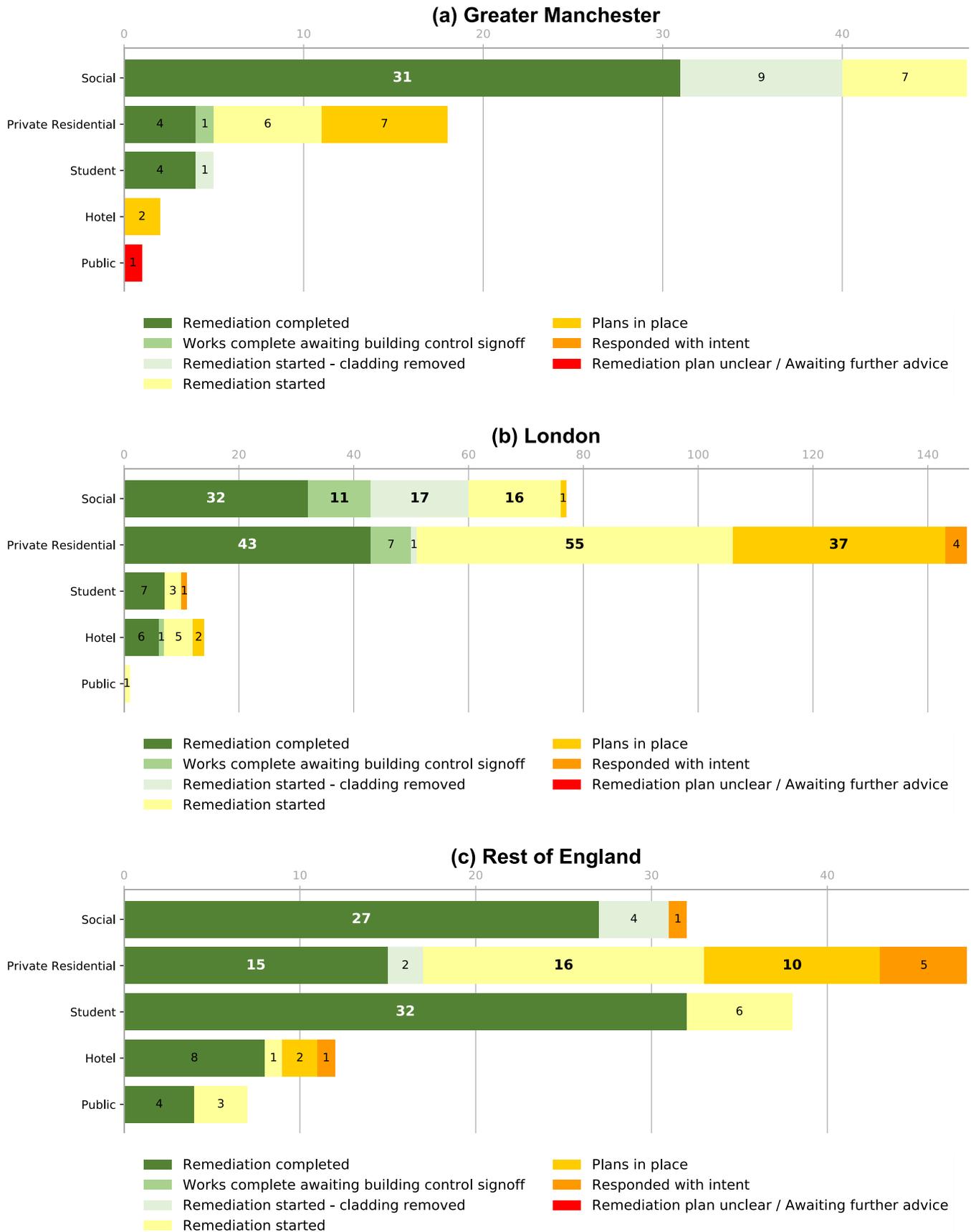
The tenure profile of the buildings varies across the three areas. These differences should be considered when comparing remediation progress between areas. [Web Table 6](#) shows remediation progress by tenure for Greater Manchester, London and the Rest of England.

Information on the remediation progress in local authorities is available in [WebTable 3](#) published alongside this release. This table excludes local authorities with fewer than 10 high-rise residential buildings, regardless of whether they have cladding, as their inclusion could lead to the identification of one or more buildings with ACM cladding systems unlikely to meet Building Regulations in these areas.

⁹ The analysis for London incorporates the 32 London boroughs and the City of London: Barking and Dagenham, Barnet, Bexley, Brent, Bromley, Camden, City of London, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith and Fulham, Haringey, Harrow, Havering, Hillingdon, Hounslow, Islington, Kensington and Chelsea, Kingston upon Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond upon Thames, Southwark, Sutton, Tower Hamlets, Waltham Forest, Wandsworth and Westminster.

The analysis for Greater Manchester incorporates the ten local authorities that make up Greater Manchester Combined Authority: Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan.

Figure 11: 35% of all buildings identified in London have completed remediation compared to 53% in Greater Manchester and 63% in the Rest of England.



Accompanying tables

MHCLG publishes [six data tables](#) to accompany this Data Release:

Table 1	Number of buildings identified with ACM cladding systems unlikely to meet Building Regulations, by tenure
Table 2	Remediation status of buildings with ACM cladding systems unlikely to meet Building Regulations, by tenure
Table 3	ACM remediation progress by local authority
Table 4	ACM remediation progress by sources of funding
Table 5	Remediation of ACM buildings funded by the Private Sector Remediation Fund within and outside of London.
Table 6	ACM remediation progress by tenure for Greater Manchester, London and the Rest of England.

Previously, MHCLG published a [table](#) on samples received by BRE for testing which has been discontinued as of October 2019 (see Technical Notes). The data [table](#) of descriptions of large-scale system tests undertaken by the BRE and the number of buildings with similar cladding systems was discontinued in November 2020.

Technical Notes

Please see the accompanying technical notes document for further details. This can be found at <https://www.gov.uk/government/publications/building-safety-programme-monthly-data-release-november-2020>

Information on Official Statistics is available via the UK Statistics Authority website: <https://www.statisticsauthority.gov.uk/>

Information about statistics at MHCLG is available via the Department's website: www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics



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