



Ministry of Housing,
Communities &
Local Government

Building Safety Programme: Monthly Data Release

Data as at 31 January 2019 unless otherwise stated
Coverage: England

Summary of latest figures (as at 31 January 2019)

There are **73 high-rise residential and public buildings in England that have finished remediation works to remove Aluminium Composite Material (ACM) cladding systems** (including receiving sign-off from building control where necessary) – an increase of six since the end of December. This comprises:

- **40 social sector residential buildings;**
- **33 private sector buildings**, of which:
 - **7 are private residential**, and
 - **26 are student accommodation.**

This leaves a total of **361 high-rise residential and public buildings, where ACM cladding systems unlikely to meet Building Regulations remain in place.**

- **119 are social sector residential buildings**, managed by local authorities or housing associations;
- **233 are private sector buildings**, of which:
 - **167 are private residential**,
 - **36 are student accommodation**, and
 - **30 are hotels.**
- **9 are publicly-owned buildings**, comprising health buildings and a school.

Of the **119 social sector buildings** where ACM cladding systems unlikely to meet Buildings Regulations **remain in place**:

- 79 have started remediation;
- 39 have a remediation plan in place but remediation has not started; and
- building owners intend to remediate and are developing plans for one further building.

Of the **233 private sector buildings** (residential, hotels, and student accommodation) where ACM cladding systems unlikely to meet Buildings Regulations **remain in place**:

- 19 have started remediation;
- 127 have a remediation plan in place but remediation works have not started on these buildings;
- building owners intend to remediate and are developing plans for 37 buildings; and
- remediation plans remain unclear for 50 buildings – the number with unclear remediation plans has fallen from over 200 in June 2018.

There remain 13 private sector buildings where the cladding status is still to be confirmed – this has fallen from approximately 170 buildings in June 2018.

Building Safety Programme

Monthly Data Release

7 February 2019

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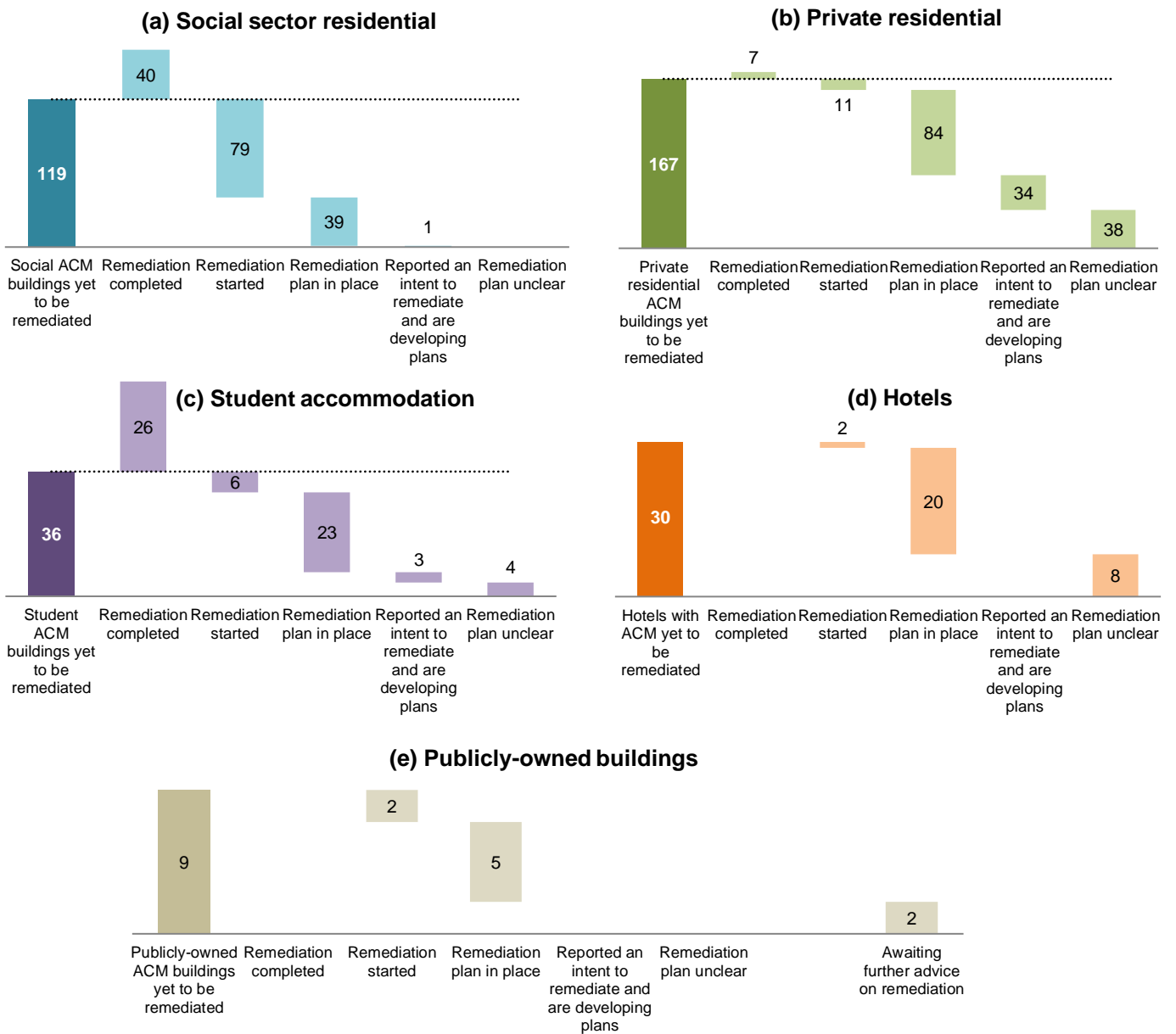
Figure 1: 361 Buildings where ACM cladding systems unlikely to meet Building Regulations remain in place

England, 31 January 2019



Figure 2: Progress on remediation for buildings where ACM cladding systems unlikely to meet Building Regulations remain in place¹

England, 31 January 2019



¹In figures 2(a)-(d), buildings awaiting further advice on remediation are included in the remediation plan unclear category.

Figure 3: Location of high-rise residential and publicly-owned buildings where ACM cladding systems unlikely to meet Building Regulations remain in place²

England, 31 January 2019

This table/map has been removed. Please contact us if you require further information.

² 'Remain in place' represents all buildings where remediation has started, there are plans in place, building owners have reported an intent to remediate or where remediation plans are unclear. Only buildings where remediation is complete are not included on the map.

Introduction

Following the Grenfell Tower tragedy, the Government established a Building Safety Programme with the aim of ensuring 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 provide advice to the Secretary of State for Housing, Communities and Local Government on building safety measures.

This data release provides the latest data on high-rise (over 18 metres) residential buildings and publicly-owned buildings that were identified with ACM cladding systems unlikely to meet building regulations, progress with remediation of these buildings and number of buildings yet to be remediated in each sector.

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

- tests undertaken by the Building Research Establishment (BRE);
- local authority reporting of buildings following their own investigations; and
- discussions with responsible stakeholders – including building owners, developers and agents.

[The Government's independent Expert Panel advised](#) that the clearest way of ensuring an external wall system adequately resists external fire spread is either for all of 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 test conducted to BS8414 classified to the BR135 standard. Screening tests at BRE identified whether ACM cladding samples from buildings met the limited combustibility requirements. The Government then commissioned a series of large scale system tests, testing how different types of ACM panels behave in a fire with different types of insulation. Seven tests were undertaken in priority order, taking into consideration which systems were likely to present most risk, so urgent advice could be provided to building owners (see Tables 4 & 5 in the data tables published alongside this release).

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 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 government has worked with the Industry Response Group and Expert Panel to develop an [information note](#) to assist building owners in carrying out remediation work. [Advice for buildings with partially clad ACM cladding systems](#) was released to advise building owners, their professional advisers and fire and rescue services when considering whether it is safe to leave small or partial amounts of ACM cladding on a building.

[The government is banning combustible materials on new high-rise homes](#). The ban has been implemented through the [Building \(Amendment\) Regulations 2018](#) (laid on 29 November 2018). The regulations come into force on 21 December with a 2-month transitional period. The Government has also published the [full consultation response document](#) and [Impact Assessment](#).

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.

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

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

- 7 March 2019,
- 11 April 2019, and
- 9 May 2019.

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

Overview and updates

1) 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 a combination of Aluminium Composite Material (ACM) cladding and insulation which are unlikely to meet Building Regulations (Appendix 1), including:

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

The total number of high-rise residential buildings and publicly-owned buildings that were identified as having ACM cladding systems that are unlikely to meet Building Regulations is 434³, representing a decline of three buildings since the end of December. The change reflects one social residential building and two private residential buildings, which have fallen out of scope⁴.

Table 1: Social and private sector high-rise residential and publicly-owned buildings identified with ACM cladding systems unlikely to meet Building Regulations England, 31 January 2018

	31-Jan-19	31-Dec-18	Monthly change
Social sector residential	159	160	-1
Private sector	266	268	-2
Publicly-owned buildings	9	9	0
Total	434	437	-3

We have collected data on over 6,000 private sector high-rise buildings. There remain 13 private sector buildings for which the cladding status is still to be confirmed – compared with approximately 170 in June 2018.

³ The categorisation of all buildings in the data release will be kept under review as further information becomes available from the social sector ACM cladding removal fund applications and other data sources.

⁴ Work with local authorities and building owners over the last few months to verify data quality has resulted in some buildings now falling out of scope as they have been confirmed as being lower than 18 metres tall or the combinations of cladding and insulation meet Building Regulations.

Enforcement notices have now been issued on the vast majority of these remaining buildings to get information on building construction from owners. Based on current evidence and the identification rate to date, we expect a handful of the remaining buildings to have ACM cladding systems unlikely to meet Building Regulations.

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.

2) Progress in remediating buildings

Table 2: Social and private sector high-rise residential and publicly-owned building ACM remediation, by tenure of residents, England, 31 January 2019

	Buildings that were identified with ACM cladding systems (unlikely to meet Building Regulations)	Completed Remediation	ACM cladding systems (unlikely to meet Building Regulations) remain in place	Started Remediation	Remediation plans in place	Reported an intent to remediate and are developing plans	Remediation plan unclear	Awaiting further advice on remediation
Social sector residential buildings	159	40	119	79	39	1	0	
Private sector buildings, of which:	266	33	233	19	127	37	50	
Private: residential	174	7	167	11	84	34	38	
Private: student accommodation	62	26	36	6	23	3	4	
Private: hotels	30	0	30	2	20	0	8	
Publicly-owned buildings, of which:	9	0	9	2	5	0	0	2
Schools	1	0	1	1	0	0	0	
Health	8	0	8	1	5	0	0	2

2.1) Social sector remediation

Of the 159 social sector residential buildings identified with ACM cladding, as at 31 January 2019, 40 buildings (25%) have finished remediation – including receiving sign-off from building control where necessary. This leaves 119 buildings where ACM cladding systems unlikely to meet Building Regulations remain in place. The number of finishes has increased by three since the end of December data release. A further 79 buildings (50%) have started the process of remediation – a decrease of two since last month, reflecting new remediation completions. There are plans in place/plans being developed for the remaining 40 social sector residential buildings.

Funding for the remediation of 145 of these 159 buildings is provided from the government's social sector ACM cladding removal fund (launched on 17 May to help remediate social sector residential buildings). Remedial works for the remaining 14 buildings are being funded through a combination of existing funds and litigation action.

2.2) Private sector remediation

Of the 266 private sector buildings identified with ACM cladding, as at 31 January 2019 remediation is complete for 33 (12%) buildings (including building control sign-off) – an increase of three buildings since 31 December. This leaves 233 buildings where ACM cladding systems unlikely to meet Building Regulations remain in place. A further 19 buildings have started remediation and an additional 127 buildings have plans in place for remediation – a total of 179 private sector high-rise buildings which are either remediated or where respondents have informed us of remediation plans.

There are 174 private residential buildings identified with ACM cladding, of which seven have finished remediation – an increase of two since December. This leaves 167 buildings where ACM cladding systems unlikely to meet Building Regulations remain in place. There has also been an increase of two buildings where remedial works have started.

Of the private residential buildings identified with ACM cladding, the building owner/developer has made a commitment to fund the cost of remediation or has had a warranty claim accepted for 81 buildings (47%). In the remaining 93 buildings, it is currently unclear who will cover the costs of remediation.

Of the 62 student accommodation buildings identified with ACM cladding, 26 (42%) have finished remediation. This is an increase of one building since the end of December. This leaves 36 buildings where ACM cladding systems unlikely to meeting Building Regulations remain in place.

For the 30 hotels identified with ACM cladding, remediation works have started on two buildings, and there are plans in place for an additional 20 buildings – an increase of one from the December data release. None of the hotels identified have completed remediation works.

2.3) Publicly-owned buildings remediation

Of the nine publicly-owned buildings (publicly-owned schools and health buildings) with ACM cladding systems unlikely to meet Building Regulations, two have started remediation, and remediation plans are in place at this stage for a further five. We are awaiting further advice on remediation for the remaining two buildings. The Department of Health and Social Care (DHSC) and Department for Education (DfE) are working with building owners on appropriate remedial work whilst taking account of building users' needs.

Appendix 1: Data sources for identifying buildings with ACM cladding systems unlikely to meet Building Regulations

MHCLG uses data from several sources to confirm whether a high-rise building has a combination of ACM cladding and insulation which are unlikely to meet Building Regulations, including:

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

Building Research Establishment tests

Since Summer 2017 MHCLG have been funding the testing of cladding from high-rise residential buildings at the BRE. This establishes the category of ACM cladding, which, along with insulation type, determine compliance with Building Regulations. MHCLG are reasonably confident that all social sector high-rise residential and publicly-owned buildings with ACM cladding systems have been identified. The BRE test data for private and social sector, and publicly-owned buildings have been published in data releases since December 2017.

Local authority confirmed ACM buildings

Since Autumn 2017, local authorities have been working with private sector building owners to ascertain combinations of ACM cladding and insulation on high-rise private sector buildings which have not been tested by BRE. Local authorities have used information from sources such as local fire and rescue services, building plans, ACM tests undertaken elsewhere, knowledge of similar buildings where BRE tests have confirmed ACM cladding, and / or building inspections.

Many approaches have been adopted by MHCLG and local authorities over the last few months to identify the cladding and insulation status of the remaining private sector buildings. This has included the payment of an allowance to local authorities for identifying buildings or starting an enforcement process⁵ against building owners, with a cut-off date at end May 2018. The data release of 28 June 2018 was the first that included data confirmed by local authorities. MHCLG are confident that the vast majority of buildings with cladding systems which are unlikely to meet Building Regulations have been identified, and publishing the data ensures transparency on high-rise building safety. However, additional quality checks by local authorities over the coming months might result in marginal changes in this data – for example, if a building turns out to be below 18 metres tall or combinations of cladding and insulation meet Building Regulations.

Discussions with responsible stakeholders

Since Spring 2018 MHCLG have been talking with building owners, developers and agents to ascertain updates on remediation. When this information has been confirmed by local authorities (for starts, completions and buildings which are out of scope), it is included in the data release.

⁵ Local authority enforcement powers under the 2004 Housing Act include Section 235 powers to demand documents from building owners, and Section 239 powers to take a sample of a building for testing.

Appendix 2: Buildings in local authority areas where ACM cladding systems unlikely to meet Building Regulations remain in place

Table 3 below sets out local authority areas with high-rise residential buildings and publicly-owned buildings that are yet to be remediated, and is grouped by bands. The bands used are; one to five buildings, six to ten buildings, 11 to 20 buildings, and more than 20 buildings. The buildings included all have ACM cladding systems unlikely to meet Building Regulations in place (as defined in previous data releases) and is either a residential building over 18 metres tall or a publicly-owned building.

There are 76 local authorities in England where such buildings were identified as at 31 January (see Web Table 6), of which 69 local authorities have at least one such building yet to be remediated within their boundaries.

Local authorities with fewer than ten high-rise residential buildings (regardless of whether or not they have cladding) have been removed from the table below, as their inclusion could lead to the identification of one or more buildings with ACM cladding systems in these areas – hence 62 local authorities are listed below.

Table 3: Local authorities with social and private sector high-rise residential buildings and publicly-owned buildings where ACM cladding systems that are unlikely to meet Building Regulations remain in place⁶ – 31 January 2019

This table/map has been removed. Please contact us if you require further information.

⁶ 'Remain in place' represents all buildings where remediation has started, there are plans in place, building owners have reported an intent to remediate or where remediation plans are unclear; only buildings where remediation is complete are excluded.

Appendix 3: Voluntary compliance with the Code of Practice for Statistics

[The Code of Practice for Statistics](#) was published in February 2018 to set standards for organisations in producing and publishing official statistics and ensure that statistics serve the public good.

Whilst MHCLG's Building Safety Programme Data Release is not National Statistics, the principles of transparency of high-quality analytical outputs to inform decision making and the public underpin this data release.

<p>Trustworthiness: trusted people, processes and analysis</p>	<p>Honesty and integrity (T1): The Building Safety Programme Data Release is managed by professional analysts in MHCLG – this involves design of data collection tools, checking of provided data, and analysis. All work is undertaken by professionally qualified and experienced data analysts - professional members of the Government Statistical Service, Government Operational Research Service or Government Social Research, where all staff have Personal Development Plans focussed on their long-term professional development (Professional capability – T5).</p> <p>Independent decision making and leadership (T2): The work is governed by the Analysis and Data Directorate in MHCLG, accountable to MHCLG's Chief Analyst and Head of Profession for Statistics.</p> <p>Orderly release (T3): MHCLG pre-announces the publication date for this data release. As part of our continuous improvement, the data cut off date for Data Releases now aligns to the end of the calendar month.</p> <p>Transparent processes and management (T4): MHCLG has robust, transparent, data-management processes.</p> <p>All data are provided by local authorities, housing associations, building owners / developers / managing agents, the NHS, Department for Education (DfE) and the Building Research Establishment (BRE). Responsibility for the data lies with the data provider - as such only data either provided by BRE following testing or data verified by local authorities, housing associations, the NHS or DfE are published.</p> <p>Data Governance (T6): MHCLG uses robust data collection and release processes to ensure data confidentiality. A published privacy notice clearly sets out why data are collected, data sharing, and the legal basis for processing data. This is consistent with the General Data Protection Regulation.</p>
<p>High quality: robust data, methods and processes</p>	<p>Suitable data sources (Q1): Data originates from a number of sources outside the control of MHCLG: local authorities, local Fire and Rescue Services, housing associations, building owners / developers / managing agents, NHS, DfE, BRE. Data are triangulated, where possible, and data are always verified by these bodies – who are ultimately responsible for the quality of their data. Where the quality of data is unclear, it is either not published or quality issues are highlighted.</p> <p>Sound methods (Q2): Data collection tools and processes are robustly designed and tested prior to use, learning lessons from previous Building Safety Programme data collections and best practice from across the government analytical community.</p> <p>Assured Quality (Q3): All data are quality-assured prior to publication.</p> <p>As the quality of data improves, it is our intention to publish further data on the safety of high-rise and complex buildings.</p> <p>For transparency, we also published the Building Safety data tables for the first time in the November data release.</p>

<p>Public value: supporting society's need for information and accessible to all</p>	<p>Relevance to users (V1): The nature of building safety means this data release is of high value to the public, to residents of high-rise buildings and building owners/developers. However, the data release balances disclosure control (risks of disclosing individual buildings) with informing the public and keeping people safe.</p> <p>Accessibility (V2): Given the immediate nature of building-safety issues, and the need to develop interim solutions and longer-term remediation, data from the Building Research Establishment are shared with Fire and Rescue Services and Local Authorities once MHCLG are aware of issues.</p> <p>Officials and Ministers also use the data prior to publication to monitor progress and develop timely interventions. This enables immediate action to be taken. Therefore, the data may be used for operational purposes before publication in this data release.</p> <p>To assist with public accessibility the data tables underpinning this data release are now published as .csv files.</p> <p>Clarity and Insight (V3): Complex data are clearly explained in the Data Release – see Appendix 2 for definitions of key terms. Where insight and interpretation are offered, these have been verified with local authorities, Building Research Establishment and other knowledgeable bodies.</p> <p>Innovation and improvement (V4): This data release series started in December 2017. As the quality of data improves, it is our intention to publish further data on the safety of high-rise and complex buildings.</p> <p>Efficiency and proportionality (V5): Burdens on data providers have been considered, and MHCLG has worked to minimise the burden. Given the nature of building safety, MHCLG feels the current burden on data providers is appropriate.</p> <p>Given issues of public safety, only aggregate level data are published. Hence, further analysis of primary data is not possible.</p>
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