Ministry of Housing, Communities & Local Government

Building Safety Programme: Monthly Data Release (version 3)

Data as at 30 April 2019

Coverage: England

Summary of latest figures (as at 30 April 2019)

There are **95 high-rise residential and publicly-owned 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 March. This comprises:

- **50 social sector residential buildings**, managed by local authorities or housing associations;
- **11 private sector residential buildings**;
- **31 student accommodation buildings**;
- **1 hotel**; and
- **2 publicly-owned buildings,** of which:
  - **1** is an **education building;** and
  - **1** is a **health building.**

This leaves a total of **338 high-rise residential and publicly-owned buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated** in England, as at 30 April 2019, of which:

- **108** are **social sector residential buildings**;
- **164** are **private sector residential buildings**;
- **29** are **student accommodation buildings**;
- **30** are **hotels**; and
- **7** are **publicly-owned buildings**, all health buildings.

Of the **108 social sector residential buildings** with ACM cladding systems unlikely to meet Building Regulations yet to be remediated:

- **87** have started remediation;
- **20** have a remediation plan in place but works have not started; and
- **1** building has reported an intent to remediate and is developing plans.

Of the **164 private sector residential buildings** with ACM cladding systems unlikely to meet Building Regulations yet to be remediated:

- **16** have started remediation;
- **78** have a remediation plan in place but works have not started;
- **38** have responded with an intent to remediate and are developing plans; and
- **32** buildings remain with unclear remediation plans.

There remain **seven private sector residential buildings, one student accommodation building** and **two hotels** 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

Version 3: revised 24 May 2019

This Data Release has been revised to reflect amended time series graphs (page 3)**, amended data on number of private residential dwellings** (page 10)**, and reclassification within Table 3** (page 14)**.**

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Date of next publication:
9:30am on 10 June 2019

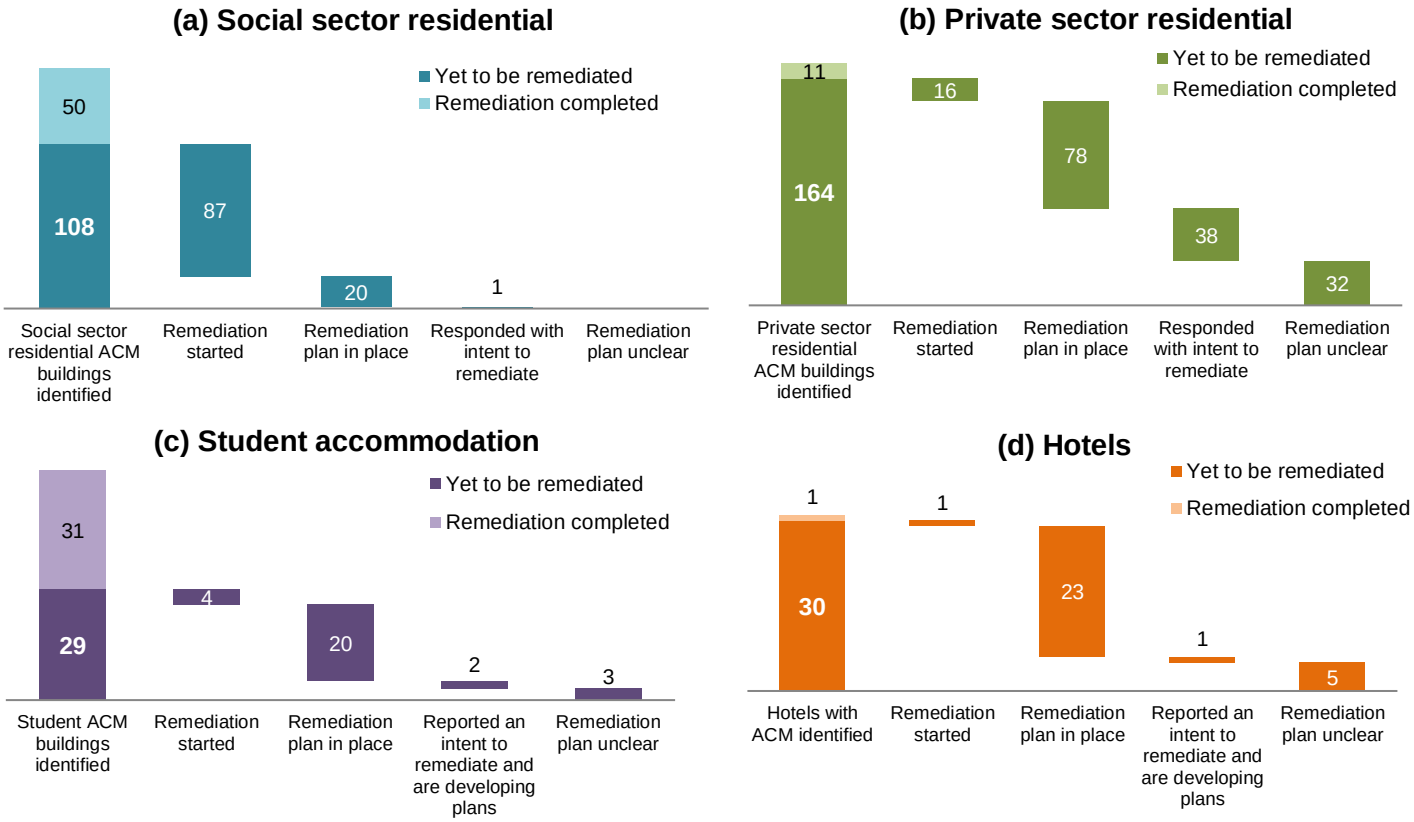
Figure 1: 338 high-rise buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated

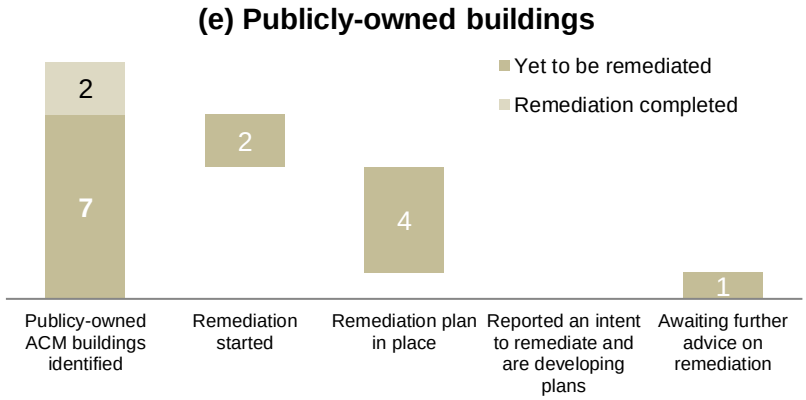
England, 30 April 2019

Total buildings: 338

Figure 2: Progress on remediation for buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated[1]

England, 30 April 2019

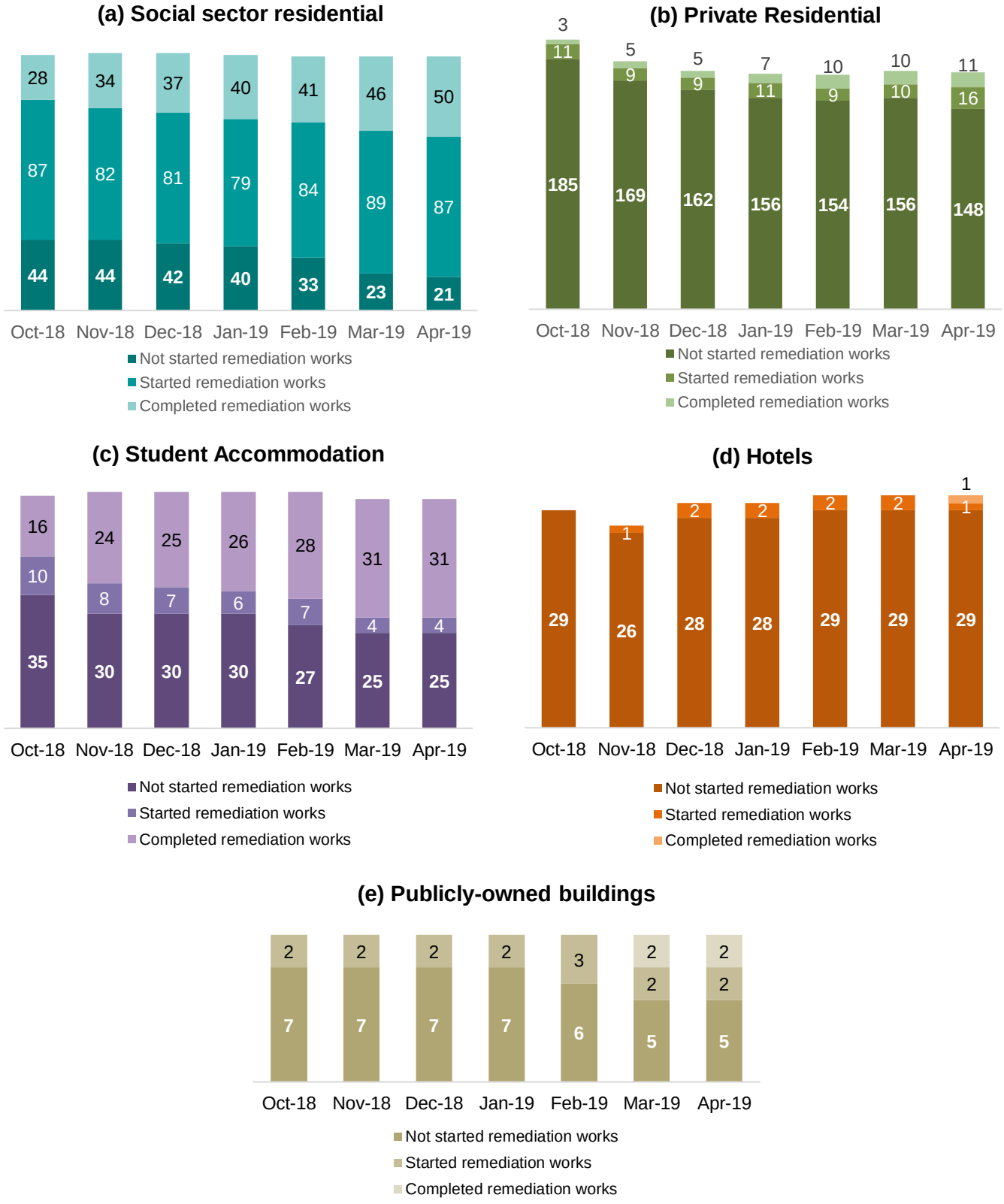




[1]In figures 2(a)-(d), buildings awaiting further advice on remediation are included in the remediation plan unclear category.

Figure 3: Progress on remediation for buildings with ACM cladding systems showing change since October 2018, based on previous Building Safety Programme Monthly Data Releases[2]

England, 30 April 2019



[2] Figure (e) has been updated in this revised Data Release, in line with the revisions policy (Appendix 1). MHCLG's quality process identified an inconsistency when compared with past Data release figures.

Figure 4: Location of high-rise residential and publicly-owned buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated

England, 30 April 2019

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

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, including:

1) those identified with Aluminium Composite Material (ACM) cladding systems unlikely to meet Building Regulations; and
2) 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):

- **Building Research Establishment 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; and
- **Valuation Office Agency property attribute data** – to validate the number of dwellings in high-rise residential buildings.

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 system test as specified in British Standard BS8414. In the summer of 2017, the government commissioned a series of large-scale system tests to assess how different types of ACM panels with different types of insulation behave in a fire. Seven tests were undertaken 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 came into force on 21 December with a two-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 ongoing 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:

- 10 June 2019,
- 11 July 2019, and
- 15 August 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 an Aluminium Composite Material (ACM) cladding system 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;
- **Discussions with responsible stakeholders** – including building owners, developers and agents.

There were 433 high-rise residential buildings and publicly-owned buildings identified as having ACM cladding systems unlikely to meet Building Regulations, representing a decrease of one building since the end of March. The change reflects one private sector building which has become out of scope[3], and no further private sector residential buildings were identified – amounting to an overall reduction of one.

Table 1: Number of buildings identified with ACM cladding systems unlikely to meet Building Regulations, by tenure
England, 30 April 2019

	30 April 2019	31 March 2019	Monthly change
Social sector residential	**158**	**158**	**0**
Private sector residential	**175**	**176**	**-1**
Student accommodation	**60**	**60**	**0**
Hotels	**31**	**31**	**0**
Publicly-owned buildings	**9**	**9**	**0**
Total	**433**	**434**	**-1**

We have collected data on over 6,000 private sector residential high-rise buildings. There remain

[3] 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 ACM cladding systems comply with Building Regulations.

seven private sector residential buildings, one student accommodation building and two hotels for which the cladding status is still to be confirmed – compared with approximately 170 in June 2018.

Enforcement notices have now been issued on the 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: Remediation status of buildings with ACM cladding systems unlikely to meet Building Regulations, by tenure
England, 30 April 2019

	Buildings identified with ACM cladding systems (unlikely to meet Building Regulations)	Completed Remediation	**Buildings with ACM cladding systems** (unlikely to meet Building Regulations) **yet to be remediated**	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	**158**	**50**	**108**	**87**	**20**	**1**	**0**	
Private sector residential buildings	**175**	**11**	**164**	**16**	**78**	**38**	**32**	
Student accommodation	**60**	**31**	**29**	**4**	**20**	**2**	**3**	
Hotels	**31**	**1**	**30**	**1**	**23**	**1**	**5**	
Publicly-owned buildings, of which:	**9**	**2**	**7**	**2**	**4**	**0**	**0**	**1**
Schools	1	1	0	0	0	0	0	
Health	8	1	7	2	4	0	0	1

2.1) Social sector residential remediation

Of the 158 social sector residential buildings identified with ACM cladding systems unlikely to meet Building Regulations, as at 30 April 2019, 50 buildings (32%) have finished remediation – including receiving sign-off from building control where necessary. This corresponds to an estimate of approximately 3,300[4] dwellings in remediated social sector buildings.

This leaves 108 buildings yet to be remediated. The number of finishes has increased by four since the end of March data release. A further 87 buildings (55%) have started the process of remediation. There are plans in place for another 20 social sector residential buildings. One further building has applied for the government's social sector ACM cladding removal fund and is

[4] Data on dwellings in social sector residential buildings have been updated in the previous revised Data Release, in line with the revisions policy (Appendix 1). MHCLG's quality process identified inconsistencies in the way dwelling numbers have been estimated between the private and social residential sectors in the 9 May version of this Data Release. These have been revised in the 15 May version of the Data Release. Appendix 1 sets out how these estimates are calculated.

currently developing plans. The number of dwellings in social sector residential buildings yet to be remediated is estimated to be approximately 8,400.

Funding for the remediation of 144 of these 158 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 residential remediation

There were 175 private sector residential buildings identified with ACM cladding systems unlikely to meet Building Regulations, of which 11 have finished remediation. In terms of dwellings, remediated private sector residential buildings account for approximately 1,300 dwellings.

This leaves 164 buildings yet to be remediated. Remedial works have started in 16 of these buildings – an increase of six since the end of March. Yet to be remediated residential buildings in the private sector account for approximately 12,500-16,600 dwellings[5]. The wide range for the number of dwellings in yet to be remediated private sector residential buildings is due to differences between the figures reported by responsible stakeholders and VOA property attribute data.

The building owner/developer has made a commitment to fund the cost of remediation or has had a warranty claim accepted for 83 buildings (47%). In the remaining 92 buildings, it is currently unclear who will cover the costs of remediation.

2.3) Student accommodation remediation

Of the 60 student accommodation buildings identified with ACM cladding systems unlikely to meet Building Regulations, 31 (52%) have finished remediation and there are four starts – both unchanged from the end of March. 25 buildings have not yet started remediation; plans are in place for 20 student accommodation buildings, two have reported an intent to remediate and are developing plans, while three buildings have unclear remediation plans.

2.4) Hotel remediation

For the 31 hotels identified with ACM cladding systems unlikely to meet Building Regulations, one has completed remediation, and remediation works have started on one further building. There are plans in place for an additional 23 buildings, one hotel has reported an intent to remediate, while the remediation plan is unclear for five hotels.

2.5) Publicly-owned buildings remediation

Two of the nine publicly-owned buildings (publicly-owned schools and health buildings) with ACM cladding systems unlikely to meet Building Regulations have completed remediation works,

[5] Data on dwellings in private sector residential buildings have been updated in this revised Data Release, in line with the revisions policy (Appendix 1). MHCLG's quality process identified inconsistencies in the way dwelling numbers have been estimated between the private and social residential sectors in the 9 May and 15 May versions of this Data Release. These have been revised in this 24 May version of the Data Release. Appendix 1 sets out how these estimates are calculated.

unchanged from last month. This comprises one school and one health building. A further two buildings have started remediation. Remediation plans are in place at this stage for a further four buildings. The Department of Health and Social Care (DHSC) is awaiting further advice on remediation for the one remaining building. The DHSC and Department for Education (DfE) are working with building owners on appropriate remedial work whilst taking account of building users' needs.

Appendix 1: Technical Notes

MHCLG uses data from several sources in the data release:

- **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.
- **Valuation Office Agency property attribute data** – to validate the number of dwellings in high-rise residential buildings.

Data Collection and Data Quality

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 unlikely to meet Building Regulations have been identified. The BRE test data for private sector, social sector residential 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 year 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 process[6] 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 is confirmed as being less than 18 metres tall or the ACM cladding systems comply with Building Regulations.

As of 11 February 2019, the questionnaire used to collect information on high-rise residential

[6] 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.

buildings in England with ACM cladding systems was updated to provide increased precision in answer options concerning the status of remediation. This might result in marginal changes in the data as further updates are collected. Additional questions were added which do not impact the data in this release.

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.

Valuation Office Agency property attribute data

MHCLG have collected data on the number of dwellings from responsible stakeholders and where a response was not given, we have used Valuation Office Agency (VOA) data to provide an estimate. The VOA data has also been used to validate the responses from responsible stakeholders. The range in the number of dwellings for yet to be remediated private sector residential buildings is down to a mismatch in these two data sources. The two data sources exactly match for the number of dwellings in 50 (30%) of the private sector residential buildings yet to be remediated.

The VOA data was determined to be a suitable source to validate number of dwellings based on quality assessment by the VOA and ONS as part of work on the 2021 Census. Every residential dwelling that is liable for Council tax has a record with the VOA, so the data has good coverage and accuracy, however, there is a slight degree of incompleteness. Property attribute data is only updated when it is brought to the attention of the VOA that a record may be inaccurate. Reliance is placed upon local authorities to flag any changes to the VOA (such as new builds, demolitions, or alterations). As a result, there are some records in the list that are not updated as regularly as others, and the time lag associated with these updates is unclear.

Revisions Policy

This policy covers two types of revisions:

- ***Non-Scheduled Revisions:*** Where a substantial error has occurred as a result of the compilation, imputation or dissemination processes, the Data Release, data tables and any other accompanying documents will be updated with a correction notice as soon as is practical.
- ***Scheduled Revisions*****:** Where new information becomes available post publication, this is incorporated in to the next scheduled Data Release, data tables and any other accompanying documents.

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Statistics and the Ministry of Housing, Communities and Local Government Revisions Policy (www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy).

Appendix 2: Buildings in local authority areas with ACM cladding systems unlikely to meet Building Regulations yet to be remediated

Table 3 sets out local authority areas with high-rise residential buildings and publicly-owned buildings that are yet to be remediated – these areas are grouped into 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 and are either residential buildings over 18 metres tall or publicly-owned buildings.

As at 30 April there are 74 local authorities in England where such buildings were identified (see Table 6 in the data tables published alongside this release), of which 65 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 unlikely to meet Building Regulations in these areas – hence 58 local authorities are listed below.

Table 3: Number of buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated[7], by local authority
England, 30 April 2019

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

[7] The classification of buildings in Table 3 have been updated in this revised Data Release, in line with the revisions policy (Appendix 1). 'Yet to be remediated' 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.

Trustworthiness: trusted people, processes and analysis	**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**)**. **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. **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. **Transparent processes and management** (T4): MHCLG has robust, transparent, data-management processes. All data are provided by local authorities, housing associations, building owners / developers / managing agents, the DHSC, DfE and the 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 DHSC or DfE are published. **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.
High quality: robust data, methods and processes	**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, DHSC, 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. **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. **Assured Quality** (Q3): All data are quality-assured prior to publication. As the quality of data improves, it is our intention to publish further data on the safety of high-rise and complex buildings. For transparency, we also published the Building Safety data tables for the first time in the November data release. A revisions policy is in place to ensure that any revisions are addressed quickly and systematically.

Public value: supporting society's need for information and accessible to all	**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. **Accessibility** (V2): Given the immediate nature of building-safety issues, and the need to develop interim solutions and longer-term remediation, data from the BRE are shared with Fire and Rescue Services and Local Authorities once MHCLG are aware of issues. 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. To assist with public accessibility the data tables underpinning this data release are now published as .csv files. **Clarity and Insight** (V3): Complex data are clearly explained in the Data Release – see Appendix 1 and Appendix 2 for further details. Where insight and interpretation are offered, these have been verified with local authorities, BRE and other knowledgeable bodies. **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. **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. Given issues of public safety, only aggregate level data are published. Hence, further analysis of primary data is not possible.