



Ministry of Housing,
Communities &
Local Government

Building Safety Programme: Monthly Data Release

Data as at 31 May 2019

Coverage: England

Summary of latest figures (as at 31 May 2019)

There are **105 high-rise residential and publicly owned buildings in England that have completed remediation works to remove Aluminium Composite Material (ACM) cladding systems** (including receiving sign-off from building control where necessary) – an increase of ten since the end of April. This comprises:

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

This leaves a total of **328 high-rise residential and publicly owned buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated** in England, as at 31 May 2019, of which:

- **102 are social sector residential buildings**;
- **163 are private sector residential buildings**;
- **27 are student accommodation buildings**;
- **29 are hotels**; and
- **7 are publicly owned buildings**, all health buildings.

Of the **102 social sector residential buildings** with ACM cladding systems unlikely to meet Building Regulations yet to be remediated:

- **81** 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 **163 private sector residential buildings** with ACM cladding systems unlikely to meet Building Regulations yet to be remediated:

- **17** have started remediation;
- **74** have a remediation plan in place but works have not started;
- **35** have responded with an intent to remediate and are developing plans; and
- **37** buildings remain with unclear remediation plans.

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

10 June 2019

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Figure 1: 328 high-rise buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated
 England, 31 May 2019

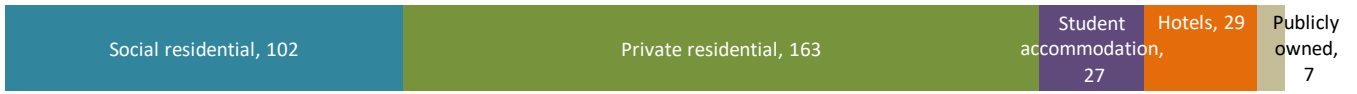
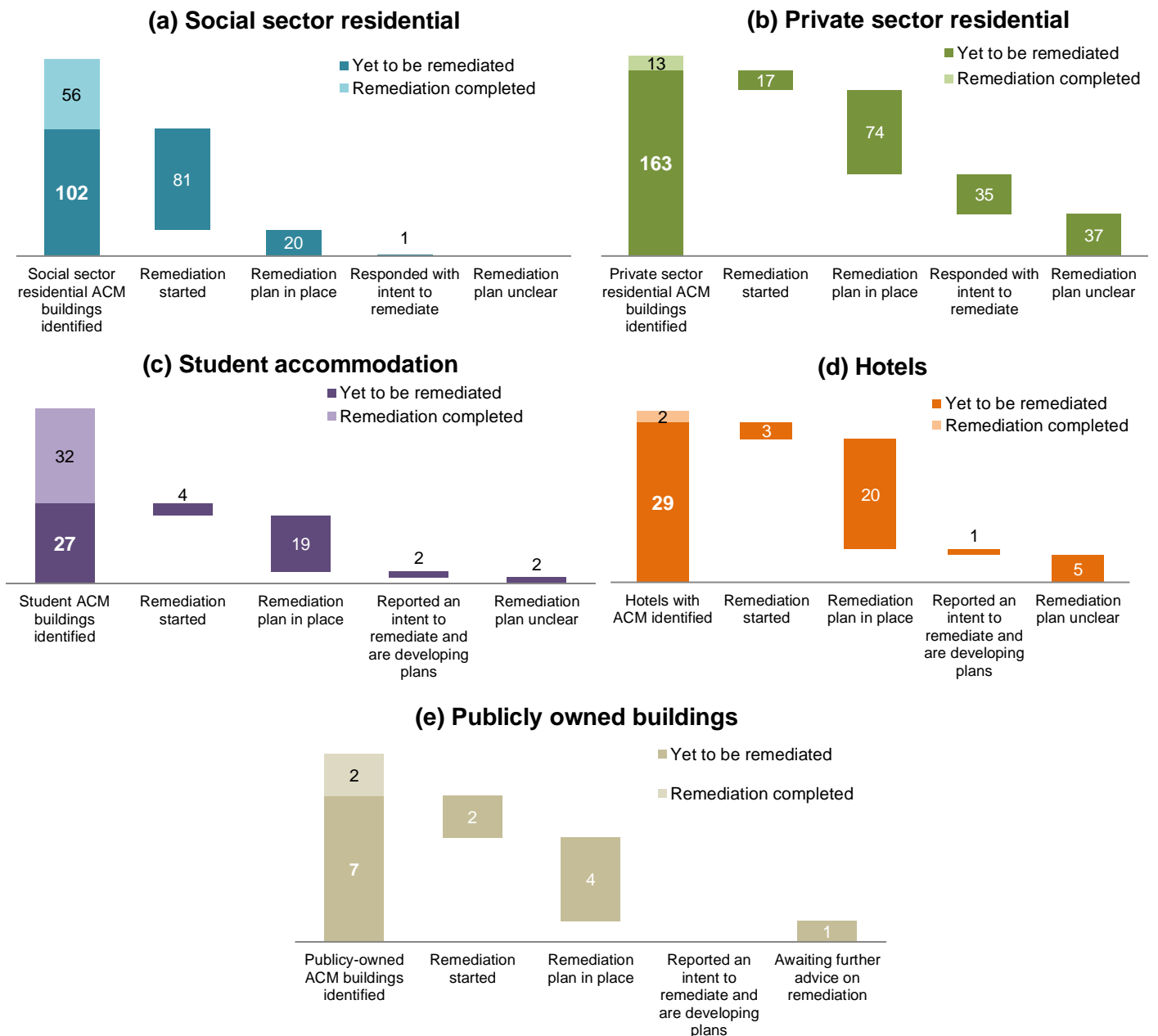


Figure 2: Progress on remediation for buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated¹
 England, 31 May 2019



¹In 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

England, 31 May 2019

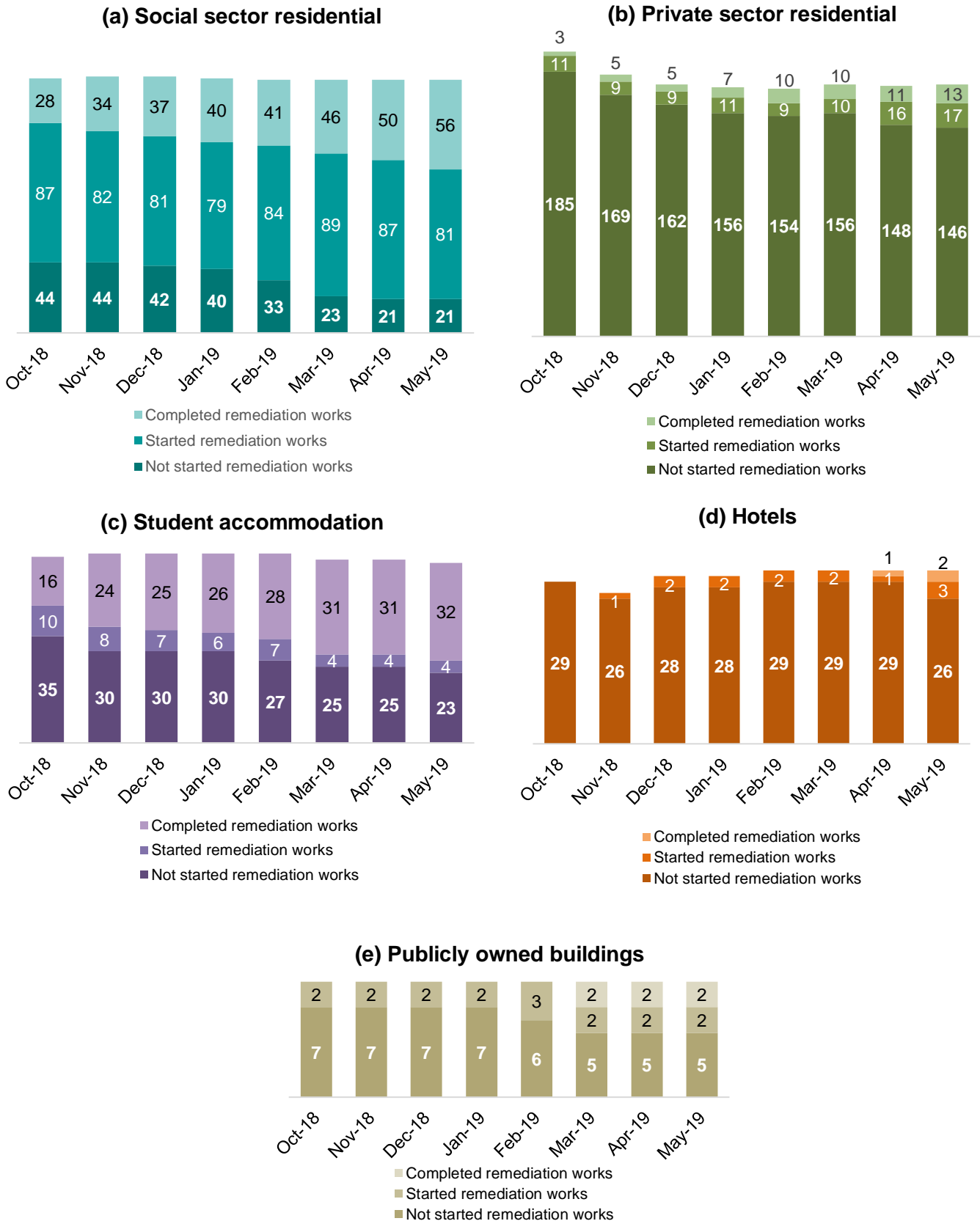


Figure 4: Location of high-rise residential and publicly owned buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated

England, 31 May 2019

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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 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 the 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; 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 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. 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 (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.

In 2018, MHCLG [announced](#) 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 unlikely to meet Building Regulations. The private residential fund application guidance including eligibility and evidence criteria is due for publication in July 2019.

[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 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 may include some buildings that have since removed ACM cladding systems.

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

- 11 July 2019,
- 15 August 2019, and
- 12 September 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, unchanged since the end of April.

The net change of zero comprises the addition of two buildings and the removal of two others. Additions are comprised of two newly identified private residential buildings. Removals include one student building which has fallen out of scope², and one private residential building which was identified as a duplicate.

Table 1: Number of buildings identified with ACM cladding systems unlikely to meet Building Regulations, by tenure England, 31 May 2019

	31 May 2019	30 April 2019	Monthly change
Social sector residential	158	158	0
Private sector residential	176	175	+1
Student accommodation	59	60	-1
Hotels	31	31	0
Publicly owned buildings	9	9	0
Total	433	433	0

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

² 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 and one student accommodation building for which the cladding status is awaiting confirmation – 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, 31 May 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	56	102	81	20	1	0	
Private sector residential buildings	176	13	163	17	74	35	37	
Student accommodation	59	32	27	4	19	2	2	
Hotels	31	2	29	3	20	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

158 social sector residential buildings have been identified with ACM cladding systems unlikely to meet Building Regulations, as at 31 May 2019. 56 buildings (35% of all identified social sector residential buildings) have completed remediation – including receiving sign-off from building control where necessary.

This leaves 102 buildings yet to be remediated. The number of completions has increased by six since the end of April. 81 buildings (51%) 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 developing plans.

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 2018 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 176 private sector residential buildings identified with ACM cladding systems unlikely to meet Building Regulations, of which 13 (7% of all identified private sector residential buildings) have completed remediation.

This leaves 163 buildings yet to be remediated, 17 (10%) of which have started remedial works – an increase of one since the end of April.

On 9 May 2019, the government [announced](#) its commitment to fund the remediation of high-rise private sector residential buildings with ACM cladding unlikely to meet Building Regulations. The private residential fund application guidance including eligibility and evidence criteria is due for publication in July 2019.

2.3) Student accommodation remediation

Of the 59 student accommodation buildings identified with ACM cladding systems unlikely to meet Building Regulations, 32 (54% of all identified student accommodation buildings) have completed remediation, an increase of one since the end of April.

There are four starts, unchanged from the end of April. 23 buildings have not yet started remediation; plans are in place for 19 student accommodation buildings, two have reported an intent to remediate and are developing plans, while two buildings have unclear remediation plans.

2.4) Hotel remediation

For the 31 hotels identified with ACM cladding systems unlikely to meet Building Regulations, two hotels (6% of all identified hotels) have completed remediation, an increase of one since the end of April.

Remediation works have started on three further buildings. There are plans in place for an additional 20 buildings, and one hotel has reported an intent to remediate. 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, 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 considering 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.

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.

MHCLG and local authorities have adopted many approaches 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 process³ 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 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 cause 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 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

³ 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.

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.

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 over 20 buildings. The buildings included all have ACM cladding systems unlikely to meet Building Regulations and are residential buildings over 18 metres tall or publicly owned buildings.

As at 31 May 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 62 local authorities have at least one such building yet to be remediated within their boundaries.

We exclude local authorities with fewer than ten high-rise residential buildings (regardless of whether they have cladding) 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 we list 54 local authorities below.

Table 3: Number of buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated⁴, by local authority England, 31 May 2019

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

⁴ '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.

<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 profession, 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 the 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 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.</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, 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.</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 2018 data release.</p> <p>A revisions policy is in place to ensure that any revisions are addressed quickly and systematically.</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 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.</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 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.</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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