



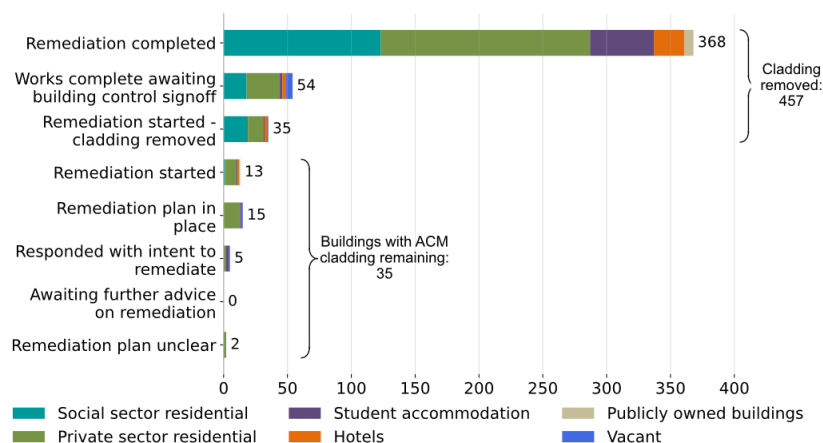
Department for Levelling Up, Housing & Communities

Data release

Building Safety Programme Monthly Data Release, England: 31 August 2023

In this release:

- At the end of August 2023, 96% (470) of all identified high-rise residential and publicly owned buildings in England had either completed or started remediation work to remove and replace unsafe Aluminium Composite Material (ACM) cladding (99% of buildings identified at 31 December 2019, 98% of buildings identified at 31 December 2020 and 97% of buildings identified at 31 December 2021) – no change since the end of July.
- 457 buildings (93% of all identified buildings) no longer have unsafe ACM cladding systems – an increase of two since the end of July. 422 (86% of all buildings) have completed ACM remediation works – an increase of three since the end of July. This includes 368 (75% of all buildings) which have received building control sign off – an increase of one since the end of July.
- Of those with ACM cladding remaining, 13 have started remediation. Of the 22 (4%) buildings yet to start, two are vacant, so do not represent a risk to resident safety, six buildings were identified after 31 December 2021 and eight additional buildings were identified during 2021.
- 100% (161) of **social sector buildings** have either completed or started remediation. Of these, 160 (99%) have had their ACM cladding removed.
- 92% (216) of **private sector buildings** have either completed or started remediation. Of these, 207 (88%) have had their ACM cladding removed.
- £29.7 million of funding has been approved from the Waking Watch Relief and Replacement Funds, covering 367 buildings and 26,900 leasehold dwellings.



Release date: 14 September 2023

Date of next release: 9.30am on 19 October

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Figure 1: Remediation has progressed for buildings with ACM cladding systems in the last 12 months with all social sector and publicly owned buildings having started remediation works

England, 31 August 2023

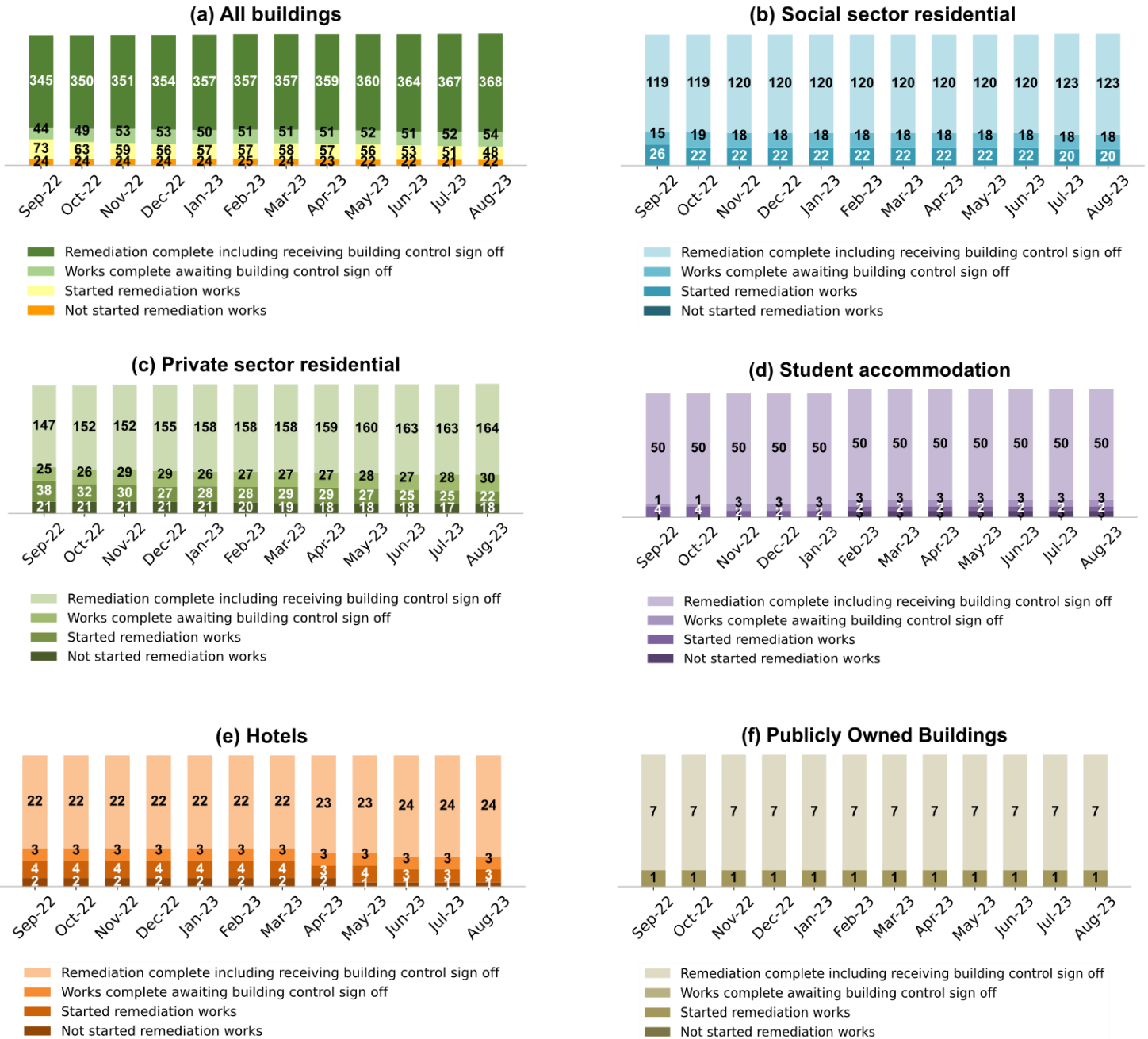
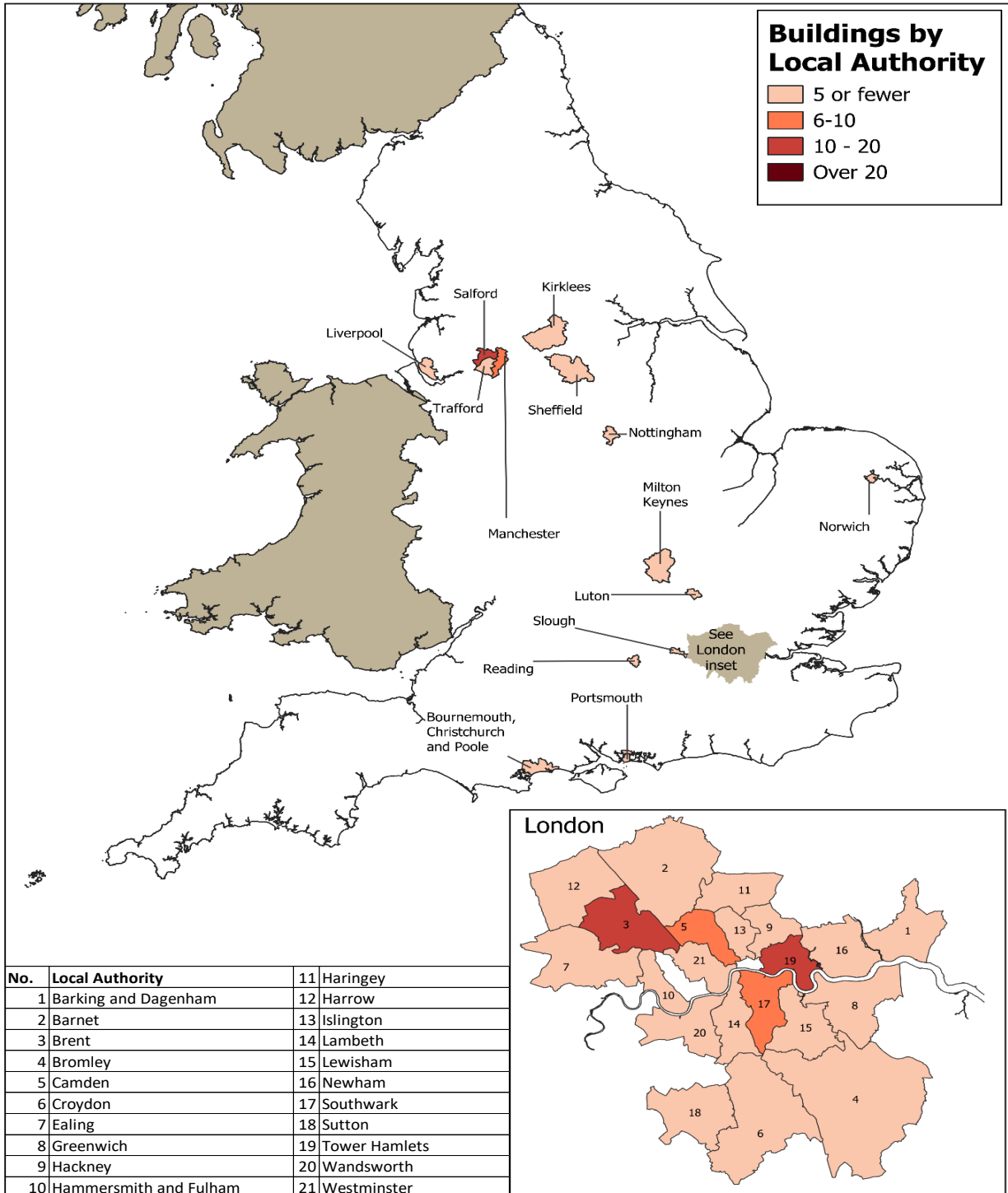


Figure 2: Most high-rise buildings with ACM cladding systems unlikely to meet Building Regulations yet to be fully remediated are concentrated around urbanised areas in England, notably Manchester and Greater London

England, 31 August 2023



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 the [management information tables](#) published alongside the release.

Introduction

This Data Release provides data on:

- 1) The total number of high-rise (18 metres or more in height or at least seven storeys) and medium rise (between 11 metres and 18 metres in height) residential multi-occupied buildings in England;
- 2) high-rise (18 metres or more) 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
- 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; and
- 4) The progress of the Waking Watch Relief Fund and Waking Watch Replacement Fund including the status of applications to the fund and the amount of funding approved.

The Data Release uses data from several sources (see [Technical Notes](#)):

- **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 leasers 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 is dedicated to ensuring that buildings are safe and that people feel safe in their homes. Following the tragedy at Grenfell Tower the government acted to protect residents facing potentially serious fire safety risks and has now committed £5.1 billion to address the life safety risks associated with cladding in residential buildings over 18 metres in England.

Industry will also help to put right issues they are responsible for by contributing an estimated £5 billion to address life-critical fire safety defects arising from the design, construction, or refurbishment on buildings of 11 metres and over in height that they had a role in developing in the

¹ The Data Release does not provide data on three hotels with ACM cladding. Further information on these three hotels and their exclusion from the programme can be found in Section 2.6 of the [November 2020 Data Release](#).

last 30 years in England. 49 developers have signed a contract committing to remediate or pay for works to fix over 1,100 buildings at a cost to themselves of over £2 billion. Industry will also pay to remediate unsafe cladding where a responsible developer cannot be identified through the introduction of the Building Safety Levy.

A risk-based approach to remediation has been taken which is reflected in the phasing of our remediation schemes. Height is a key factor in determining life-safety risk, as such remediation schemes initially focused on high-rise buildings of 18 metres and above. Our schemes are at varying stages of maturity.

The remediation of high-rise buildings with unsafe ACM cladding is a priority and we focused on protecting residents in these buildings first. A £400 million Social Sector ACM Cladding Remediation Fund was launched in May 2018. The private sector failed to progress remediation so in May 2019 a £200 million private sector ACM remediation fund was launched, which opened for applications in September of that year to protect leaseholders from life safety risks and the cost of remediation where no industry solution was forthcoming.

Following increasing evidence about unsafe non-ACM cladding systems in high-rise buildings the Building Safety Fund was launched in March 2020. The scope of this fund was expanded in July 2022 to all eligible high-rise residential buildings.

In response to evidence about the impact of unsafe cladding in medium-rise buildings of 11-18 metres a further scheme, called the Cladding Safety Scheme, has now launched to ensure that funding is available to address these issues where a responsible developer cannot be identified, traced, or held responsible. A pilot of the scheme, initially targeting buildings with interim measures or simultaneous evacuation measures in place was launched by Homes England in Autumn 2022, ahead of the full launch in Spring 2023.

The Building Safety Act, which received Royal Assent on 28 April 2022, provides protections for leaseholders by holding building owners and landlords who built defective buildings, or are associated with those responsible, accountable for the cost of remedying of historical safety defects for both cladding and non-cladding defects.

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 July include some buildings that have since removed and replaced ACM cladding systems.

DLUHC currently publishes updated data releases each month. The publication date for next month is 19 October 2023. This will refer to the situation at the end of the previous calendar month.

We are reviewing the format and frequency of the BSP data release. We welcome views on all aspects of the data release, please send any comments to BuildingSafetyData2@levellingup.gov.uk.

For information on other published statistics relating to building safety, please see [Related Statistics](#).

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

DLUHC 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 (see [Technical Notes](#)), 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.

DLUHC has identified a total of 492 high-rise residential buildings and publicly owned buildings as having ACM cladding systems unlikely to meet Building Regulations, an increase of one since the end of July 2023. 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 492, an increase of one since last month. England, 31 August 2023

	31 August 2023	31 July 2023	Monthly change
Social sector residential	161	161	0
Private sector residential	234	233	1
Student accommodation	58	58	0
Hotels	31	31	0
Publicly owned buildings	8	8	0
Total	492	491	1

There are five 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 at least seven storeys (whichever is reached first)

The total number of high-rise residential multi-occupied buildings of 18 metres or more in height, or at least seven 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 the 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 at least seven 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 majority of high-rise residential buildings have been identified in London (7,500, or 61%) and the South East (10%). The remaining buildings are distributed across the rest of England, with the highest proportions in the North West (7%) and West Midlands (6%).

Table 2: High-rise residential multi-occupied buildings of 18 metres or more in height, or at least seven storeys (whichever is reached first), by region.

England, August 2021

Region	Private residential buildings, student accommodation, and social sector	Flat dwellings (private residential and social sector)
East Midlands	2%	2%
East of England	3%	3%
London	61%	63%
North East	2%	2%
North West	7%	6%
South East	10%	10%
South West	3%	3%
West Midlands	6%	6%
Yorkshire and The Humber	5%	4%

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 18 metres or more, or at least seven storeys. The above buildings are proposed to be "higher-risk

² Multi-occupied residential buildings are defined as social and private residential and student accommodation, and exclude 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.

buildings" as published in the [Building Safety Bill](#) and draft regulations: The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations.

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 the Data Collection section in the Technical Notes.

Crown Buildings

The Crown Estates estimate there are approximately 70 Crown buildings which are 18 metres or more tall and with at least two residential dwellings.

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 2021, to be 78,000.³

- Almost 97% of buildings, approximately 75,000, were identified as residential dwellings/flats, with the remaining 3,000 split between residential education, sheltered accommodation and hotels.
- DLUHC identified 57,000 (73%) of these were between 11 metres and 13 metres, 19,000 (24%) between 14 metres and 16 metres and the remaining 2,000 (3%) were between 17 metres and 18 metres.

The central estimate of 78,000 has been derived from Ordnance Survey (OS) data and topographic identifiers (TOIDs). This contains an element of uncertainty due to variability of accuracy in the Ordnance Survey (OS) Building Height attribute data. Other issues identified which may impact data coverage are duplication of topographic identifiers (TOIDs) and identifying mixed-use buildings. To account for this DLUHC have surveyed over 5,000 buildings of varying height and used this information to adjust the Ordnance Survey estimates. This could have an impact on our data coverage and therefore overstate or understate the number of 11m-18m buildings. These figures represent DLUHC's best estimates.

³ This figure was estimated as of September 2021 and will only be updated in this series of monthly data releases if the number or methodology changes substantially.

1.4 Residents and dwellings in residential buildings over 11 metres in England

This section includes estimates of the number of dwellings – a self-contained unit of accommodation; number of leasehold dwellings – a dwelling that is owned by a leaseholder but the building and land upon which it is built remains the property of a freeholder; and the number of residents to provide a person-level perspective on buildings over 11 metres.

Estimated number of dwellings in high-rise residential multi-occupied buildings of 18 metres or more in height, or at least seven storeys (whichever is reached first)

The total number of dwellings in high-rise residential buildings in England is estimated as of December 2020 to be 691,000.⁴ This represents approximately 3% of the total dwellings stock in England.⁵ 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 3: 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 at least seven 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.

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

⁵ Source: <https://www.gov.uk/government/statistics/dwelling-stock-estimates-in-england-2020>

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 September 2021 to be almost 1.63 million.⁶ This represents approximately 7% of the total dwellings stock in England.⁷ The estimate is based on an average of 22 dwellings per building. The average number of dwellings per building is 19 in buildings between 11 and 13 metres, 29 in buildings between 14 and 16 metres, and 40 in buildings between 17 and 18 metres.

Since 97% of 11-18m residential buildings have been identified as containing flat dwellings, this means that the total number of dwellings estimated come from 75,000 11-18m buildings.

Table 4: Estimated numbers of dwellings in 11-18m residential buildings by height range. England, September 2021

	Dwellings	Buildings	Dwellings per building
11-13m	1,022,000	55,000	19
14-16m	518,000	18,000	29
17-18m	89,000	2,000	40
Total	1,629,000	75,000	22

The dwellings count of 11-18m buildings comes from one data source, UPRN counts from AddressBase ®. 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

The total number of leasehold dwellings in residential buildings over 11m in England is estimated at 1.51 million dwellings. This represents approximately 33% of all leasehold dwellings in England and approximately 48% of leasehold dwellings in flats⁸. This figure is our best estimate but does contain an element of uncertainty, more information on which can be found in the Data Collection section in the Technical Notes.

For buildings of 18 metres or more, or at least seven 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 18 metres or more in height is applied as a reasonable proxy. Again, private sector

⁶ This figure was estimated as of September 2021 and will only be updated in this series of monthly data releases if the number or methodology changes substantially.

⁷ Source: <https://www.gov.uk/government/statistics/dwelling-stock-estimates-in-england-2020>

⁸ Source: <https://www.gov.uk/government/statistics/leasehold-dwellings-2019-to-2020>

buildings are assumed to contain solely leasehold dwellings but 30% 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 5: Estimated numbers of leasehold dwellings in private and social sector residential buildings over 11m by height.

England, September 2021

	Leasehold dwellings in private sector buildings	Leasehold dwellings in social sector buildings	All leasehold dwellings
11-18m	822,000	247,000	1,069,000
18m or more, or at least seven storeys	347,000	96,000	444,000 ^a
All over 11m	1,169,000	343,000	1,512,000 ^a

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

Estimated number of residents in buildings over 11m

It is not only important to know about the landscape of residential buildings and leaseholders in England but also about the residents of these buildings to gain a person-level perspective. We estimate that the total number of residents in residential buildings over 11 metres tall in England is 4.25 million residents as of September 2021. This includes 1.31 million (30%) in buildings 18 metres or more, or at least seven storeys tall and 2.93 million (70%) in buildings between 11 and 18 metres in height. Overall, the proportion of the population of England living in high or mid-rise flats is approximately 8%.

Table 6: Estimated numbers of residents living in residential buildings over 11m by height.

England, September 2021

	Estimated dwellings	Total residents
18 metres or more, or at least seven storeys	691,000	1,310,000
11-18m	1,629,000	2,930,000
Total	2,320,000	4,250,000 ^a

Notes: ^a This figure does not sum due to rounding.

These estimates are calculated using average household size data from the English Housing Survey, applying the figure for low-rise flats for 11-18 metre buildings and the figure for high-rise flats to buildings 18 metres or more. Please see the Data Collection section in the Technical Notes for more information on the uncertainties of these estimates.

1.5 Non-residential Buildings 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 15,700⁹. 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 18 metres or more.

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.

Number of Hospital Buildings

The total number of hospital sites in England as of March 2020 was 1,261. This is taken from Estates Returns Information Collection (ERIC) NHS data of individually reported sites, published in January 2021. An individually reported hospital site is defined as an NHS site of either over 500m² or with over 10 inpatient beds.

A proportion of buildings and building heights per site was derived using Ordnance Survey (OS)[®] MasterMap data and applied to the site number from ERIC data. Of buildings on these sites:

- An estimated 274 (5%) buildings on hospital sites are 18 metres or more in height.
- An estimated 440 (8%) buildings on hospital sites are between 11 and 18m in height.
- A total of 714 buildings (14%) on hospital sites are estimated to be over 11m in height.

However, these estimates have important caveats

1. These numbers represent DLUHC's best estimate of the number of buildings on hospital sites 18 metres or more in height, and do not correspond to specific buildings.
2. We have used maximum height, rather than highest occupiable floor.
3. They are likely to be an over-estimate, as not all buildings on hospital sites will have inpatient beds and be 'hospitals'. Further work would be needed at hospital level to determine the exact number and specific addresses of buildings.
4. The methodology used to analyse heights of buildings on hospital sites is at prototype stage. As a result, there are likely to be some data quality issues, and on further examination there may be some variation in the range or height proportions. Further information on the methodology is available in the technical notes of this release.

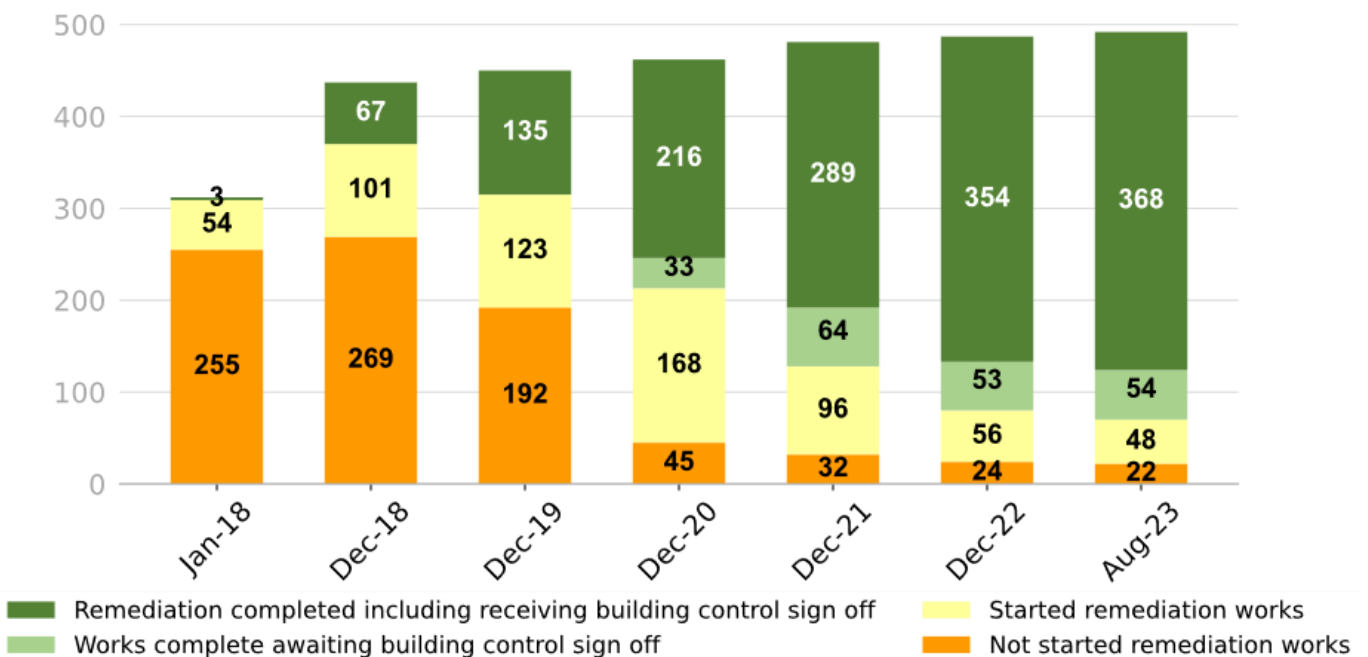
⁹ This figure was estimated as of September 2020 and will only be updated in this series of monthly data releases if the number or methodology changes substantially.

2. Progress in remediating buildings

2.1 Annual Progress

During 2022 the number of high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations that had completed or started remediation works increased by 14 from 449 (93% of identified buildings) at the end of December 2021 to 463 (95%) at the end of December 2022. This compares to an increase of 32 during 2021, an increase of 159 during 2020, an increase of 90 during 2019 and an increase of 111 during 2018.¹⁰ As at 31 August 2023, 470 buildings had completed or started remediation (96% of all identified buildings) – no change since the end of July 2023 and an increase of seven since the end of December 2022.

Figure 3: 65 further buildings fully completed remediation in 2022, compared to 73 in 2021.¹¹



407 buildings had completed ACM remediation works, including those awaiting building control sign off, at the end of December 2022 (84% of all identified buildings), an increase of 54 from 353 (73%) at the end of December 2021. Of these, 354 buildings had fully completed remediation, including receiving building control sign off, at the end of December 2022 (73% of all identified

¹⁰ Data for the private sector was still being collected in January 2018. The total number of buildings identified with ACM cladding systems unlikely to meet Building Regulations at 10 January 2018 was 312 compared to 437 at 31 December 2018, 450 at 31 December 2019, 462 at 31 December 2020, 481 at 31 December 2021 and 487 at 31 December 2022. Remediation progress in January 2018 was collected for social sector buildings only and it is assumed that all other tenures started remediation from 2018 onwards.

¹¹ Data for January 2018 is as at 10 January 2018. For all other months, data is as at the last day of the month. Data on the number of buildings for which works are complete awaiting building control sign off has been published since March 2020 and is not available for earlier months.

buildings), an increase of 65 from 289 (60%) at the end of December 2021. This compares to an increase of 73 completions during 2021, an increase of 81 completions during 2020 and an increase of 68 completions during 2019.

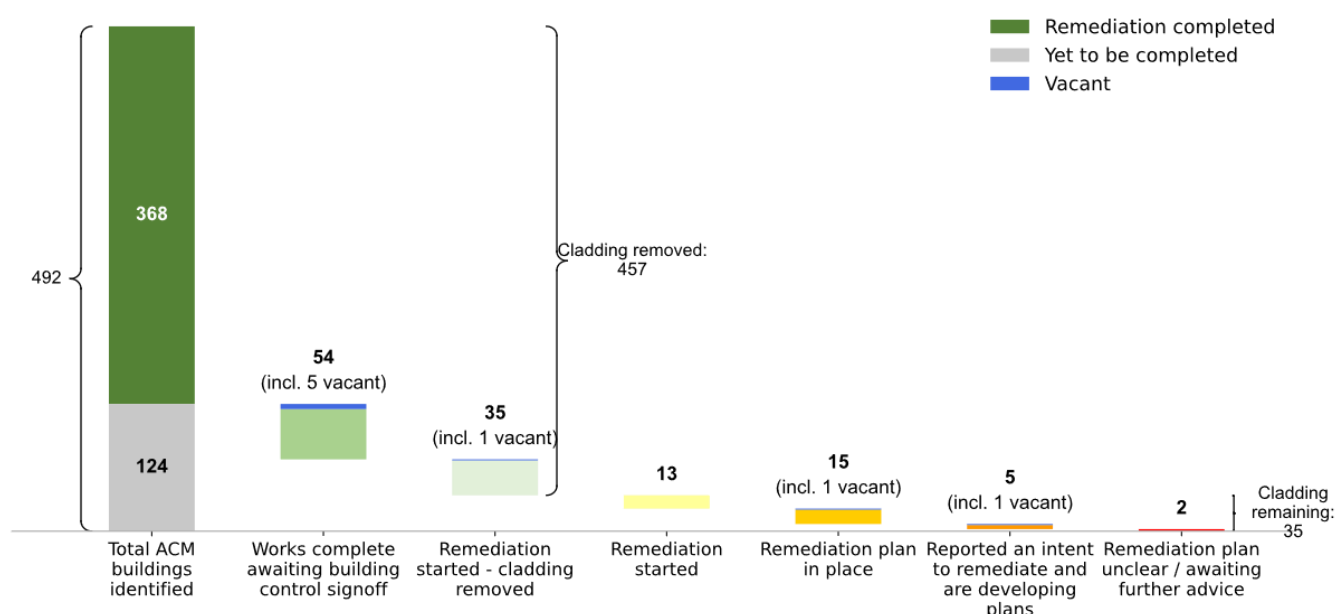
As at 31 August 2023, 422 buildings had completed ACM remediation works on site – an increase of three since the end of July 2023 and an increase of 15 since the end of December 2022. This includes 368 buildings which had fully completed remediation, including receiving building control sign off – an increase of one since the end of July 2023 and an increase of 14 since the end of December 2022.

There are currently an estimated 21,800 to 24,300 dwellings in remediated social and private sector residential buildings – an increase of 1000 since the end of December 2022. There was an increase of around 4,400 during 2021 and an increase of around 5,800 during 2020.

2.2 Overall Remediation

As at 31 August 2023, of the 492 high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations, remediation has either completed or started on 470 (96% of all identified buildings) – no change since the end of July. A further two buildings which haven't yet started remediation works are vacant.

Figure 4: 96% of the 492 ACM clad high-rise buildings have started or completed remediation, with 93% having had their ACM cladding removed.



457 buildings have either completed remediation or have had their ACM cladding systems removed (93% of all identified buildings) – an increase of two since the end of July. Of these, 422 have completed ACM remediation works (86% of all buildings) – an increase of three since the end of July. This includes 368 buildings which have received building control sign off (75% of all

identified buildings) – an increase of one since the end of July. A further two (1%) buildings which haven't yet had their ACM cladding systems removed are vacant.

Overall, 459 buildings (93% of all identified buildings) have had their ACM cladding systems removed (including those that have completed remediation) or are vacant so no longer represent a risk to resident safety.

There are 35 high-rise residential and publicly owned buildings still with ACM cladding systems unlikely to meet Building Regulations in England – a decrease of one since the end of July. Of these, 13 buildings have started remediation and a further two are vacant. There are 20 occupied buildings yet to start remediation (4%) and 14 of these have remediation plans in place.

The Department continues to prioritise and support the swift remediation of buildings with ACM cladding systems unlikely to meet Building Regulations. Of the four occupied buildings currently reporting an intent to remediate (1% of all identified buildings) and two occupied building with an unclear remediation plan, all are receiving dedicated expert construction advice for their remediation (or will shortly have a dedicated advisor appointed for those newly in scope). Four of these buildings 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 three of these buildings (additional information on the Department's interventions can be found in Section 3).

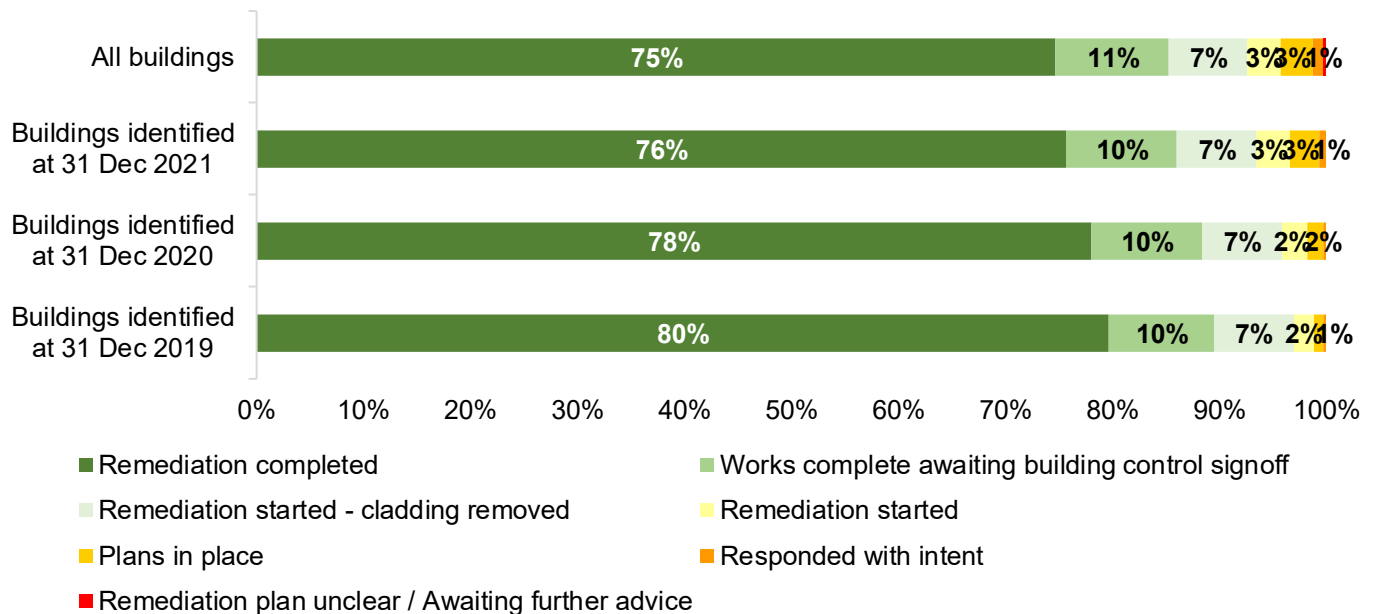
Since 31 December 2021, 11 further high-rise residential and publicly owned buildings have been identified with ACM cladding systems unlikely to meet Building Regulations and have moved into scope of the Building Safety Programme. During 2021, 22 additional buildings were identified and moved into scope of the programme¹². Remediation can be complex, with the requirements and timelines for remediation work and completion varying from building to building. 99% of buildings identified at 31 December 2019, 98% of buildings identified at 31 December 2020 and 97% of buildings identified at 31 December 2021 have started or completed remediation works compared to 96% of all buildings identified, including those identified after 31 December 2019.

Of those buildings identified at 31 December 2021, 87% have completed ACM remediation works and 76% have fully completed remediation, including receiving building control sign off. This compares to 86% of all buildings identified that have completed ACM remediation works and 75% which have fully completed remediation.

Further information on remediation progress of buildings identified by 31 December 2019, buildings identified by 31 December 2020 and those identified by 31 December 2021 is available in the [management information tables](#).

¹² Three buildings also moved out of scope of the programme during 2021, so the net increase was 19 buildings.

Figure 5: 97% of buildings identified at 31 December 2021 have started or completed remediation compared to 96% of all buildings in the programme.



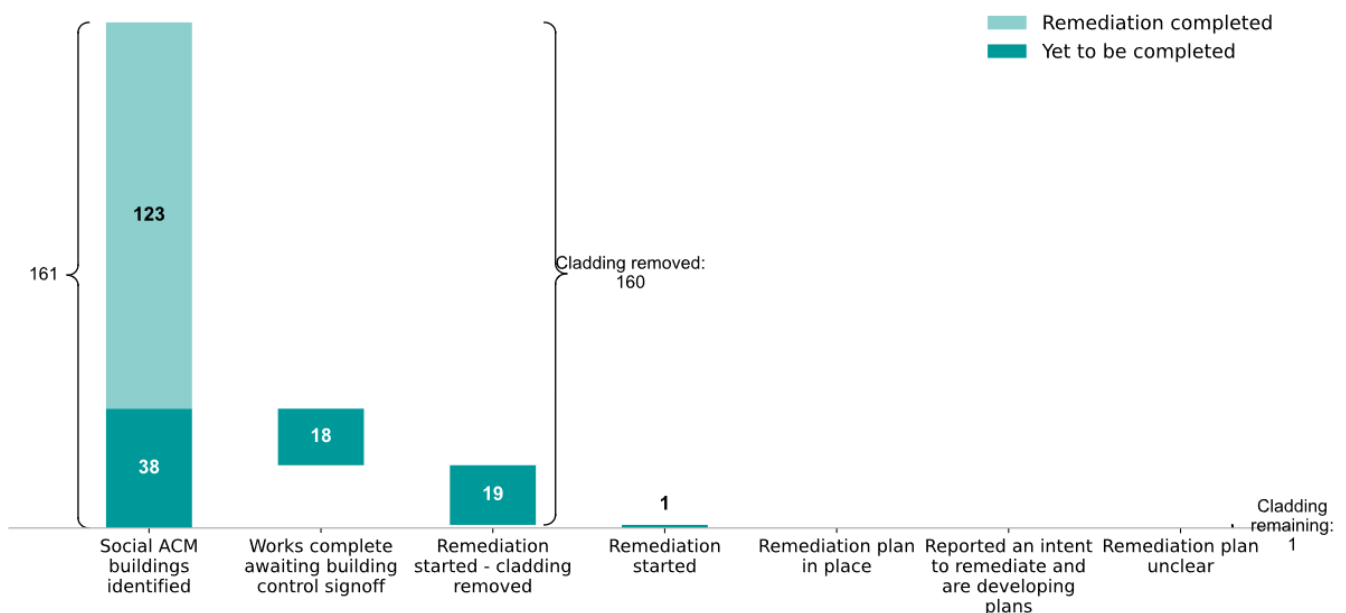
It is currently estimated that, by the end of September 2023, 96% (474) of identified high-rise residential and publicly owned buildings with unsafe ACM cladding will have started or completed remediation. Of the 18 buildings not forecast to start remediation by the end of September 2023, two are vacant so do not represent a risk to resident safety. Enforcement action has been, or is being, taken against 11 of the 18 buildings.

By the end of September 2023, it is currently estimated that 94% of identified buildings (463) will have completed ACM remediation works, had their ACM cladding removed or be vacant. The largest group will be those that have completed ACM remediation works (87% or 427 buildings). These estimates are based on information provided by building owners and agents and are expected to change as further information is received. These estimates can also change as a result of buildings being newly identified. 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 31 August 2023, 161 high-rise social sector residential buildings have been identified with ACM cladding systems unlikely to meet Building Regulations, no change since the end of July¹³. Of these, 123 buildings have completed remediation (76% of all identified social sector residential buildings) including receiving sign-off from building control where necessary – no change since the end of July. This includes two buildings that vacated their residents and removed cladding prior to demolition. The remediated social sector residential buildings account for approximately 9,100 dwellings.

Figure 6: 100% of the 161 social sector residential buildings have started remediation, with 99% having had their ACM cladding removed.



The remaining 38 social sector residential buildings yet to be remediated have all started remediation. There are approximately 2,700 dwellings in the social sector residential buildings that are yet to be fully remediated. Of these buildings, 37 are known to have had the cladding removed, 18 of which have completed works and are awaiting building control sign off.

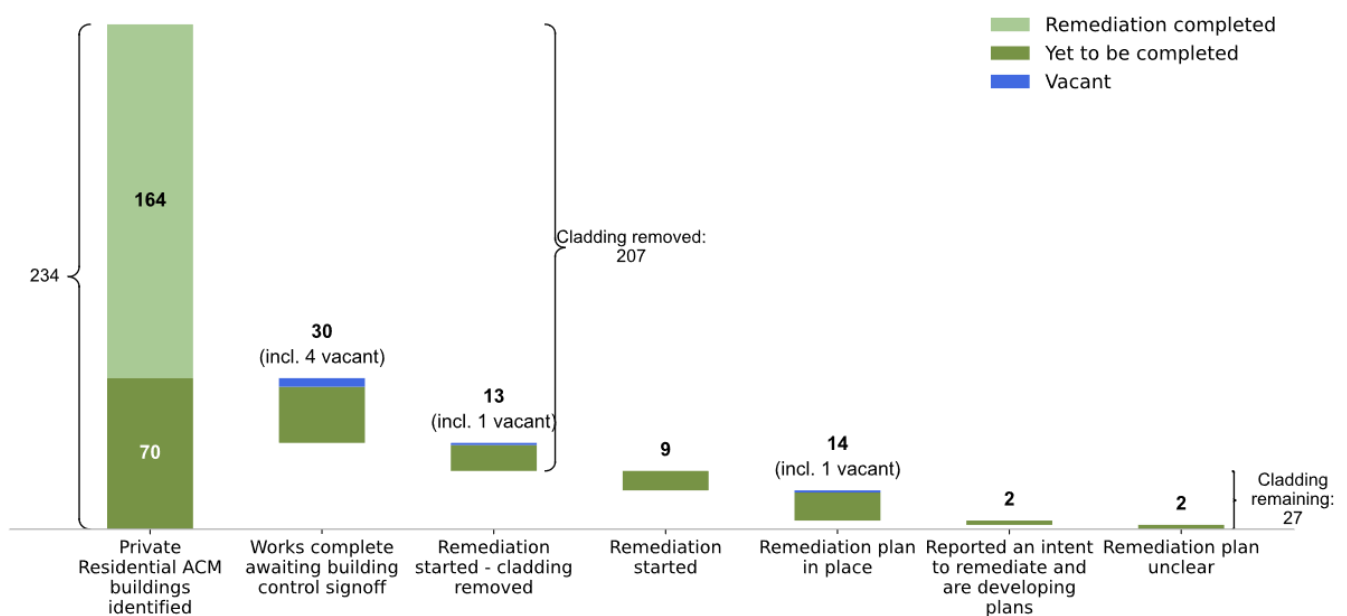
Overall, 160 social sector residential buildings have completed remediation or had their ACM cladding systems removed (99% of social sector buildings) – no change since the end of July. Remediation has either completed or started on 161 social sector residential buildings (100% of social sector buildings).

¹³ This includes two buildings that are below 18m in height but have been approved to receive funding from the Social Sector ACM Cladding Remediation Fund due to the introduction of a 30cm tolerance, resulting in buildings between 17.7m and 18m in height being eligible to apply for funding.

2.4 Private sector residential remediation

There are 234 high-rise private sector residential buildings identified with ACM cladding systems unlikely to meet Building Regulations, an increase of one since the end of July. 164 of these buildings have completed remediation (70% of all identified private sector residential buildings) including receiving sign-off from building control where necessary – an increase of one since the end of July. Remediated private sector residential buildings account for approximately 12,700 to 15,200 dwellings.

Figure 7: 92% of the 234 private sector residential buildings have completed or started remediation with 88% having had their ACM cladding removed.



This leaves 70 private sector residential buildings yet to be remediated. Of these, 52 (22% of all private sector residential buildings) have started remediation and one further building is known to be vacant.

Overall, 216 private sector buildings have either completed or started remediation (92% of all private sector residential buildings) – no change since the end of July.

Of those buildings where remediation has started, 13 buildings are known to have had their ACM cladding removed, though remediation is not yet complete, and 30 further buildings have completed works and are awaiting building control sign off. Overall, 207 private residential buildings have completed remediation or had their ACM cladding systems removed (88% of private residential buildings) – an increase of two since the end of July.

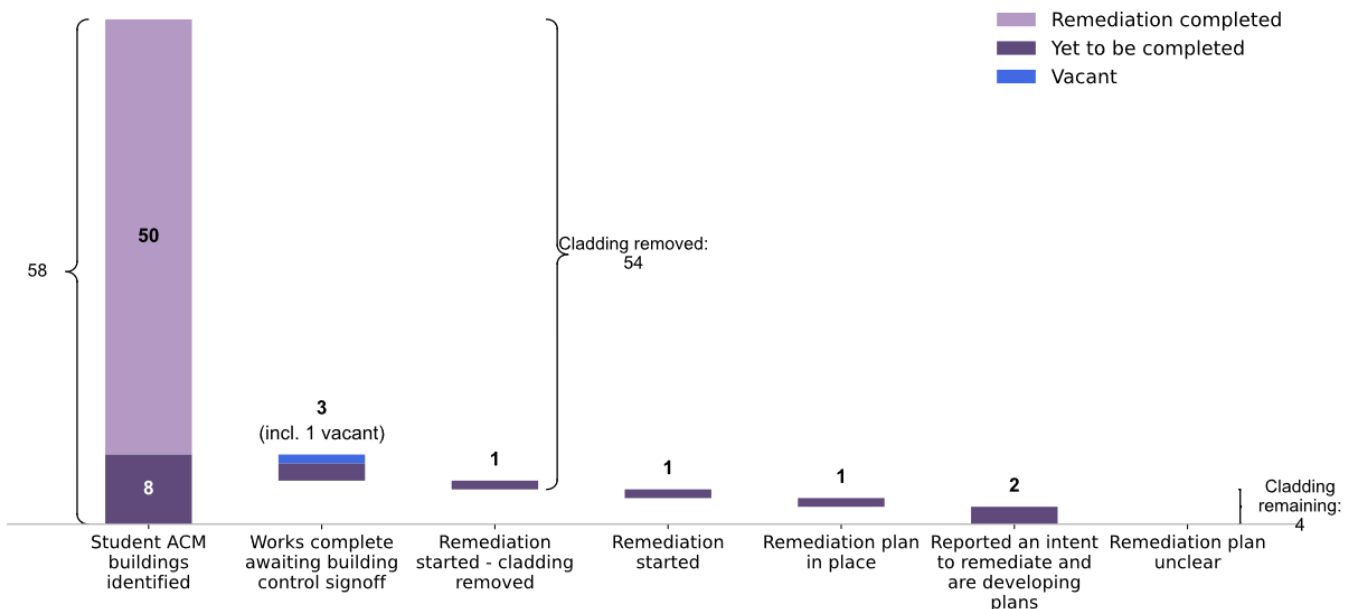
There are approximately 5,900 to 6,900 dwellings in the 64 private sector residential buildings that are occupied and yet to be remediated.

2.5 Student accommodation remediation

There are 58 high-rise student accommodation buildings identified with ACM cladding systems unlikely to meet Building Regulations – no change since the end of July. Of these, 50 (86%) have fully completed remediation – no change since the end of July. Five of the eight buildings yet to be remediated have started remediation. Of these buildings, four are known to have had their ACM cladding systems removed, three of which have completed works and are awaiting building control sign off.

Overall, 54 student accommodation buildings have completed remediation or had their ACM cladding systems removed (93% of student accommodation buildings) – no change since the end of July.

Figure 8: 95% of the 58 student accommodation buildings have started remediation, with 93% having had their ACM cladding removed.



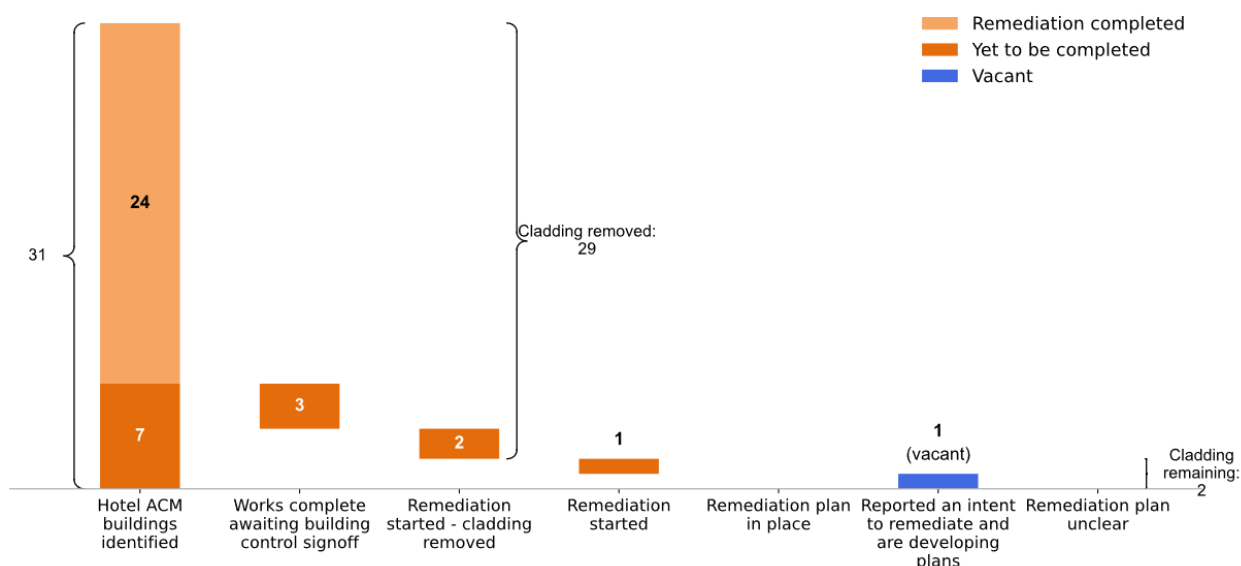
2.6 Hotel remediation

There are 31 high-rise hotels identified with ACM cladding systems unlikely to meet Building Regulations – no change since the end of July. 24 (77%) of these buildings have fully completed remediation – no change since the end of July.

Six of the seven hotels yet to be remediated have started remediation. Of these hotels, three have completed works and are awaiting building control sign off and two are known to have had their ACM cladding removed. Overall, 29 hotels have completed remediation or had their ACM cladding systems removed (94% of hotels) – no change since the end of July.

Latest intelligence is that the one building yet to start remediation is vacant.

Figure 9: 97% of the 31 hotels with ACM cladding have started or completed remediation, with 94% having had their ACM cladding removed.

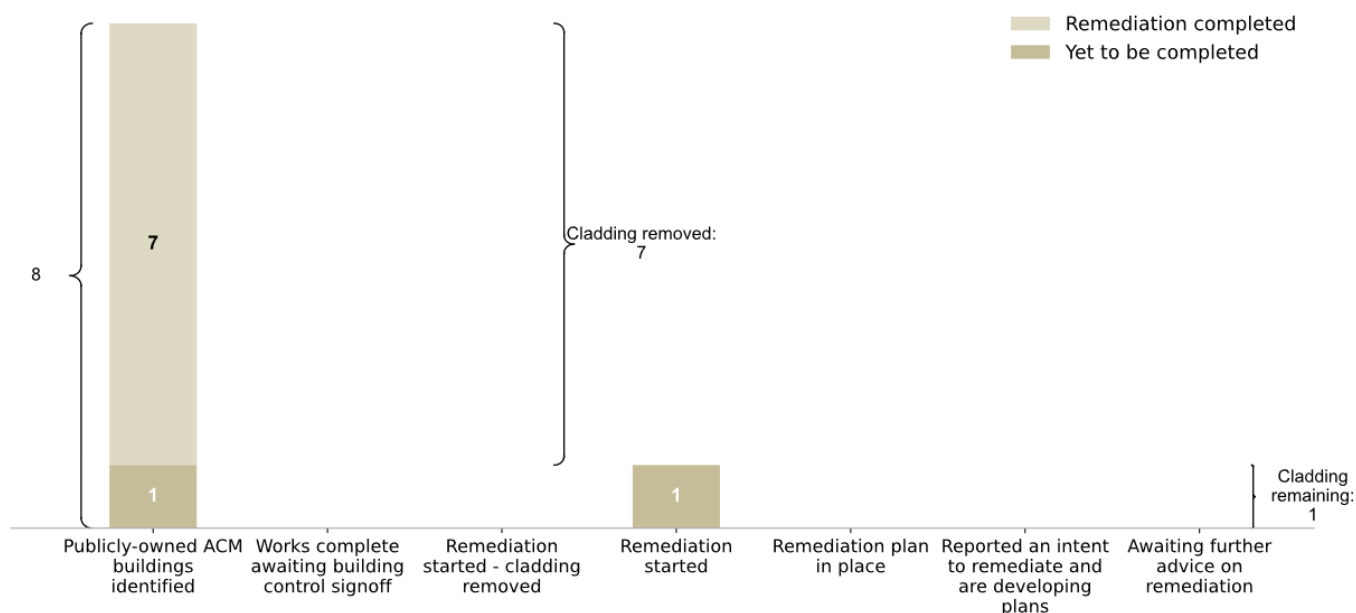


2.7 Publicly owned buildings remediation

There are eight publicly-owned buildings (publicly owned schools and health buildings) identified with ACM cladding systems unlikely to meet Building Regulations – no change since the end of July. Seven of the eight publicly owned buildings have completed remediation works – no change since the end of July. These buildings comprise one school and six health buildings.

Overall, seven publicly owned buildings have completed remediation or had their ACM cladding systems removed (88% of publicly owned buildings). One further publicly-owned building has started remediation.

Figure 10: 100% of the eight 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 England¹⁴. 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 274 high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations in London, 72 in Greater Manchester and 146 in the Rest of England. Remediation is fully complete for 200 buildings in London (73% of all buildings identified in London), 46 buildings in Greater Manchester (64%), and 122 buildings in the Rest of England (84%).

58 buildings in London have started to be remediated (21%). Of these, 20 are known to have had their ACM cladding removed, though remediation is not yet complete, and a further 27 have completed works and are awaiting building control sign off. In Greater Manchester, 26 buildings have started remediation (36%). Of these, 13 have had their ACM cladding removed, though remediation is not yet complete, and 11 further buildings have completed works and are awaiting building control sign off. In the Rest of England, 18 buildings have started remediation (12%). Of these, two buildings have had their ACM cladding removed, though remediation is not yet complete, and a further 16 have completed works and are awaiting building control sign off.

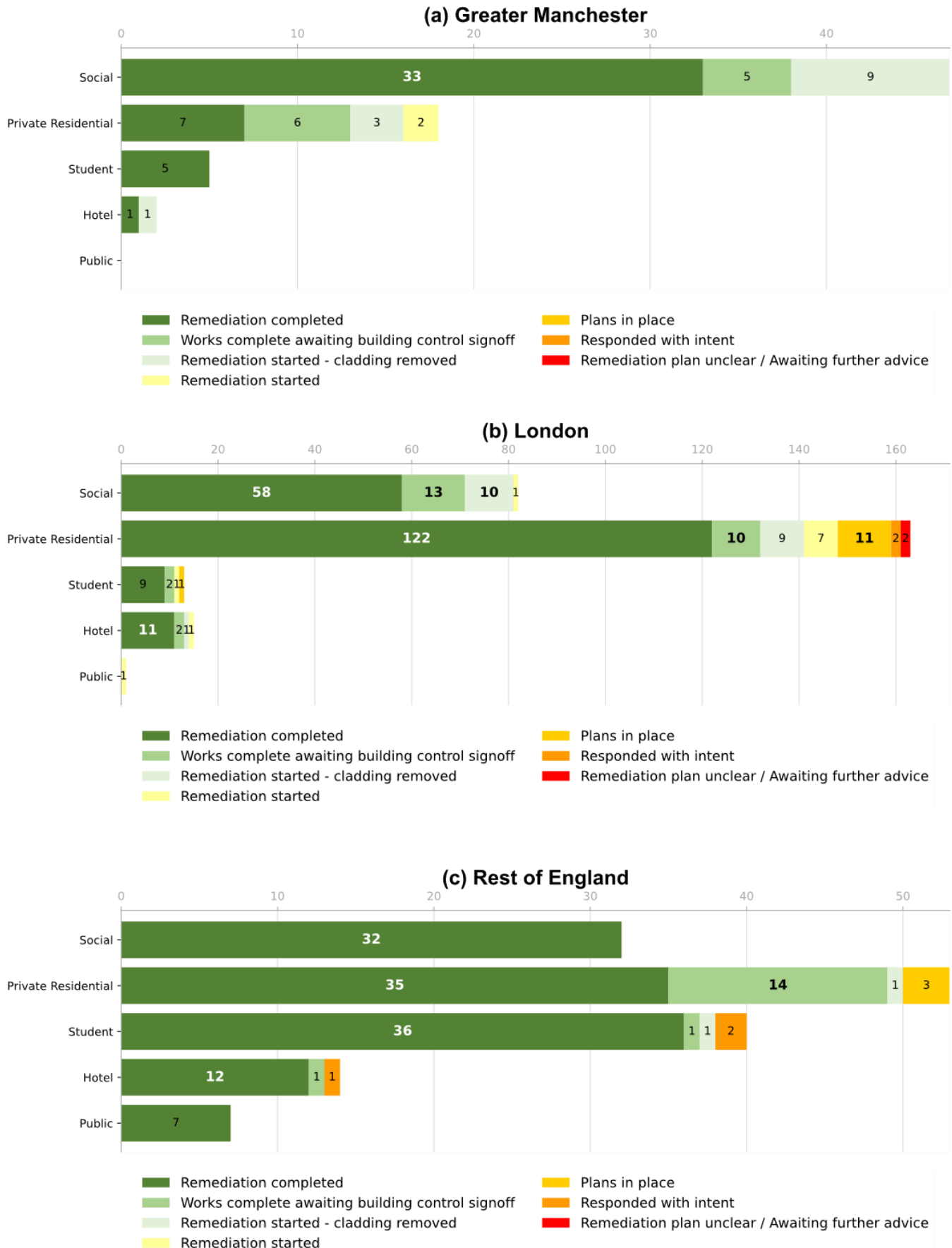
The tenure profile of the buildings varies across the three areas. These differences should be considered when comparing remediation progress between areas. Information on the remediation progress by tenure for Greater Manchester, London and the Rest of England is available in the [management information tables](#).

Information on the remediation progress in local authorities is available in the [management information tables](#) published alongside this release. This table excludes local authorities with fewer than 10 high-rise residential buildings, regardless of whether they have cladding, and groups local authority figures into bands. These disclosure control measures are in place to prevent the identification of one or more buildings with ACM cladding systems unlikely to meet Building Regulations in these areas.

¹⁴ 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: 73% of all buildings identified in London have fully completed remediation compared to 64% in Greater Manchester and 84% in the Rest of England.



3. Remediation Funding and Interventions

3.1 Remediation Intervention Overview

DLUHC has taken a series of measures to ensure that remediation occurs quickly and safely. This has included up to £600 million in funding for ACM remediation projects; up to £400 million for the remediation of social sector residential buildings and £200 million for private sector residential buildings. The funding ensures that leaseholders in private sector buildings, as well as any in social sector buildings, are protected from the costs of ACM remediation. The Department also provides expert construction advice for entities responsible for remediation; engages with building owners, local authorities and Fire and Rescue Services to ensure the pace of remediation is as quick as possible; and provides support for enforcement action against buildings slow to remediate unsafe ACM cladding. Further information and data on these interventions is set out in the sections below.

As at 31 August 2023, 260 buildings had their ACM remediation funded by government¹⁵, 196 buildings had benefitted from expert construction advice and at least 75 enforcement actions had been taken against buildings with ACM cladding systems unlikely to meet Building Regulations. Many of these buildings have received multiple interventions implemented.

The government has also made £35 million available to pay for the costs of installing an alarm system in high-rise buildings with unsafe cladding through the [Waking Watch Relief Fund](#). A further £27 million has been made available to replace Waking Watch measures in all buildings where a Waking Watch is in place at cost to leaseholders through the [Waking Watch Replacement Fund](#). Further information and data on these funds is set out in Section 3.5.

3.2 Funding ACM Remediation

The government has made up to £600 million available for the remediation of unsafe ACM on social and private sector residential buildings 18 metres or over through the Social and Private Sector ACM Cladding Remediation Funds.¹⁶ 256 buildings are receiving or have received funding for their remediation from these funds. We estimate that around 13,500 leasehold dwellings will receive support through these funds. The information below includes the amount of funding approved by both funds as well as fund expenditure.

Social Sector Remediation Funding

The government has made up to £400 million available for the remediation of unsafe ACM on social sector residential buildings 18 metres or over. Funding for the remediation of 144 of the 161 social sector buildings is provided from the government's Social Sector ACM Cladding

¹⁵ This includes four buildings administered through the Building Safety Fund.

¹⁶ This includes a 30cm tolerance so buildings between 17.7m and 18m in height are eligible to apply for funding.

Remediation Fund (launched on 16 May 2018 to help remediate social sector residential buildings). As of 31 August, the Social Sector ACM Cladding Remediation Fund has approved £292 million of funding for the removal and replacement of unsafe ACM.¹⁷ As of 31 August, the Social Sector ACM Remediation Fund's expenditure stood at £270 million.¹⁸

Remediation works for the remaining 17 buildings are being funded through a combination of existing funds and litigation action - the [management information tables](#) provide further information on the funding of ACM remediation.

Private Sector Remediation Funding

Remediation works for half of private sector residential buildings are being paid for by building owners or other industry funding solutions. Developers or freeholders have committed to pay for the remediation of 95 buildings and 21 were accepted under a warranty claim. To protect leaseholders from the costs of remediation, the Private Sector Remediation Fund has made £200 million of funding available to ensure buildings lacking a funding solution could be quickly remediated. DLUHC is working closely with those responsible for the remediation of the one remaining building without a funding solution in place to progress remediation and protect leaseholders from costs.

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, where a funding solution was not already in place, 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:

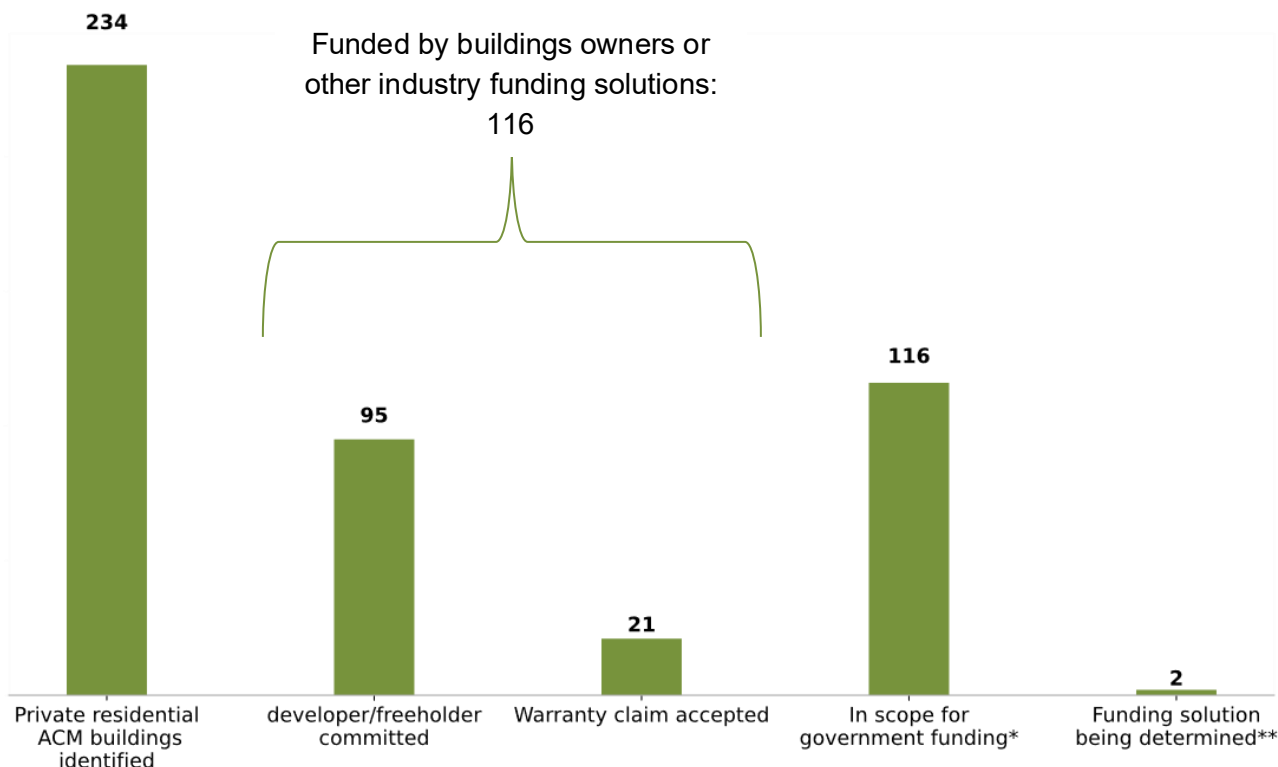
- Eligibility applications: applicants may provide information to confirm that the building will be eligible for funding. Fuller information on costs will be provided in the following application stages.
- Pre-contract costs applications: in some cases applicants may require initial funding to allow 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.

¹⁷ The approved figure for the Private and Social Sector funds incorporates tendering support for applicants and approved project cost overrun.

¹⁸ Social Sector ACM Cladding Remediation Fund (SSCRF) expenditure is based on grant payments made by Delivery Partners to the applicant. SSCRf expenditure figures published before the July 2022 BSP data release were based on reimbursement payments made by DLUHC to Delivery Partners.

Figure 12: 232 of the 234 private sector residential buildings have a funding solution in place with half of all private sector buildings funded by building owners or other industry funding solutions.



*This includes buildings funded through the Private Sector Remediation Fund and the Building Safety Fund.

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

As of 31 August 2023, 112 buildings were in scope for the Private Sector Remediation Fund, no change since the end of July. Of these, 112 have submitted an application.¹⁹ 104 applications have been approved for funding of full costs (no change since the end of July). Four further applications have been approved for funding of pre-contract support but are yet to submit an application for full costs.²⁰ Overall, there have been 41 applications approved for pre-contract 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 31 August 2023, the Private Sector ACM Cladding Remediation Fund has approved £229 million.²¹ As of 31 August 2023, the Private Sector ACM Remediation Fund's expenditure stood at £254 million.²² This figure includes spend

¹⁹ Delivery partners provide weekly updates on buildings applying to and approved for the Private Sector Cladding Remediation Fund. The information used for the monthly data release is from the latest update at the point of production.

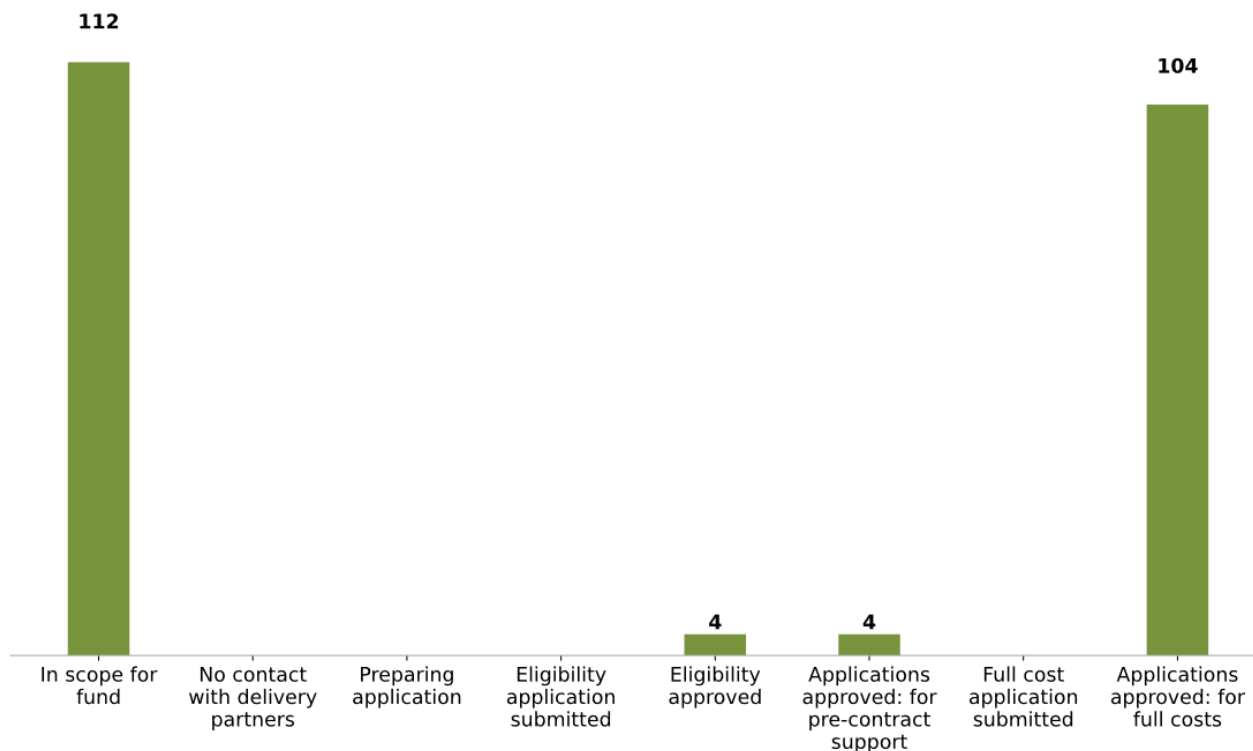
²⁰ Due to changes in reporting, private sector funding categories presented in Figure 13 are not comparable with those published prior to the July 2020 data release.

²¹ The approved figure for the Private and Social Sector funds incorporates tendering support for applicants and approved project cost overrun. This figure reflects funding for the costs of remediation of unsafe ACM cladding only. Statistics on Non-ACM cladding remediation funding are now being reported separately and are available [here](#).

²² Private Sector ACM Cladding Remediation Fund expenditure is based on grant payments made by Delivery Partners to the applicant.

for non-ACM works on buildings with unsafe ACM cladding funded through the Private Sector ACM Remediation Fund and therefore can exceed the amount approved which reflects unsafe ACM cladding remediation costs only.

Figure 13: Of the 112 buildings in scope for the Private Sector Remediation Fund, 93% have a full cost application submitted or approved.



Of the 116 private sector buildings in scope for government funding, including those receiving funding for ACM remediation works through the Building Safety Fund, 102 buildings have started or completed remediation (88% of all buildings in scope for government funding). Of these buildings, 64 have fully completed remediation and 30 further buildings have had their ACM cladding systems removed, including 19 buildings that have completed works and are awaiting building control sign off.

Of the 118 private sector buildings not in scope for government funding, 114 buildings have started or completed remediation (97% of all private buildings not in scope for government funding). Of these, 100 have fully completed remediation and a further 13 have had their ACM cladding systems removed, including 11 buildings that have completed works and are awaiting building control sign off.

The [management information tables](#) provide further information on the funding of ACM remediation.

Figure 14: Of the 118 (50%) private sector buildings not having their remediation funded by government, 97% have started or completed remediation.



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3.3 Expert Construction Advice

Within the ACM remediation programme 196 buildings have received, or are receiving, dedicated expert construction advice from the firm Faithful+Gould. The expert construction advice provides additional expert capability to help oversee remediation progress by identifying and overcoming obstacles in a building's individual remediation process. Each building supported by Faithful+Gould is allocated a remediation advisor who provides guidance and assistance to the entity responsible for remediation. Faithful+Gould's support has helped increase the pace of remediation and ensure that remediation is started and completed as swiftly as possible.

3.4 Enforcement

The Government supports local authorities and fire and rescue services in the use of their enforcement powers against buildings with unsafe cladding systems. Enforcement action has been, or is being, taken by local authorities and fire services against at least 75 buildings with unsafe ACM cladding (and, in many other cases, the threat of enforcement action has been effective in triggering building owners to act). 14 of the 75 cases of enforcement are against buildings currently yet to start remediation. This data only reflects where formal action has been taken; it does not cover the range of informal interactions that local authorities and fire services have with those responsible for buildings to progress the pace of remediation. Given that the enforcement action has to date largely been taken by local authorities, that is the focus below.

Local Authorities' Enforcement Powers

Local Authorities have powers, under the Housing Act 2004, to calculate the seriousness of certain hazards and take enforcement action against building owners or landlords based on their assessment. The Housing Health and Safety Rating System (HHSRS) is a risk-based assessment evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in residential premises. The HHSRS assesses 29 categories of housing hazard— including fire – on the potential for harm that may result from exposure to the hazard. Each hazard has a weighting which will help determine whether the property is rated as having risks which are either category 1 or category 2. Where a risk is deemed to be category 1, a local authority has a duty to take enforcement action; where a risk is deemed to be category 2, an authority has the power to take action. In 2018, the Department laid an addendum to the HHSRS Operating Guidance to provide guidance on the assessment of high-rise residential buildings with unsafe cladding.

Following the commencement of the Building Safety Act 2022, local authorities have new powers to take enforcement through Remediation Orders or Remediation Contribution Orders.

Remediation Orders allow interested parties (including local authorities and fire and rescue services) to apply to the First-tier Tribunal for an order requiring a landlord to remedy specified defects in their building. Remediation Contribution Orders allow interested parties (including local authorities and fire and rescue services) to apply to the First-tier Tribunal for an order compelling landlords, developers and their associated companies to make payments in order to meet costs incurred in remedying relevant defects.

Local Authorities' Enforcement Actions

Enforcement action has been, or is being, taken under the Housing Act against 57 high-rise buildings with unsafe ACM cladding by 22 local authorities. This includes 31 buildings with Joint Inspection Team support. The Joint Inspection Team was set up by the department, and is hosted by the Local Government Association, to provide expert advice to local authorities on enforcement on buildings with unsafe cladding. 21 of these 57 buildings also had other types of unsafe cladding and are proceeding with an application for the Building Safety Fund to remediate the non-ACM cladding. Of the 57 buildings where a local authority had undertaken an inspection, we are aware

that 29 had a Category 1 HHSRS rating and 27 buildings had a Category 2 HHSRS rating. Of the 57 cases, we are aware that at least 35 improvement notices, eight hazard awareness notices and one prohibition order have been served to date. We understand that eight of the 35 improvement notices have been subject to appeals.

Data on enforcement actions taken by individual local authorities is published on [gov.uk](https://www.gov.uk), alongside data on local authority enforcement against high-rise buildings with non-ACM cladding.

Escalation

The department engages with building owners, local authorities, and fire and rescue services, to press them to accelerate pace of remediation. London has a large number of buildings with ACM cladding systems unlikely to meet Building Regulations so Ministerial-led London Summits have been convened with the Mayor and key local authority Leaders and the Commissioner of the London Fire Brigade to agree an action plan for accelerating the remediation of buildings. Alongside these Summits, the department also holds case conferences to discuss specific buildings of greatest concern with the relevant local authorities and fire and rescue services to agree action plans for these buildings.

Corporate entities yet to start remediation works

The department publishes a list of corporate entities that have indicated to the department that they are responsible for the remediation of unsafe aluminium composite material (ACM) cladding, but where remediation works have not started on at least one of their buildings. The entities are the department's main contact for the remediation of a specific building, or we understand that they are the decision makers on remediation (though they may have other entities working on their behalf).

The following corporate entities have yet to start on site remediation works:

- Adriatic Land 5 Limited
- Betterpride Limited
- Charbury Limited
- Property Class England 2 GmbH & Co. KG
- Rockwell (FC100) Limited
- Rocquefort Properties Limited
- Schloss Roxburghe Holdings Ltd
- Tonest Limited

This list is updated periodically. For the latest information, please view the [gov.uk published list](#).

35 corporate entities in total have been named throughout the Building Safety Programme.

3.5 Waking Watch Relief and Replacement Funds

Waking Watch Relief Fund

The government made £35 million available to pay for the costs of installing an alarm system in high-rise residential buildings (over 17.7m) with unsafe cladding through the [Waking Watch Relief Fund](#). Common alarm systems will enable costly Waking Watch measures to be replaced in buildings waiting to have unsafe cladding removed. The first tranche of the Waking Watch Relief Fund opened from 31 January 2021 to 14 March 2021, or from 18 March 2021 to 30 July 2021 for applications administered by the Greater London Authority (GLA). The second tranche opened on 26 May 2021 and closed on 24 July 2021. The third tranche opened on 16 September 2021 and closed on 10 December 2021. Prior to the inclusion of Waking Watch Relief Fund information in the October 2021 data release, this information was published monthly alongside the [Waking Watch Relief Fund guidance](#).

As of 31 August 2023, £27.3 million of funding has been approved across all three tranches of the Waking Watch Relief Fund. 329 applications have been received covering 468 buildings. Of these, 212 applications have been approved which will enable Waking Watch measures to be replaced with an alarm system in 320 buildings, or an estimated 24,700 leasehold dwellings. On average Waking Watch measures in buildings with approved applications have a mean cost of £169 per month per dwelling or a median cost of £104 per month per dwelling.²³ Of the 320 buildings approved for funding, 287 have completed alarm installations.

A further 97 applications have been rejected and 20 applications have been withdrawn.

Table 7: 329 applications have been received across all tranches of the Waking Watch Relief Fund, of which 212 are approved.

England, 31 August 2023

Tranche	Approved Applications	Rejected Applications	Withdrawn Applications	Pending Applications	Total Applications
1 st Tranche	150	51	18	0	219
2 nd Tranche	27	32	1	0	60
3 rd Tranche	35	14	1	0	50
Total	212	97	20	0	329

Further information on Waking Watch Relief Fund applications, buildings and approved funding by tranche is available in the [management information tables](#).

²⁴ Within the data provided there is a large range of Waking Watch costs with some high outliers. Therefore, both the mean and median are reported as large outliers can skew the mean but have little impact on the median. There is some missing data for the Greater London Authority (GLA), Greater Manchester and the second and third tranches administered by DLUHC. Further information is available in the technical note.

**Table 8: £27.3 million of funding has been approved across all tranches of the Waking Watch Relief Fund, covering 320 buildings.
England, 31 August 2023**

Tranche	Buildings	Approved Buildings	Approved funding (£m)	Completed alarm installations for approved buildings
All tranches	468	320	£27.3	287

The first tranche of the Waking Watch Relief Fund was administered by eight local/combined authorities alongside DLUHC. Further information on funding allocations by administering authority is available in the [Waking Watch Relief Fund guidance](#). Table 9 shows the progress of applications by administering authority. Further information on applications administered by each local authority is available in the [management information tables](#).

**Table 9: Waking Watch Relief Fund applications by administering authority
England, 31 August 2023**

Adminis-tering Authority	Applica-tions	Approved Applica-tions	Rejected Applica-tions	Withdrawn Applica-tions	Pending Applica-tions	Approved funding (£ million)
Birmingham	9	8	1	0	0	£1.6
Bristol	3	2	1	0	0	£0.1
Greater London Authority	110	65	29	16	0	£8.3
Greater Manchester Combined Authority	25	20	5	0	0	£2.5
Leeds	10	9	0	1	0	£1.8
Liverpool	18	17	1	0	0	£1.7
Newcastle	3	3	0	0	0	£0.4
Sheffield	6	5	0	1	0	£0.5
DLUHC (1st tranche)	35	21	14	0	0	£2.7
DLUHC(2nd tranche)	60	27	32	1	0	£3.8
DLUHC(3rd tranche)	50	35	14	1	0	£3.9
Total	329	212	97	20	0	£27.3^a

Notes: ^a This figure may not sum due to rounding.

Waking Watch Replacement Fund

On 10 January 2022 the government announced a further £27 million to fund alarms to replace costly Waking Watch measures in all buildings where a Waking Watch is in place at cost to leaseholders. This fund builds on the Waking Watch Relief Fund which was focused on high-rise residential buildings (above 17.7m) with unsafe cladding. The [Waking Watch Replacement Fund](#) opened for all applicants on 27 January and closed on 28 March 2022.

As of 31 August 2023, £2.4 million of funding has been approved for the Waking Watch Replacement Fund. 38 applications have been received covering 67 buildings. Of these, 25 applications have been approved which will enable Waking Watch measures to be replaced with an alarm system in 47 buildings, or an estimated 2,200 leasehold dwellings. On average Waking Watch measures in buildings with approved applications have a mean cost of £216 per month per dwelling or a median cost of £210 per month per dwelling.²⁴ Of the 47 buildings approved for funding, 41 have completed alarm installations.

A further three applications have withdrawn and 10 have been rejected.

Table 10: 38 applications have been received for the Waking Watch Replacement Fund, of which 25 are approved. England, 31 August 2023

Tranche	Approved Applications	Rejected Applications	Withdrawn Applications	Pending Applications	Total Applications
Waking Watch Replacement Fund	25	10	3	0	38

The Waking Watch Replacement Fund was administered by five local/combined authorities alongside DLUHC. Further information on funding allocations by administering authority is available in the [Waking Watch Replacement Fund guidance](#). Table 12 shows the progress of applications by administering authority. Further information on applications administered by each local authority is available in the [management information tables](#).

²⁴ Within the data provided there is a large range of Waking Watch costs with some high outliers. Therefore, both the mean and median are reported as large outliers can skew the mean but have little impact on the median. There is some missing data on Waking Watch costs. Further information is available in the technical note.

Table 11: £2.4 million of funding has been approved across the Waking Watch Replacement Fund, covering 47 buildings.

England, 31 August 2023

Height	Buildings	Approved Buildings	Estimated leasehold dwellings in approved buildings ²⁵	Approved funding (£ million) ²⁶	Completed alarm installations for approved buildings
17.7m and above	36	29	1,300	-	26
Under 17.7m	31	18	900	-	15
Total	67	47	2,200	£2.4	41

Table 12: Waking Watch Replacement Fund applications by administering authority

England, 31 August 2023

Administering Authority	Applications	Approved Applications	Rejected Applications	Withdrawn Applications	Pending Applications	Approved funding (£ million)
Birmingham	2	2	0	0	0	£0.4
Greater Manchester Combined Authority	11	2	9	0	0	£0.2
Leeds	0	0	0	0	0	0
Liverpool	0	0	0	0	0	0
Sheffield	0	0	0	0	0	0
DLUHC	25	21	1	3	0	£1.8
Total	38	25	10	3	0	£2.4^a

Notes: ^aThis figure may not sum due to rounding.

²⁵ Figures July not sum to the total due to rounding.

²⁶ Funding is approved at application level rather than building level. As an application may include multiple buildings of different heights, data on the amount of funding approved is not available by height.

Waking Watch Relief and Replacement Funds²⁷

As of 31 August 2023, £29.7 million of funding has been approved across both the Waking Watch Relief Fund and the Waking Watch Replacement Fund. 367 applications have been received covering 535 buildings. Of these, 237 applications have been approved which will enable Waking Watch measures to be replaced with an alarm system in 367 buildings, or an estimated 26,900 leasehold dwellings. On average, Waking Watch measures in buildings with approved applications across the two funds have a mean cost of £172 per month per dwelling or a median cost of £106 per month per dwelling. Of the 367 buildings approved for funding, 328 have completed alarm installations.

Further information on Waking Watch Relief and Replacement Fund data quality and methodology is available in the Technical Notes.

²⁷ Totals in this section July not equal the sum of Waking Watch Relief Fund and Waking Watch Replacement Fund numbers due to rounding.

Accompanying tables

Since April 2023, DLUHC has published additional [23 management information tables](#) providing data on the remediation progress of high-rise (18 metres or more) residential buildings identified with unsafe Aluminium Composite Material (ACM) cladding systems and buildings with unsafe non-ACM cladding systems that are pursuing successful applications from their Building Safety Fund (BSF) Registration. The tables include data on the progress of the Waking Watch Relief Fund and Waking Watch Replacement Fund. They also include data on building safety enforcement action undertaken by Local Authorities in England.

Related Statistics

BRE Testing

Previously, DLUHC 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.

Building Safety Fund Registrations

The Building Safety Fund funds the removal and replacement of unsafe non-ACM cladding systems. DLUHC publishes monthly statistics on registrations to the Building Safety Fund, available here:

<https://www.gov.uk/guidance/remediation-of-non-acm-buildings#building-safety-fund-registrations-private-sector-and-social-sector>

English Housing Survey: Feeling Safe from Fire

DLUHC has published the English Housing Survey 2020 to 2021: Feeling Safe from Fire report, providing information on the extent to which people feel safe from fire in their homes. The report is available here:

<https://www.gov.uk/government/statistics/english-housing-survey-2020-to-2021-feeling-safe-from-fire>

Estimating the prevalence and costs of external wall system life-safety fire risk in mid-rise residential buildings

DLUHC has published data on the prevalence of external wall system life-safety fire risk in mid-rise (11-18m) residential buildings in England, and the estimated cost as at July 2021 to remediate or mitigate these buildings. The publication is available here:

<https://www.gov.uk/government/publications/estimating-the-prevalence-and-costs-of-external-wall-system-life-safety-fire-risk-in-mid-rise-residential-buildings-in-england>

EWS1 requirements on residential buildings in England

DLUHC has 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. For further information, please see:

<https://www.gov.uk/government/publications/building-safety-programme-estimates-of-ews1-requirements-on-residential-buildings-in-england>

EWS1 (or equivalent) lender data on mortgage valuation for flats

DLUHC publishes quarterly data on the numbers of EWS1 forms (or equivalent) that have been required on mortgage valuations for flats, available here:

<https://www.gov.uk/government/collections/ews1-or-equivalent-lender-data-on-mortgage-valuations-for-flats>

Waking Watch costs

On 16 October 2020, DLUHC published information on Waking Watch costs based on data collected through a range of external stakeholders from July to September 2020:

<https://www.gov.uk/government/publications/building-safety-programme-waking-watch-costs>

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-july-2023>

Information on Official Statistics is available via the UK Statistics Authority website:

<https://www.statisticsauthority.gov.uk/>

Information about statistics at DLUHC is available via the Department's website:

<https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities/about/statistics>



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