



28 November 2023

Dear Chief Executive

## Fire safety remediation survey for 11 metre plus buildings

I am writing to you to let you know about a second data request on fire safety remediation following the initial survey which opened on 23 August 2023.

We know that the survey timescales were challenging for the introduction of a new data collection. This reflects the importance of this issue, which was outlined in Parliament in a [Building Safety Update](#) by the Minister of State for Housing and Planning on 16 November 2023. The Minister set out that registered providers will now be expected to provide quarterly updates on progress on Fire Safety Remediation for all 11 metre plus buildings (including those over 18 metres). The Minister also stated that future publications by his department will include data on a provider-by-provider basis.

Given this information provides assurance on the progress being made to address life safety fire risks, we are asking that all relevant registered providers submit data to both the aggregate Fire safety remediation survey (FRS) and where relevant the building level spreadsheet. This survey is being issued to all large registered providers, small registered providers who reported responsibility for buildings 11 metres or over in the initial survey and to providers who did not respond to the initial survey. As this data return is not currently on the Single Data List, this will be on a voluntary basis for local authorities.

The survey will open on 1 December 2023. Registered providers should submit their data by 31 December 2023, with data reported as of 30 November 2023. Providers will be automatically assigned the FRS if they are required to submit one. A link to the survey will appear on the "My NROSH+" dashboard.

As in the first survey, we are asking on behalf of DLUHC that you also complete and submit a spreadsheet template requiring building level information, identifying all the 11 metre plus buildings you are responsible for at an address level, with information relating to their remediation where relevant. This information will be passed on to DLUHC and will complement data they are already collecting for 11 metre plus buildings that are the responsibility of private landlords. This data will be used to monitor how all organisations responsible for remediating fire safety risks are doing so, so that affected residents are safe and feel safe in their homes. To do this DLUHC may also need to share their assessment of this data with other relevant regulators.

Please note that additional questions have been added to the FRS, with further details provided in the FRS guidance document. There have also been changes to the building level spreadsheet including additional questions and clarification of definitions. It is essential that providers submit the most recent version of the building level spreadsheet from the NROSH+ website and do not use any previously downloaded versions.

The address for service of any  
legal documents on RSH is:  
Level 1A, City Tower, Piccadilly Plaza,  
Manchester M1 4BT



We will monitor the quality of data provided and engage directly with providers where we have concerns. It is essential that providers refer to the FRS guidance document and the guidance within the building level spreadsheet to ensure accurate and consistent responses across both the FRS and building level spreadsheet ensuring all buildings are accurately reported in both. The spreadsheet and guidance will be available from the NROSH+ portal when the survey launches. Timely and accurate data submission is a cornerstone of the co-regulatory settlement, and we rely on the information you supply us to ensure proportionate and risk-based regulation. Failure to provide accurate and timely data may be reflected in our published judgement of a provider's compliance with the regulatory standards.

We are using the responses to the survey to inform our regulation. We will review all the information provided and may request further information if necessary. Should you identify that your homes do not meet relevant standards, you should self-refer immediately.

Where necessary and in accordance with our powers under section 109 of the Housing and Regeneration Act 2008, we may disclose the survey data to other public authorities (for example, the Building Safety Regulator and Fire and Rescue authorities).

We have published a report on our findings from the first [Fire safety remediation survey](#) we issued. This shows:

- Fire risk assessments have been undertaken on 98% of all buildings reported.
- The vast majority of social landlords have plans in place to address life critical fire safety (LCFS) defects identified across the relevant buildings.
- Remediation work is completed or due to be completed in the next five years for 71% of 11-18 metre buildings and 84% of 18 metre plus buildings assessed as having an external wall system (EWS) related LCFS defect.

The report highlights the responsibility of Boards and councillors to understand landlords' legal obligations in relation to managing the safety of buildings, seek assurance that they are being met, and address identified issues promptly.

I would like to remind you of your responsibility to ensure contact information held on the NROSH+ website is up to date. This is important because we use this information to contact your organisation on regulatory matters. Contact details can be updated at <https://nroshplus.regulatorofsocialhousing.org.uk/>.

If you have any further comments or queries about the survey, please email [enquiries@rsh.gov.uk](mailto:enquiries@rsh.gov.uk) with 'Fire safety remediation survey' as the subject.

I look forward to receiving your data in due course and would like to thank you in anticipation of your timely cooperation.

Yours faithfully

Jonathan Walters  
Deputy Chief Executive