



Regulator of
Social Housing

Fire safety remediation in social housing in England

2024-25 Quarter 1



Version 1.0 – September 2024

Introduction

Ensuring that tenants live in good quality, safe homes is a fundamental responsibility of all social housing landlords (landlords). As part of meeting that responsibility, building safety remains a key priority, including ensuring that tenants living in multi-occupied, medium and high-rise buildings are safe from fire safety risks.

This publication provides an overview of the status of fire safety remediation for buildings owned by registered social landlords at an aggregate level.

The analysis presented in this publication uses data collected through the Fire Safety Remediation Survey (FRS), a self-reported census of stock for which landlords are responsible which measure more than 11 meters in height or that have 5 storeys or more, referred to in this publication as ‘relevant buildings’.

The data from the survey relates to:

- landlords’ obligations under the Fire Safety (Regulatory) Order 2005 for assessing fire safety risks associated with the relevant parts of those buildings;
- risks landlords have identified, particularly in relation to external wall systems (EWS) and;
- landlords’ plans for remediating buildings they have identified as having life critical fire safety risks .

Key

The tabs to the left of the page provide the index for the note.



Provide information about key methodological considerations.

Building safety

Building safety

It is for boards and councillors to understand landlords' legal obligations in relation to managing the safety of buildings and seek assurance that they are being met, and that any identified risks are being well managed and promptly remedied. Ensuring organisations have robust systems and processes, underpinned by accurate and up to date data on fire safety and its management, is a key aspect of ensuring that tenants are safe in their homes.

We recognise the seriousness with which landlords take these obligations and it is important that the work landlords are doing to address fire safety risks in buildings continues at pace including the remediation of dangerous cladding. The Grenfell inquiry report shows the potential terrible impact of these risks not being addressed and the importance of building safety remediation measures being completed at pace.

FRS requirements

For the purposes of this survey, the definition of responsible entity is the organisation that has the legal obligation or right to carry out the remediation works, having primary responsibility for the repair of the property (as per the Building Safety Fund definition).

Landlords were asked to report on the current remediation status of those buildings where the most recent Fire Risk Assessment (FRA) or Fire Risk Appraisal of External Walls (FRAEW) identified a Life Critical Fire Safety (LCFS) defect.

Changes between surveys

The number of buildings reported by a landlord in each survey can change due to acquisition or loss of buildings or through new intelligence about a building that brings it within or outside the scope of the definition. Furthermore, group structure changes and new landlords being registered can change the number of landlords reporting data. As such, we advise caution in interpreting data changes over time as they may be influenced, at least in part, by a change in the number of reported buildings.

Survey data coverage

The Quarter 1 survey was issued to all large landlords, small landlords who reported previously that they were responsible for relevant buildings and any landlord who had not responded to any previous surveys. The FRS is designed to capture data on relevant buildings for which landlords are the responsible entity on a specific date.

Landlords were asked to complete the survey on a registered group basis, where this applied, or as an individual return where it did not. The survey required landlords to provide aggregate level information to RSH for all relevant buildings where they are the responsible entity. Local Authority Registered Providers (LARPs) were asked to complete the survey on a voluntary basis as this return is not currently on the [Single Data List](#).

Other data sources

In addition to the survey return for RSH, in which landlords report on their stock at an aggregate level, landlords were also asked to submit fire safety remediation data at an individual building level for assessment by MHCLG.

The building level data are not presented here, but were used during the data cleaning process to ensure consistency. Building level data are available on the MHCLG website.

Response rate

The data referred to in this publication was reported in the Q1 2024/2025 survey, which ran from 21 June to 19 July 2024, with data being reported as at 30 June.

Through the FRS, the regulator holds data on the relevant building stock for 98% (1,474) of landlords. This includes those landlords that have reported they are not the responsible entity for any relevant building. The regulator holds data from 100% of large Private Registered Providers (PRPs) and large LARPs. Large landlords account for 97% of all social housing units in the sector and are responsible for the vast majority of relevant buildings.

Key facts

17,457 relevant buildings reported

29% (431) of landlords report being responsible for at least one relevant building in this quarter. The majority of these were large landlords.

99% of buildings reported have had a fire risk assessment

Fire risk assessments have been undertaken on 99% of all buildings reported, with a further 0.5% planned within the next six months of the survey.

1,932 of buildings were identified as having a LCFS EWS defect

1,932 buildings (11.1% of all relevant buildings) were identified as having a life critical fire safety (LCFS) defect relating to the external wall system (EWS).

84% of relevant buildings with a LCFS EWS defect will be remediated within five years

1,620 of the 1,932 buildings identified as having a LCFS EWS defect are expected to be remediated within the next five years, this includes 10.6% (204 buildings) that are due to be completed in the next six months.



Figures based on data submitted by 98% of landlords, including from 100% of large PRPs and large LARPs.

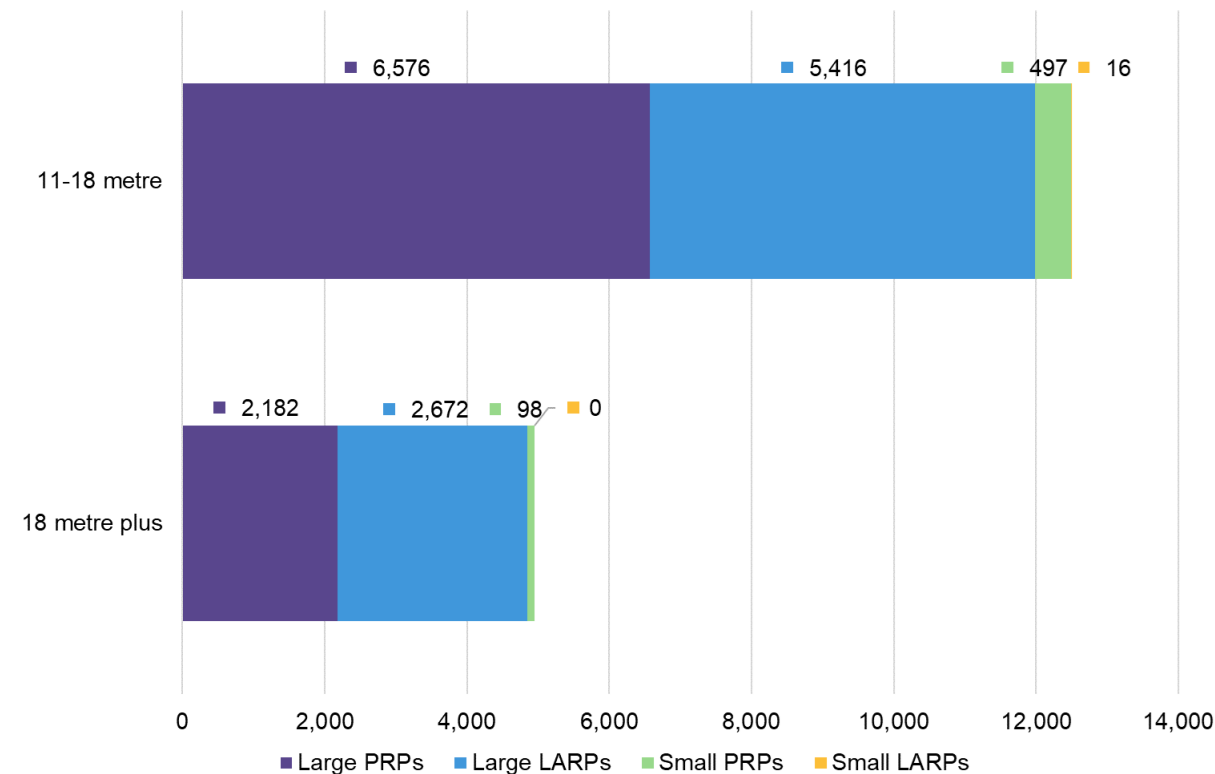
Building stock

Reporting landlords are responsible entities for 17,457 relevant buildings.

72% of these buildings are 11-18 metres in height.

54% of relevant buildings are owned by PRPs with the remaining 46% owned by LARPs.

Relevant buildings reported by size



In Q1 2024/2025, landlords reported being responsible for 17,457 relevant buildings, a small increase from the previous quarter (17,375).

The majority of these buildings (72% or 12,505) measured 11-18 metres, with the rest (4,952) measuring over 18 metres.

54% (9,353) of relevant buildings were owned by Private Registered Providers (PRPs) with the rest (8,104) owned by Local Authority Registered Providers (LARPs).

Fire risk assessments

FRAs undertaken on 99.0% of all relevant buildings.

99.9% of 18 metre plus buildings have had an FRA.

Nearly half of buildings with outstanding FRAs are due to be assessed in the next 6 months.

Outstanding FRA planned assessment periods

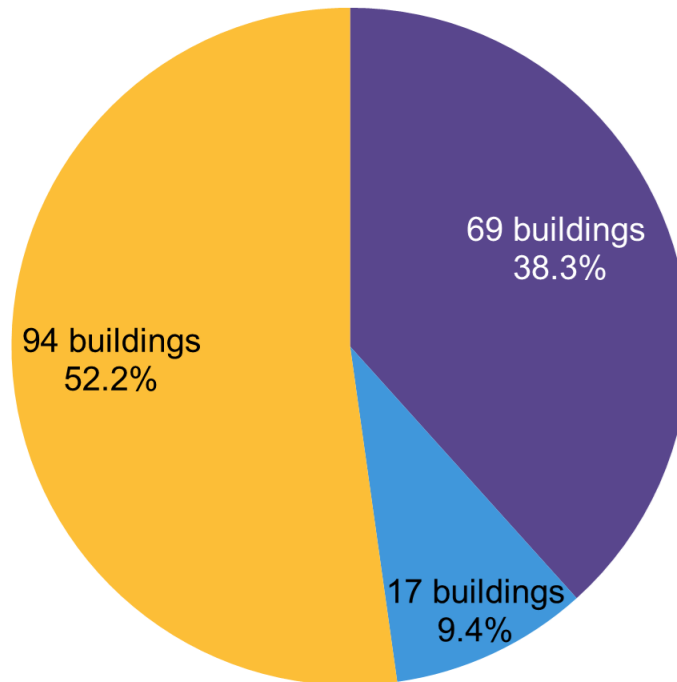
Fire Risk Assessments (FRAs) are reported to have been completed on 99.0% (17,277) of all relevant buildings, compared to 98.5% (17,115) in the previous quarter.


98.6% (12,330) of 11-18 metre buildings have had an FRA, compared to 97.9% (12,191) in the previous quarter.

99.9% (4,947) of those measuring 18 metres plus have had an FRA, this is the same proportion as the previous quarter.

Landlords reported that 47.8% of the outstanding 180 FRAs will be completed in the next 6 months.

- Before end of next quarter
- After next quarter but before end of six months
- Beyond 6 months



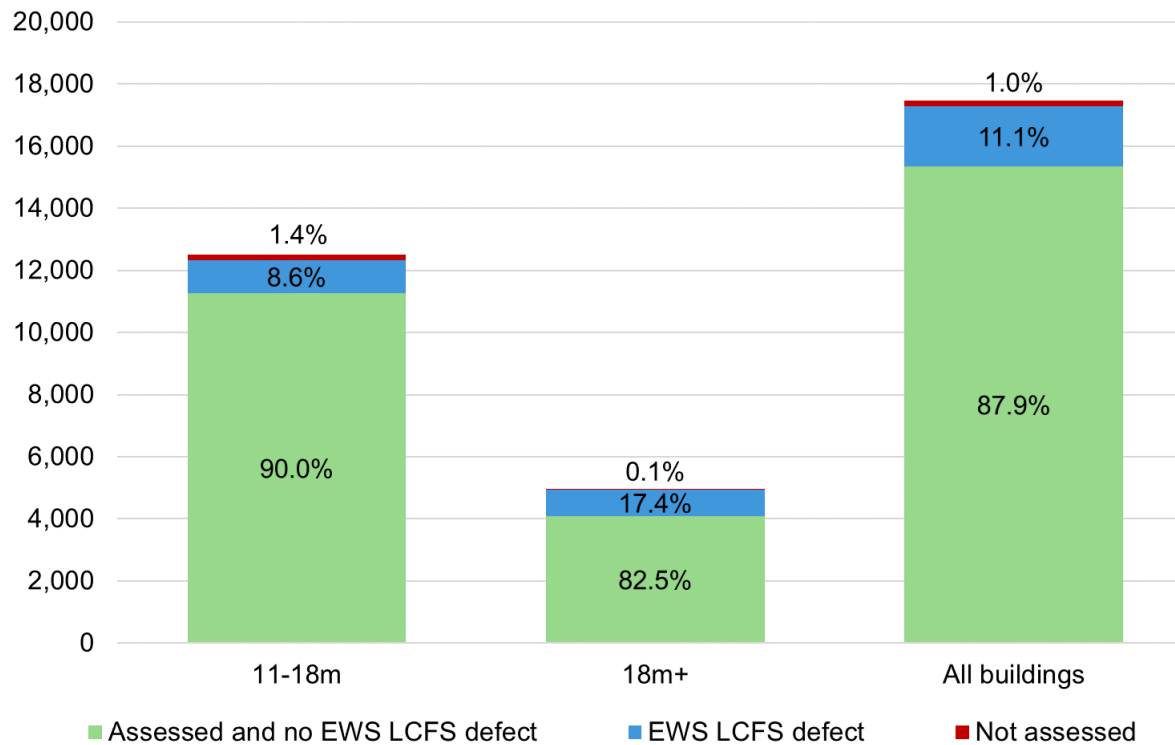
 The proportion of buildings which have had an FRA has increased despite the increase in the total number of buildings reported. This suggests that landlords are continuing their programme of assessments.

Defect identification

1,932 relevant buildings were identified as being affected by LCFS defects related to EWS.

55.4% (1,070) of relevant buildings affected by EWS related LCFS defects measure 11-18 metres. This is the same proportion as the previous quarter.

Buildings assessed and EWS LCFS defects identified



11.1% (1,932) of all relevant buildings reported were reported as being affected by LCFS defects related to EWS, a change from 10.6% (1,820) of relevant buildings reported in the previous quarter.

This increase may be, at least in part, due to the addition of newly reported buildings as well as the increase in the number of assessments undertaken.

One landlord has reported LCFS defects in a higher number of buildings than in previous periods as they await further risk assessments.

Within the rest of this report we refer to those buildings which have an LCFS defect related to EWS (the 11.1% of relevant buildings) as 'affected buildings'.

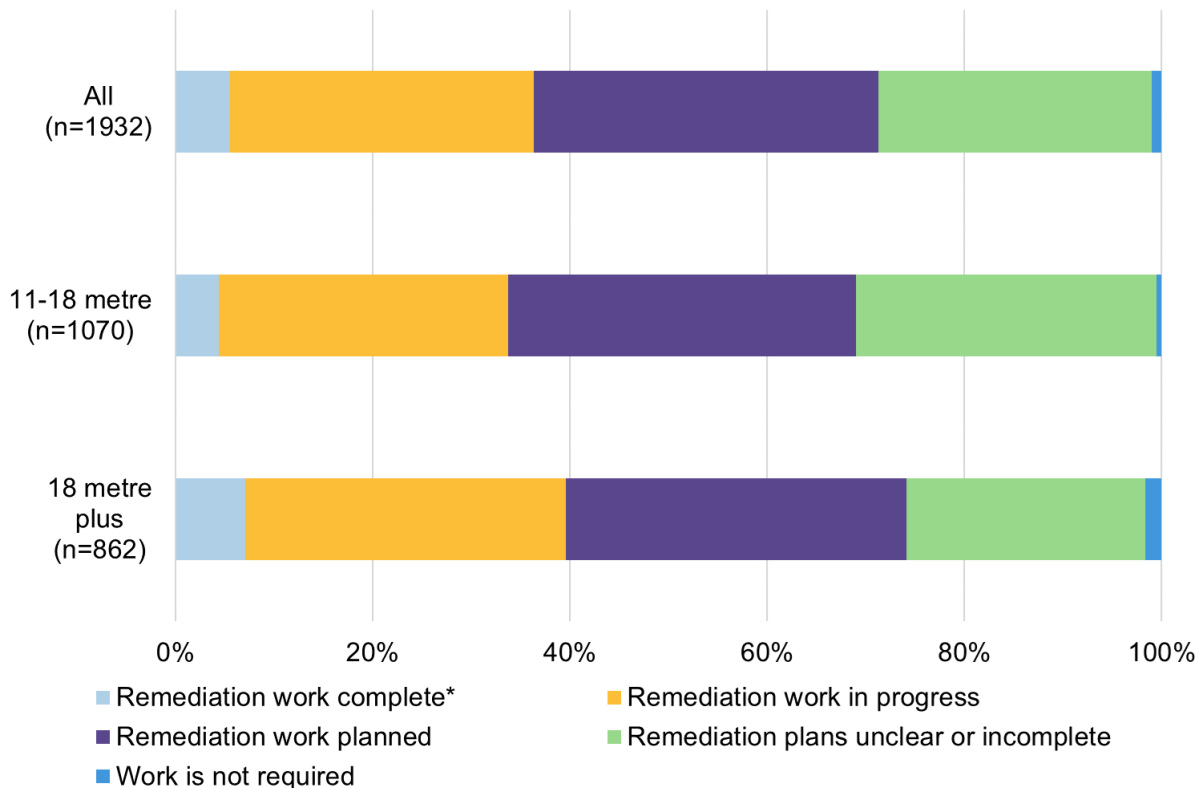
Remediation status

Landlords report that remediation work has started (but not yet completed) on 30.7% (594) of affected buildings, increasing from 29% (519) in the previous quarter.

Landlords report that work is complete on 5.6% (108) of affected buildings (this includes those still awaiting building control sign off).

Remediation status as at 30 June 2024

Buildings assessed as having EWS related LCFS defects



There are plans in place to remediate a further 34.9% (675) of affected buildings, however plans were unclear or there were no plans in place for 27.7% (535) of affected buildings reported.

Responses to follow up engagement from previous surveys indicate that this is due to a range of factors, including navigating complex legal arrangements with freeholders and leaseholders, difficulties sourcing contractors and supply chain delays. Some landlords with multiple affected buildings have indicated they are prioritising works on the buildings they have assessed to be the highest risk, which can be more complex and take longer to remediate.

Landlords reported that 1.0% (20) of affected buildings required no further remediation, likely due to planned demolition.

*Remediation works complete in this chart includes those where the works are complete but where building control sign off has not yet been secured.

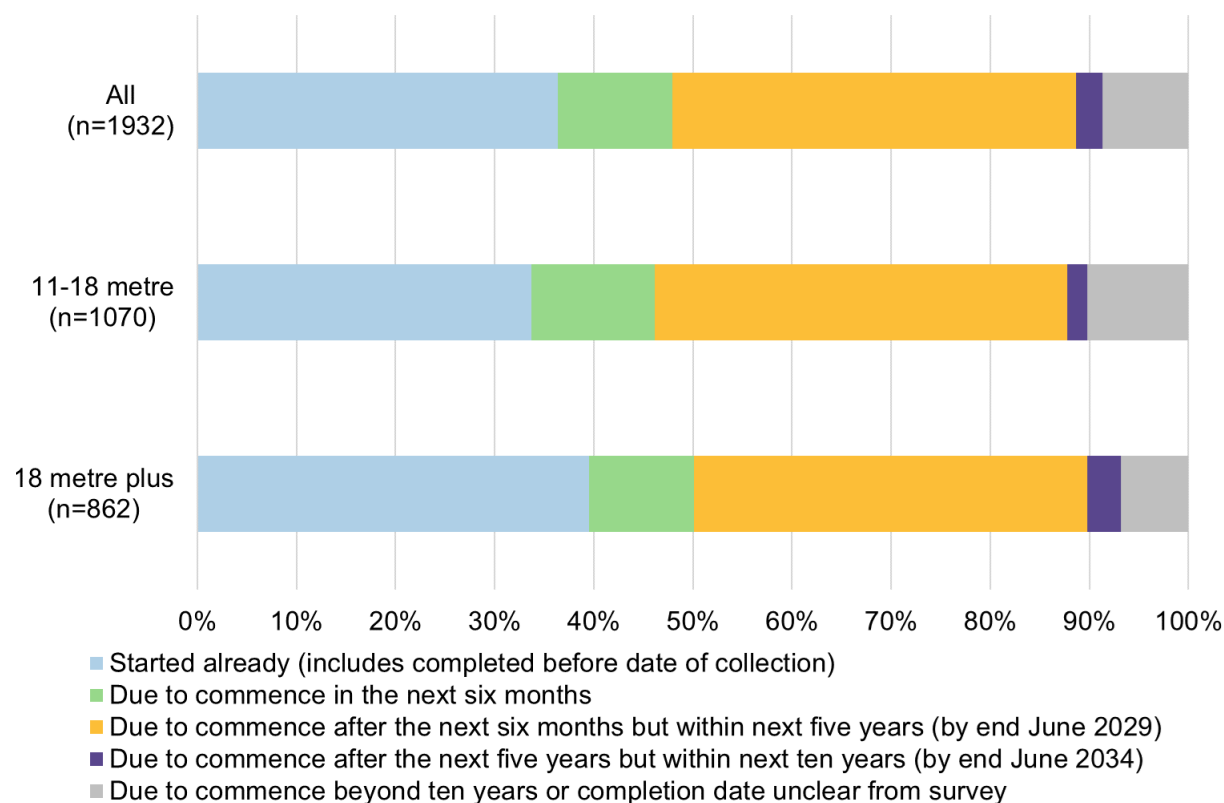
Remediation timescales for commencement of works

Landlords reported that work had already started or is complete on 36.3% (702) of affected buildings.

Works are due to commence on 11.6% (224) in the next six months, and a further 40.7% (787) within 5 years.

Remediation status as at 30 June 2024

Buildings assessed as having EWS related LCFS defects



Landlords were also asked when they expected work to commence. They reported work had already started or was complete on 36.3% of affected buildings and is due to commence on a further 40.7% within the next five years.

2.6% (51) of affected buildings have an expected works commencement date within five to ten years' time.

8.7% (168) of affected buildings have an expected works commencement date that is beyond ten years or is unclear from the survey response. It is likely that some of the delays in the commencement of works (or the uncertainty around the commencement date) are due to the reasons outlined in the previous slide, with the potential for plans to be brought forward once these matters are resolved.

Remediation timescales for completion of works

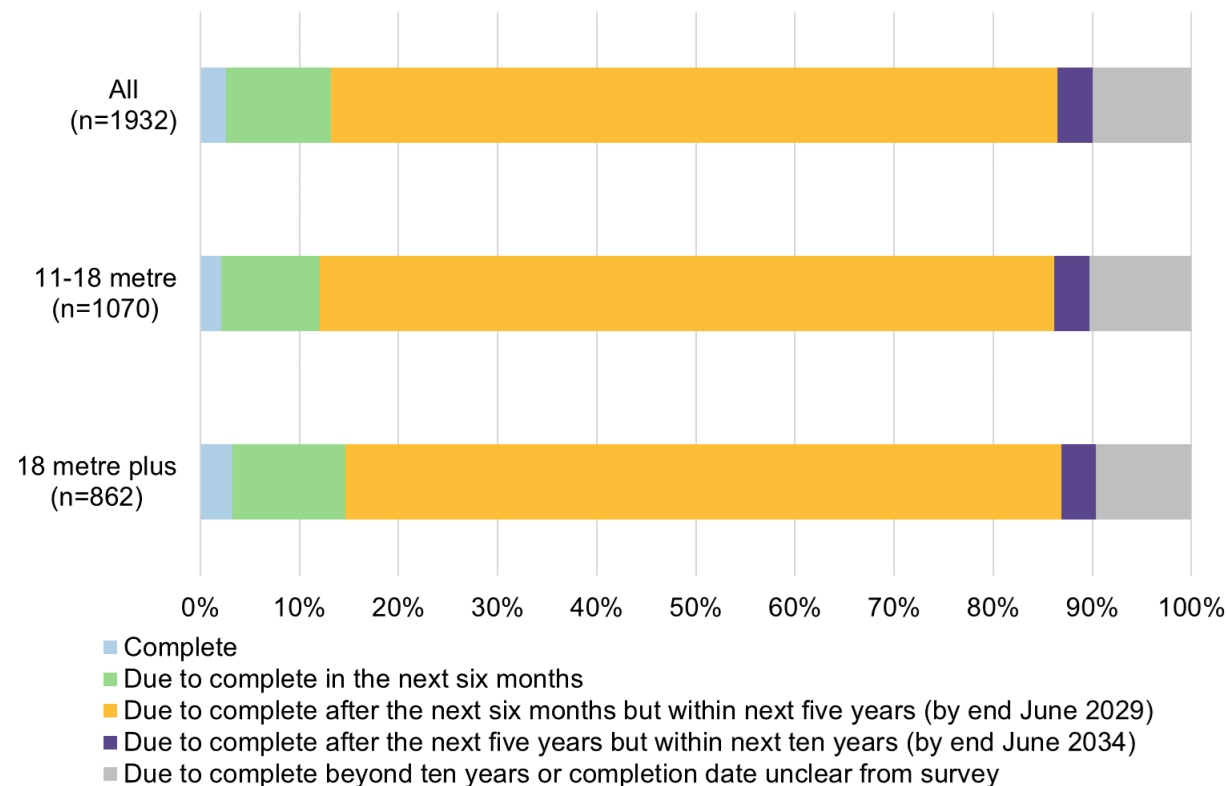
83.9% (1,620) are due to be completed within the next five years.

3.5% (68) of affected buildings are due to be completed in five to ten years' time.

10.0% (193) of affected buildings have a completion date that is beyond ten years or is unclear from the survey response.

Remediation completion periods

Buildings assessed as having EWS related LCFS defects



When asked for estimated timescales for the remediation of affected buildings, landlords reported that 83.9% (1,620) are due to be completed within the next five years. This includes 10.6% (204) which are due to be completed in the next six months.

Landlords also report that remediation works are completed for 2.6% (51) of affected buildings. These are buildings where the remediation works have been completed but the building is awaiting a new FRA.

Responses to follow up engagement from previous surveys indicate that providers are putting interim measures in place to mitigate risk before remediation work commences.

Some landlords with multiple affected buildings have indicated they are prioritising works on the buildings they have assessed to be the highest risk (see also previous slides).

Next steps

Landlords are expected to take timely action to remediate LCFS defects from the buildings they are responsible for, so that tenants are safe and can feel safe in their homes. It is for boards and councillors to ensure these plans are delivered. Risks to tenants in any interim period before works are complete, including whilst works are being undertaken, must be fully understood, with landlords taking mitigating actions required to protect tenants as necessary.

We will continue to monitor the performance of landlords in remediating relevant affected buildings and the progress they are making against their plans, with the survey continuing to be issued on a quarterly basis.

We will engage with landlords in the course of our regulation, including through our programme of inspections which commenced in April 2024

We will continue to undertake follow up engagement with landlords whose returns indicate that they may be an outlier in progressing this work, discussing with them their remediation plans and how they are mitigating the risks associated with fire safety defects which are not yet remediated.

Data quality note

The RSH survey returns were subject to an internal validation process through the NROSH+ system which helps to minimise data entry errors. We have found the aggregate level results of this survey to be broadly consistent with our regulatory understanding of landlords' progress on remediation and with the results of the previous survey.

We hold the data for 98% of landlords. All large PRPs and LARPs responded to the Quarter 1 2024/2025 survey. We have included some data from previous surveys in this publication to ensure a more comprehensive dataset. The data included from previous surveys are responses from small landlords who reported not having responsibility for any relevant buildings (who were not then issued subsequent surveys) and data from two small landlords who had not responded to the Quarter 1 survey at the time of writing, but had responded to a previous survey. In total, 27 small landlords have not responded to any survey. It should be noted that small landlords are much less likely to be a responsible entity for any relevant buildings.

This means that, although response coverage is very good and data accuracy is improving, the data may not provide a complete picture of fire safety remediation plans across all relevant buildings in the sector.

As we analyse submissions, we monitor the quality of data provided and engage directly with landlords where we have concerns about data accuracy.

We expect landlords to follow the guidance provided with the survey to ensure responses are accurate. Landlords must also ensure their response to the Fire Remediation Survey fully match the MHCLG Building Level Survey response.

Glossary of terms

External wall system (EWS)

The external wall system (EWS) is made up of the outside wall of a residential building, including cladding, insulation, fire break systems, etc.

Large provider/ small provider

A large provider is a registered provider that own 1,000 or more social housing units/ bedspaces, a small provider is a registered provider that owns fewer than 1,000 social housing units/ bedspaces.

Life critical fire safety (LCFS) defects

LCFS are defined as defects, shrinkages, faults or other failings in a building that give rise to fire safety risks identified by a Fire Risk Appraisal of External Wall construction or a fire risk assessment (or equivalent) undertaken to industry standards.

Local Authority Registered Provider (LARP)

Local authorities who own social housing must be registered with the RSH.

Private Registered Provider (PRP)

PRPs refer in this document to providers of social housing in England that are registered with the Regulator of Social Housing (RSH) and are not local authorities. This is the definition of PRP in the Housing and Regeneration Act 2008.

Relevant building

A residential building measuring 11 metres plus or that have 5 storeys or more. Where we refer to 11-18 metre buildings this includes those that have 5 or 6 storeys and where we refer to 18 metre plus buildings this includes buildings with 7 storeys or more.

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The Regulator of Social Housing regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver and maintain homes of appropriate quality that meet a range of needs.