



Regulator of
Social Housing

Fire safety remediation in social housing in England

2024-25 Quarter 3



Version 1.0 – March 2025

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 that measure more than 11 metres in height or have 5 storeys or more, referred to in this publication as ‘relevant buildings’.

The data from the survey relate 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.

These statistics are drawn from our FRS data collection and are being published as Official Statistics in Development.

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 their 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. Where necessary, landlords are expected to provide measures to mitigate and manage the risks to the safety of tenants until remediation works can commence and/or complete. Landlords should be aware of the Remediation Acceleration Plan published by the government in December 2024, which proposed new expectations of landlords on their completion of remediation works or the plans they have in place, dependent on building height.

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 relevant 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.

Survey data coverage

The Quarter 3 survey was issued to all large landlords (those owning 1,000 or more units of social stock), small landlords (those owning fewer than 1,000 units of social stock) who reported previously that they were responsible for relevant buildings, and any landlord who had not responded to any previous surveys. The survey 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 (Ministry of Housing, Communities and Local Government).

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 MHCLG's website.

Response rate

The data referred to in this publication were reported in the Q3 2024/2025 survey, which ran from 13 December 2024 to 22 January 2025, with data being reported as at 31 December 2024.

Through the FRS, the regulator holds data on the relevant building stock for 99% of landlords (1,482 out of the 1,494 on our register). 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.

Quarterly changes

Changes to registered provider (RP) reporting

The number of relevant 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 takes it 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 and their assessment status at each quarter end.

Data validation and cleansing may also focus attention on particular areas of the FRS more intensively in a particular round, especially when new questions are introduced in either the FRS or the building level collection for MHCLG, as alignment between the two is required. This can mean that landlords will need to review their data in these areas more closely and change how they report data across both elements.

For more information, see the **data quality note** on page 13 and the accompanying **technical notes and definitions**.

Key facts

17,299 relevant buildings reported

29.0% (434) of all landlords report being responsible for at least one relevant building in this quarter. The majority of these were large landlords.

99.9% of buildings reported have had a fire risk assessment

Fire risk assessments have been undertaken on 99.9% of all relevant buildings reported, with all outstanding fire risk assessments expected to be carried out before the end of next quarter.

1,920 buildings were identified as having EWS related LCFS defects

1,920 buildings (11.1% of all relevant buildings) were identified as having an external wall system (EWS) related life critical fire safety (LCFS) defect.

73.6% of buildings with EWS related LCFS defects will be remediated within five years

1,413 of the 1,920 buildings with EWS related LCFS defects are expected to be remediated within the next five years. This includes 2.9% (56 buildings) where the remediation is complete and awaiting confirmation from a building works assessment and 10.0% (192 buildings) that are due to be completed in the next six months.



Figures based on data submitted by 99% of landlords, including from 100% of large PRPs and large LARPs.

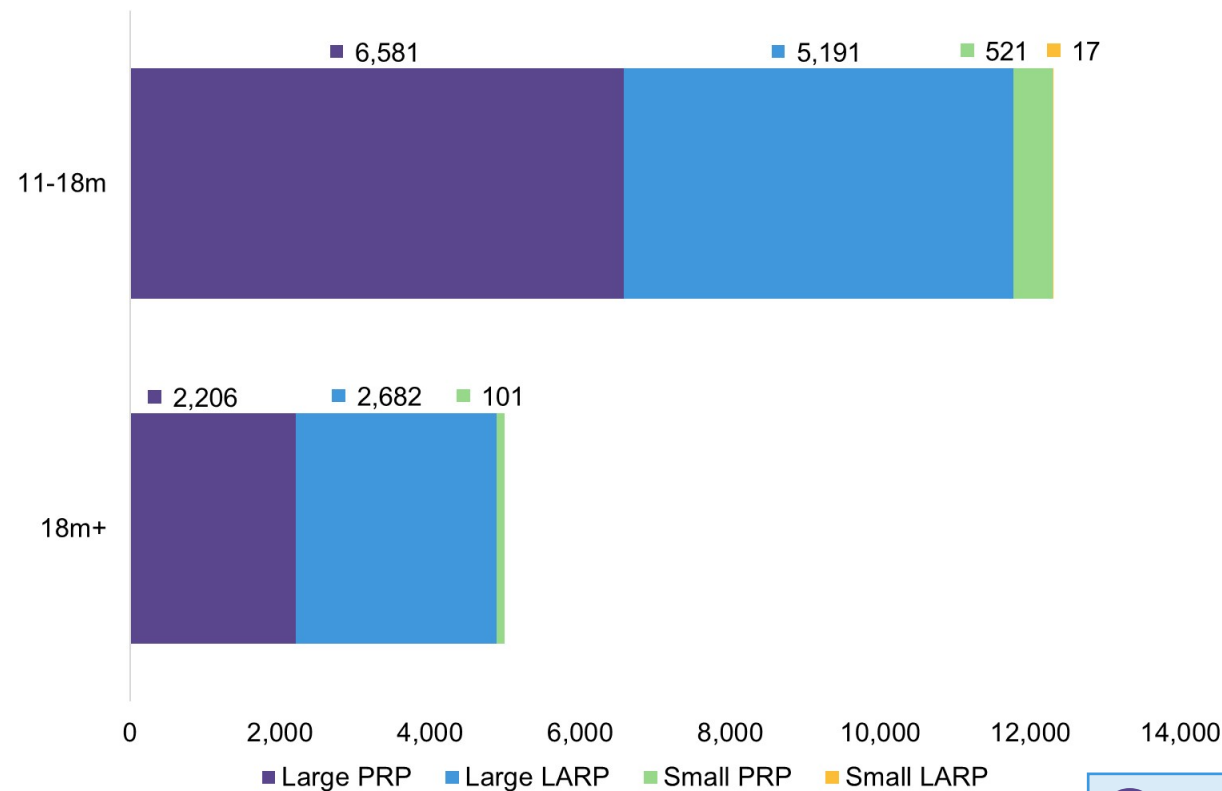
Building stock

Reporting landlords are responsible entities for 17,299 relevant buildings.

28.8% of these buildings are over 18 metres in height.

53.7% of relevant buildings are owned by PRPs with the remaining 46.3% owned by LARPs.

Relevant buildings reported by size




In Q3 2024/2025, landlords reported being responsible for 17,299 relevant buildings, a decrease from the previous quarter (17,515).

The majority of these buildings (71.2% or 12,310) measured 11-18 metres, with the rest (28.8% or 4,989) measuring over 18 metres.

53.7% (9,409) of relevant buildings were owned by PRPs with the other 46.3% (7,890) owned by LARPs.

T1.1

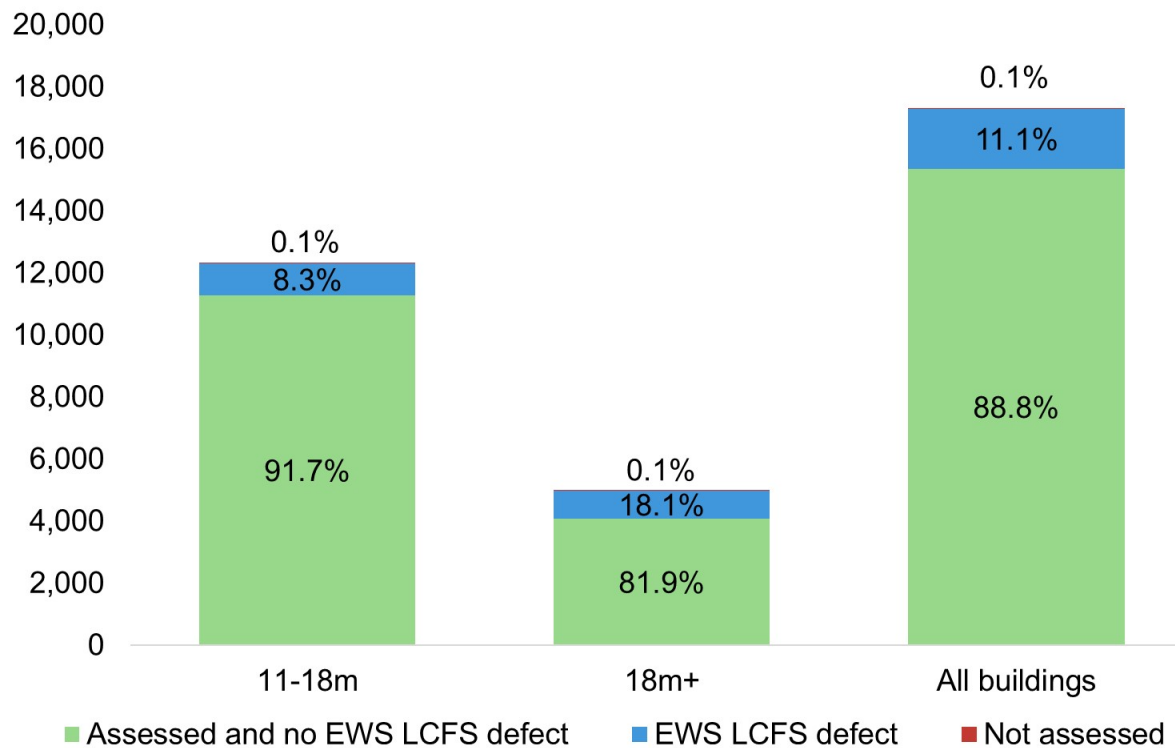
 The majority of the change in the number of relevant buildings between quarters can be accounted for by two landlords who reported significant changes due to improvements in data quality.

Fire risk assessments and defect identification

FRAs have been undertaken on 99.9% of all relevant buildings.

1,920 relevant buildings are identified as being affected by EWS related LCFS defects.

Buildings assessed as having EWS related LCFS defects



Fire risk assessments (FRAs) have been undertaken on 99.9% of all relevant buildings. All other buildings that require an FRA are expected to be assessed before the end of next quarter.

11.1% (1,920) of all relevant buildings reported were assessed as having EWS related LCFS defects, similar to the 11.4% (1,996) of relevant buildings reported in the previous quarter.

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

T1.2

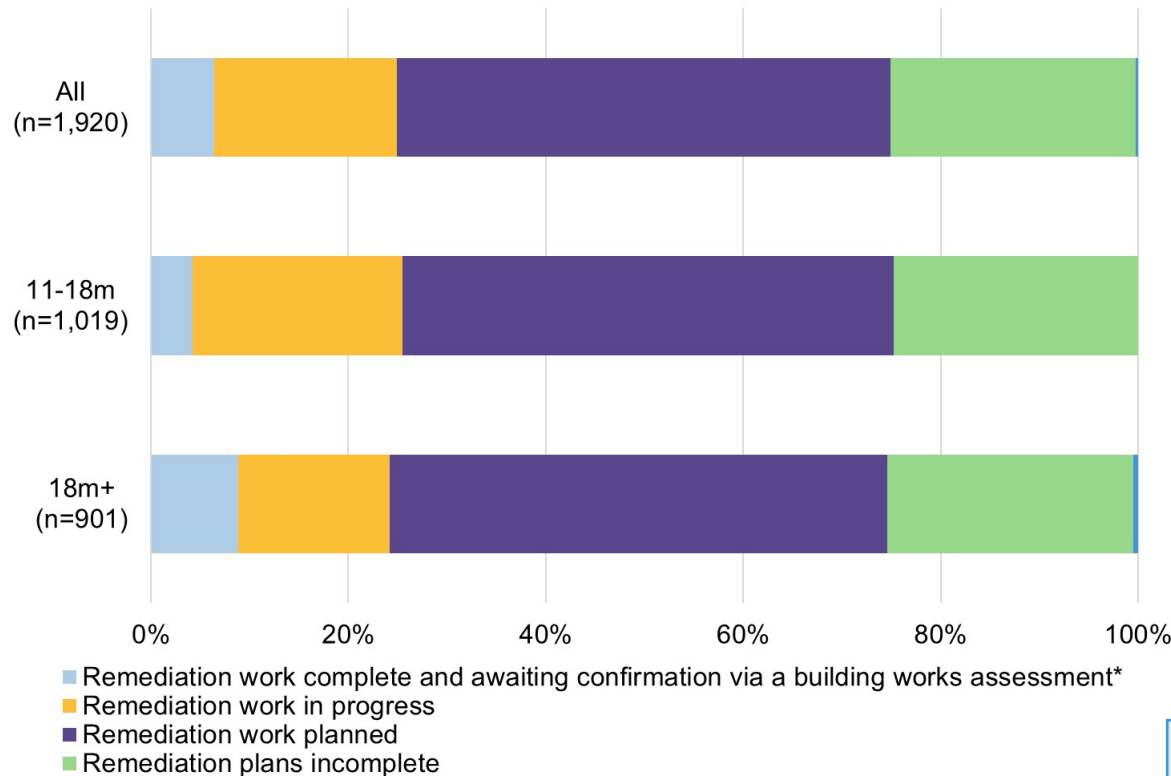
Remediation status

Landlords report that remediation work has started (but not yet completed) on 18.5% (355) of affected buildings, compared to 22.3% (445) in the previous quarter.

Landlords report that work is complete on 6.4% (123) of affected buildings (this includes those still awaiting building control sign off), a slight decrease from 7.2% (144) in the previous quarter.

Remediation status as at 31 December 2024

Buildings assessed as having EWS related LCFS defects



There are plans in place to remediate a further 50.1% (961) of affected buildings, a larger proportion than in the previous quarter (41.6%). There are 24.8% of buildings which have incomplete plans, a larger proportion than in the previous quarter (28.7%).

Responses to follow up engagement indicates that remediation timelines can slip due to a range of factors, including navigating complex legal arrangements, difficulties sourcing contractors and supply chain delays.

T1.3

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

Caution should be employed in interpreting changes in these data as buildings reported are not necessarily the same in each quarter. Those remediated and reassessed are excluded, and newly reported buildings with EWS related LCFS defects will be included each quarter.

Remediation timescales for commencement of works

Landlords reported that work had already started or is complete on 24.9% (478) of affected buildings.

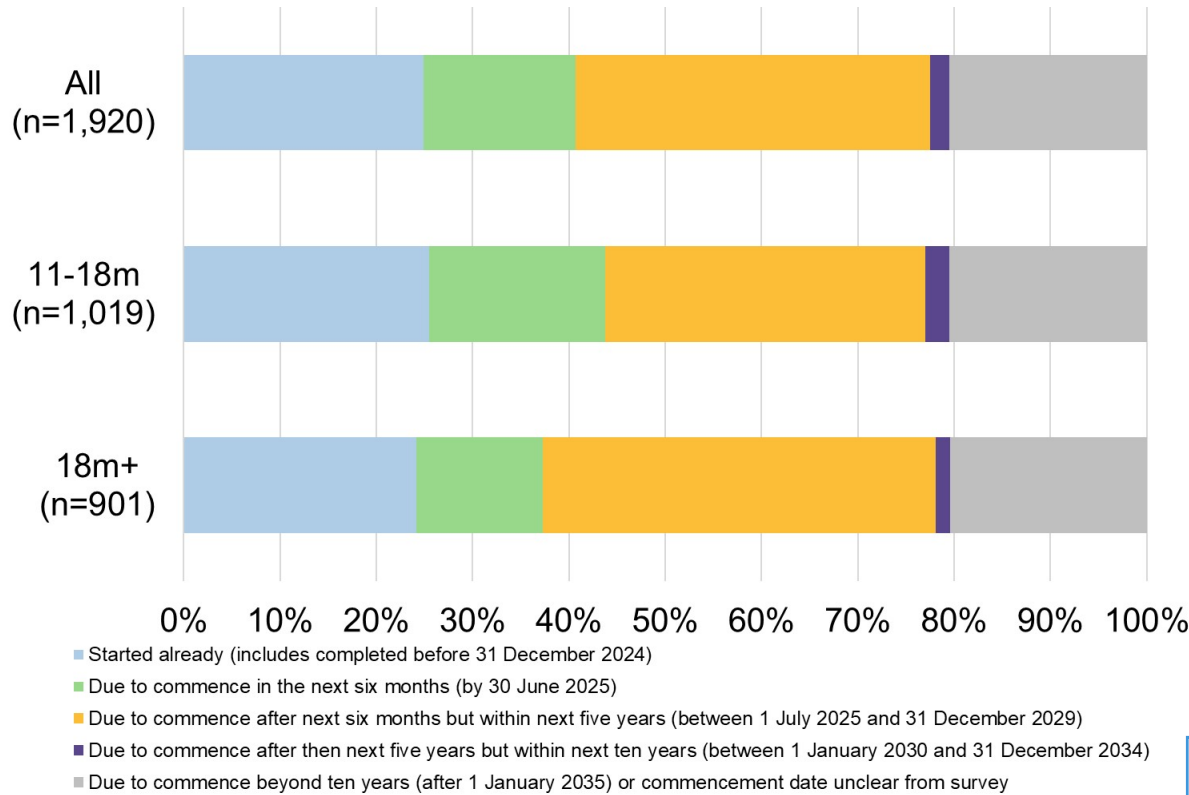
Works are due to commence on 15.8% (304) in the next six months, and a further 36.8% (707) within 5 years.

Remediation commencement periods Buildings assessed as having EWS related LCFS defects

Works have started or are due to commence within the next five years on 77.6% (1,489) of affected buildings.

2.0% (38) of affected buildings have an expected works commencement date within five to ten years' time.

20.5% (393) of affected buildings have an expected works commencement date that is beyond ten years or is unclear. This is similar to the number reported in the previous quarter of 19.3% (385).



T1.4

Caution should be employed in interpreting changes in these data as buildings reported are not necessarily the same in each quarter. Those remediated and reassessed are excluded, and newly reported buildings with EWS related LCFS defects will be included each quarter.

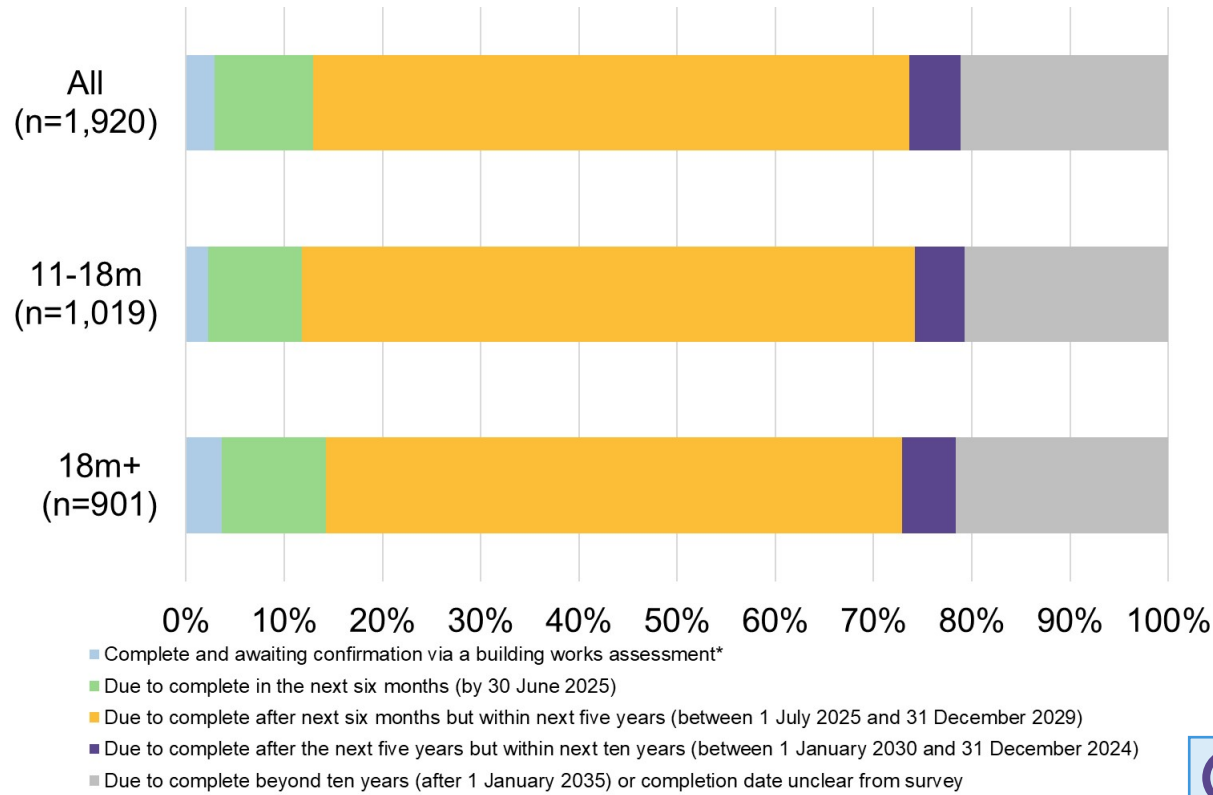
Remediation timescales for completion of works

70.7% (1,357) of affected buildings are due to be completed within the next five years.

5.3% (101) of affected buildings are due to be completed in five to ten years' time.

21.1% (406) 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 works for 75.9% (1,458) are due to be completed in the next ten years. This includes 10.0% (192) which are due to be completed in the next six months.

Landlords also report that remediation works are completed for 2.9% (56) of affected buildings. These are buildings where the remediation works have been completed but the building is awaiting confirmation via a building works assessment.

T1.5

*'Remediation works complete' in this chart includes those where the works are complete and building control sign off has been secured.

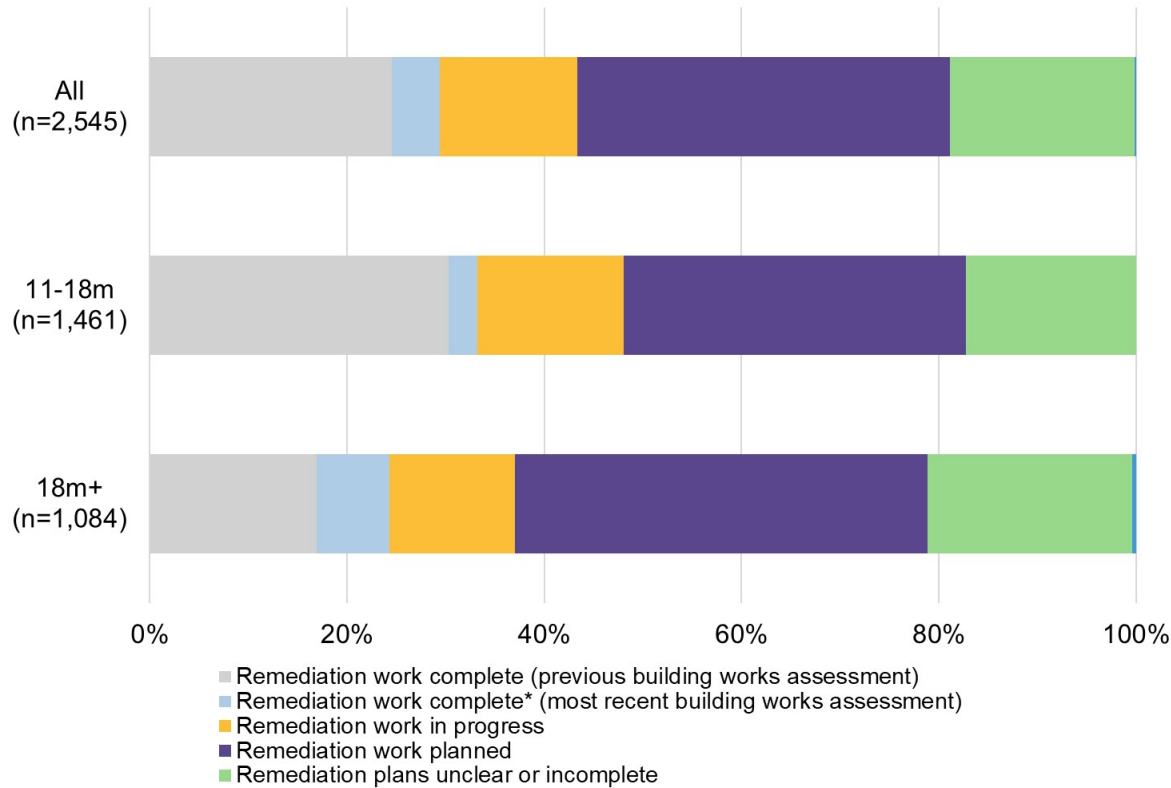
Caution should be employed in interpreting changes in these data as buildings reported are not necessarily the same in each quarter. Those remediated and reassessed are excluded, and newly reported buildings with EWS related LCFS defects will be included each quarter.

Remediated EWS related LCFS defects

The majority of relevant buildings reported (85.2%) have been assessed to have no outstanding or historic[†] EWS related LCFS defects.

Of the 2,545 buildings that have been identified as having EWS related LCFS defects, 748 (29.4%) have been remediated historically, or are completed and are awaiting a new building works assessment.

Remediation status as at 31 December 2024



In Q3, the FRS collected data about historic remediation work that has been completed on EWS related LCFS defects.

2,545 relevant buildings have been assessed to have an EWS related LCFS defect. Remediation work has been completed historically on 625 (24.6%) of these buildings.

In addition, there are a further 123 buildings where the remediation work is complete but the building is awaiting confirmation through a building works assessment.

In total, 748 buildings are reported as complete including those awaiting sign off.

T1.6

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

[†] Historic remediation in this publication refers to buildings where remediation work for an EWS related LCFS defect was previously identified as being required in a building works assessment (on or after 14 June 2017), but where the most recent building works assessment (prior to 31 December 2024) no longer identifies any EWS related LCFS defects.

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 the necessary mitigating actions to protect tenants.

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 ongoing programme of inspections.

We will continue to undertake follow up engagement with landlords whose returns indicate that they may be an outlier in progressing this work, including those who have reported unclear plans. We will be hold discussions with them on 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 are 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 99% of landlords. 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. All large PRPs and LARPs responded to the Quarter 3 2024/2025 survey. In total, 11 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.

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.

Changes to the survey impacting these statistics

Building level questions on the remediation dates for specific buildings introduced this quarter and collected alongside the FRS may have resulted in an increased focus by providers on the dates for commencing and completing works. The FRS collects information on work progress in wide time bands and recognises some estimation is required for works over the longer term. Since Quarter 2, the individual building level data collected by MHCLG has sought to secure more specific dates for work progress for each building. Some landlords reported being unable to determine more precise dates and therefore chose to report 'unknown' timeframes in this quarter as a result, in order to align the aggregate FRS data and the individual building level data. However, our engagement work has found that there are broad time periods identified for many buildings for which an exact date is not yet known.

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 owns 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.

Why not have your say on our statistics for 2024/25?

Email feedback to enquiries@rsh.gov.uk or rate how this document meets your needs.



All needs met



Some needs met



No needs met



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