

Developer Remediation Contract Data Release: 31 July 2025

This release reports on the performance of developers who signed a Developer Remediation Contract with government against their contractual obligations. It draws on data submitted by those developers which is correct as at 31 July 2025, except for one developer (Land Securities Group PLC) who did not submit data within the deadline. For this developer, the data reported in this release uses the data they submitted as at 30 April 2025. The release is split into five sections:

1. **Responsibility for remediation**, indicating the number of buildings in England over 11 metres that were developed or refurbished by each developer that are covered by the contract, the number of buildings the developer is directly responsible for under the contract (that are not solely in a government remediation scheme), the number of buildings that developers are or will be remediating directly, the number of buildings where it remains to be determined whether remediation is required, the number of buildings where it has been determined that no remediation is required, the number of buildings for which the developer has submitted a clause 5.4d(i) or d(ii) declaration, and the percentage of buildings with a determination of whether works are required.
2. **Remediation status**, showing the number and proportion of buildings to be remediated by the developer directly, and the number of those where remediation is yet to start, has started, or has been completed.
3. **Start dates**, showing the number and proportion of buildings that have not yet started remediation, where the developer has identified a date to start on site (within the next 12 months, after the next 12 months or where the date is unclear). This section also shows buildings due to start by financial year.
4. **Completion dates**, showing the number and proportion of buildings that have not yet completed remediation where the developer has identified a date to complete works (within the next 12 months, after the next 12 months or where the date is unclear). This section also shows buildings due to complete by financial year.
5. **Communication**, showing the number and proportion of buildings that have not yet completed remediation, for which developers report they, or the responsible entity, have made contact with the leaseholders, freeholders and residents about remedial works on their buildings, and how they were contacted.
6. **Update against RAP Joint Plan targets** - In December 2024, the Government published a [joint plan to accelerate developer-led remediation and improve resident experience](#). This section reports on progress made against the stretch target for developers to finish assessing all their buildings by end July 2025. It shows the number and proportion of buildings for which developers have determined whether works are required, the number of exception requests that have been accepted against the stretch target (where MHCLG agrees that the target was missed due to circumstances outside the developer's control), and the estimated percentage of buildings that would have a determination if these exceptions are accounted for.

Previous releases included a table showing the number of buildings for which each developer had some form of assessment. As this covered a wider range of assessments than are valid under the Developer Remediation Contract and did not show whether the developer had all the assessments required for a building, it is no longer included in this release. Table 1 should instead be used to review the progress that each developer is making towards determining whether each of the buildings for which they are responsible requires remedial work.

Previous releases published information on the number of buildings developers had forecast to start or complete in the last quarter, which had been reported as started or completed in the most recent data report. These tables have been removed because they did not capture the true extent to which all the buildings had started on site/completed in the last quarter. For example, changes to forecast start and completion dates meant that these tables could not meaningfully be compared against previous quarters. MHCLG is reviewing the methodology for presenting this data so that users can make more meaningful inferences on the number of buildings started/completed over time and how it compares to forecasts. For information on the progress that each developer has made with starting and completing buildings, please refer to the numbers in Table 2.

Developer-level data notes:

- 12 developers have five or fewer buildings (which may or may not require works). They are grouped together in the 'Other (combined total for all developers with five or fewer buildings each)' row in the data table to avoid inadvertently identifying buildings with life-critical fire safety defects. This row shows a single combined total for the following developers: Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis. These developers remain in the data tables, and data that has been suppressed is indicated by an asterisk by their name (*) in the table.
- The data table and narrative are based on quarterly data returns which have been submitted by the 53 developers who have signed the developer remediation contract. The data is correct as at 31 July 2025, except for one developer (Land Securities Group PLC) who did not submit data within the deadline. For this developer, the data reported in this release uses the data they submitted as at 30 April 2025
- Data for one developer that has gone into administration is not included in this release.

1. Responsibility for remediation

Table 1: Buildings and remediation totals by developer

This table shows seven metrics, by developer:

- The total number of buildings in England over 11m which were developed or refurbished by each developer and are covered by the contract. This is not the total number of buildings that need remediation: it also includes buildings that require no remediation and buildings where this is still to be determined.
- The number of buildings which the developer would be directly responsible for remediating under the Contract, if they are required. This figure excludes any buildings that are being remediated solely under a government remediation scheme (for which the developer will reimburse taxpayers). It includes any buildings that are being remediated by both the developer and a government remediation scheme.
- The number of buildings found to require remediation, and which will be remediated by the developer. This figure excludes any buildings being remediated solely under a government remediation scheme. It includes any buildings that are being remediated by both the developer and a government remediation scheme. It may include both buildings with outstanding life-critical fire-safety defects and buildings where remediation has been completed.
- The number of buildings where the developer has not determined whether remediation is required. This figure includes the buildings for which the response to the question *'Does this building require works, or has it previously been identified with defects, as per the contract?'* was either left blank or reported as 'Don't Know – no assessment made', 'Don't Know' or 'No – Declaration 5.4B'. The greater the number of unknown buildings, the more likely it is that the number of buildings requiring works for the developer will increase in future. This figure will decrease as developers make progress towards assessing their buildings,
- The number of buildings that have been found not to require remediation, based on the data report question *'Does this building require works, or has it previously been identified with defects, as per the contract?'*.
- The number of buildings for which the developer has submitted a clause 5.4d(i) or d(ii) declaration, as per the contract*.
- The percentage of buildings for which the developer has determined whether works are required.

*A developer who has signed the developer remediation contract can rely on Clause 5.4D(i) or Clause 5.4D(ii) in the contract if it has no reasonable concerns that there are any fire-safety defects related to a building. The developer is obligated to include a declaration in its data report that it is not aware of information (including claims, issues and concerns) raised by any person (including leaseholders, residents, users, lenders or insurers) that there are or may be any relevant defects as per the contract relating to the building or any part of it.

Where a row in this table is blank, this may reflect that the relevant developer has no buildings above 11m in height that are in scope, and/ or no buildings which require works.

The 'Percentage of buildings with a determination of whether works are required' uses the 'Number of contract buildings where the developer is directly responsible for remediation' as the denominator and the sum of the following columns as the numerator 'Number of buildings found to require remediation', 'Number of buildings where no remediation is required' and 'Number of buildings with no reported defects under clauses 5.4d(i) or 5.4d(ii) of the developer remediation contract'

Table 1: Buildings and remediation totals by developer							
Developer	Number of buildings developed or refurbished by the developer covered by the contract	Number of contract buildings the developer is directly responsible for remediation (excluding buildings being remediated solely in a govt. scheme)	Number of buildings found to require remediation, which will be remediated by the developer directly	Number of buildings without a determination	Number of buildings where no remediation is required	Number of buildings with no reported defects under clauses 5.4d(i) or 5.4d(ii) of the developer remediation contract.	Percentage of buildings for which the developer has determined whether remediation is required
Total (all developers)	4655	4538	2246	366	1806	120	92%
Abbey Developments Limited	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-
Viva Midco Limited (parent company for Avant Homes)	60	51	30	21	0	0	59%

Ballymore Limited	85	69	13	0	17	39	100%
Barratt Redrow PLC	836	821	500	195	126	0	76%
Bellway PLC	437	420	355	0	65	0	100%
The Berkeley Group Holdings PLC	821	810	72	14	724	0	98%
Bewley Group Limited	9	7	3	1	3	0	86%
Bloor Investments Limited	-	-	-	-	-	-	-
The British Land Company PLC	16	16	4	0	12	0	100%
Cala Group (Holdings) Limited	22	22	20	0	2	0	100%
Canary Wharf Group PLC	13	13	0	4	9	0	69%
C.G. Fry and Son Limited	-	-	-	-	-	-	-
Churchill Living (formerly Churchill Retirement PLC)	8	8	0	0	8	0	100%
Crest Nicholson Holdings PLC	293	292	268	2	22	0	99%
Croudace Homes Group Limited	-	-	-	-	-	-	-
Dandara Living Holdings Limited	21	21	19	0	2	0	100%
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-
Fairview Holdings Limited	121	121	66	0	48	7	100%

Frasers Property (UK) Ltd	16	11	5	3	3	0	73%
Galliard Group Limited	101	101	29	7	65	0	93%
MJ Gleeson PLC	17	16	13	3	0	0	81%
Grosvenor Developments Limited	21	21	12	1	0	8	95%
Hill Holdings Limited	90	90	25	14	2	49	84%
Hopkins Home Group Limited	-	-	-	-	-	-	-
Jelson Holdings Limited	7	7	5	0	2	0	100%
Keepmoat Limited	-	-	-	-	-	-	-
Land Securities Group PLC	42	39	9	27	3	0	31%
Lendlease Europe Holdings Limited	89	88	42	0	46	0	100%
Pegasus Homes (formerly Lifestory Group)	18	18	1	0	17	0	100%
London Square Development (Holdings) Limited	40	40	39	0	1	0	100%
Miller Homes Limited	39	39	31	0	4	4	100%
Morris Homes Group Limited	6	6	2	0	4	0	100%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	120	113	23	0	90	0	100%
Persimmon Public Limited Company	71	70	56	0	13	1	100%

Regal Holdco Limited (parent company for Regal London)	16	16	4	0	12	0	100%
Rowland Group Limited	-	-	-	-	-	-	-
Rydon Group Holdings Limited	25	22	16	0	6	0	100%
Sorbon Group Limited (parent company for Shanly Homes)	26	26	20	0	6	0	100%
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	13	10	6	0	0	4	100%
Story Homes Limited	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-
Taylor Wimpey PLC	439	431	224	59	148	0	86%
Telford Homes Limited	144	143	91	1	51	0	99%
Tilia Homes Limited	8	8	8	0	0	0	100%
Vistry Group PLC	300	294	135	3	156	0	99%
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-
Weston Group PLC	88	87	27	0	60	0	100%
McCarthy & Stone Limited	62	62	12	2	48	0	97%
Seven Capital PLC	21	21	19	0	0	2	100%
Wates Group Limited	24	23	11	3	9	0	87%
Watkin Jones PLC	14	14	7	6	1	0	57%

Bouygues (UK) Limited	35	31	18	0	13	0	100%
Other (combined total for all developers with 5 or fewer buildings each: Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis)	21	20	6	0	8	6	100%

2. Remediation status

Table 2: Progress with remediation

This table includes only buildings that have been found to require remediation which will be remediated by the developer directly, rather than works being completed through a government remediation scheme and paid for by the developer.

This table shows, by developer, the number and proportion of buildings that developers will directly remediate where:

- remediation has not started;
- remediation has started or completed;
- remediation has started;
- remediation has been completed and awaiting building sign-off control; and
- remediation has been completed.

Where a row in this table is blank, this may reflect that the relevant developer has no buildings above 11m in height that are in scope and/ or no buildings which require works.

Table 2: Progress with remediation											
	Number of buildings found to require remediation, which will be remediated by the developer directly	Buildings being remediated by the developer directly where remediation has...									
		...not yet started		... started or completed		... started		... completed, awaiting building control sign-off		... completed	
Total (all developers)	2246	1325	59%	921	41%	461	21%	85	4%	375	17%

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Churchill Living (formerly Churchill Retirement PLC)	0	0	-	0	-	0	-	0	-	0	-
Crest Nicholson Holdings PLC	268	148	55%	120	45%	115	43%	4	1%	1	0%
Croudace Homes Group Limited	-	-	-	-	-	-	-	-	-	-	-
Dandara Living Holdings Limited	19	1	5%	18	95%	18	95%	0	0%	0	0%
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-	-	-	-	-
Fairview Holdings Limited	66	25	38%	41	62%	8	12%	0	0%	33	50%
Frasers Property (UK) Ltd	5	0	0%	5	100%	0	0%	1	20%	4	80%
Galliard Group Limited	29	13	45%	16	55%	0	0%	0	0%	16	55%
MJ Gleeson PLC	13	8	62%	5	38%	3	23%	0	0%	2	15%
Grosvenor Developments Limited	12	4	33%	8	67%	7	58%	0	0%	1	8%
Hill Holdings Limited	25	12	48%	13	52%	2	8%	0	0%	11	44%
Hopkins Home Group Limited	-	-	-	-	-	-	-	-	-	-	-
Jelson Holdings Limited	5	3	60%	2	40%	0	0%	2	40%	0	0%

[illegible]

Rydon Group Holdings Limited	16	1	6%	15	94%	1	6%	0	0%	14	88%
Sorbon Group Limited (parent company for Shanly Homes)	20	8	40%	12	60%	6	30%	0	0%	6	30%
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	6	4	67%	2	33%	0	0%	0	0%	2	33%
Story Homes Limited	-	-	-	-	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-	-	-	-	-
Taylor Wimpey PLC	224	135	60%	89	40%	28	13%	10	4%	51	23%
Telford Homes Limited	91	90	99%	1	1%	1	1%	0	0%	0	0%
Tilia Homes Limited	8	1	13%	7	88%	7	88%	0	0%	0	0%
Vistry Group PLC	135	79	59%	56	41%	10	7%	15	11%	31	23%
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-	-	-	-	-
Weston Group PLC	27	1	4%	26	96%	20	74%	0	0%	6	22%

McCarthy & Stone Limited	12	0	0%	12	100%	3	25%	2	17%	7	58%
Seven Capital PLC	19	19	100%	0	0%	0	0%	0	0%	0	0%
Wates Group Limited	11	4	36%	7	64%	1	9%	0	0%	6	55%
Watkin Jones PLC	7	7	100%	0	0%	0	0%	0	0%	0	0%
Bouygues (UK) Limited	18	11	61%	7	39%	1	6%	0	0%	6	33%
Other (combined total for all developers with 5 or fewer buildings each: Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis)	6	4	67%	2	33%	1	17%	0	0%	1	17%

3.Start dates

In this section previous releases showed information on the number of buildings developers had forecast to start in the last quarter, which had been reported as started in the most recent data report. These tables have been removed because they did not capture the true extent to which all of the buildings had started on site in the last quarter. For example, changes to forecast start dates meant that these tables could not meaningfully be compared against previous quarters. MHCLG is reviewing the methodology for presenting this data so that users can make more meaningful inferences on the number of buildings started over time and how it compares to forecasts. For information on the progress that each developer has made with starting buildings, please refer to the numbers in Table 2.

Table 3: Start dates for remediation works

This table includes only buildings that have been found to require remediation which will be remediated by the developer directly, rather than works being completed through a government remediation scheme and paid for by the developer. Of those buildings, this section includes only those buildings which have not yet started, as per Table 2.

It shows, by developer, the number and proportion of buildings where works have not yet started (as per the subset of buildings in Table 2) but where:

- The developer has indicated a forecast start date to be within the next 12 months (from 1 August 2025 – 31 July 2026)
- The developer has indicated a forecast start date to be after the next 12 months (after 31 July 2026)
- The start date is unclear from the data return. This is either because a date has not been provided or the date is reported to be in the past i.e., prior to the date of the data return

Where a row in this table is blank, this may reflect that the relevant developer has no buildings above 11m in height that are in scope, and/ or no buildings which require works, and/ or no buildings that require works that have not started.

Table 3: Start dates for remediation works

Developer	Number of buildings being remediated by the developer directly where remediation has not started	Buildings being remediated by the developer directly, which have not yet started but have a reported start date...					
		...within the next 12 months		...after the next 12 months		... start date unclear	
Total (all developers)	1325	558	42%	172	13%	595	45%
Abbey Developments Limited	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-
Viva Midco Limited (parent company for Avant Homes)	27	0	0%	0	0%	27	100%
Ballymore Limited	2	2	100%	0	0%	0	0%
Barratt Redrow PLC	371	183	49%	100	27%	88	24%
Bellway PLC	231	54	23%	5	2%	172	74%
The Berkeley Group Holdings PLC	23	22	96%	1	4%	0	0%
Bewley Group Limited	0	0	-	0	-	0	-
Bloor Investments Limited	-	-	-	-	-	-	-
The British Land Company PLC	2	0	0%	0	0%	2	100%
Cala Group (Holdings) Limited	9	6	67%	0	0%	3	33%
Canary Wharf Group PLC	0	0	-	0	-	0	-
C.G. Fry and Son Limited	-	-	-	-	-	-	-
Churchill Living (formerly Churchill Retirement PLC)	0	0	-	0	-	0	-
Crest Nicholson Holdings PLC	148	15	10%	0	0%	133	90%
Croudace Homes Group Limited	-	-	-	-	-	-	-
Dandara Living Holdings Limited	1	0	0%	1	100%	0	0%
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-

Fairview Holdings Limited	25	22	88%	1	4%	2	8%
Frasers Property (UK) Ltd	0	0	-	0	-	0	-
Galliard Group Limited	13	8	62%	4	31%	1	8%
MJ Gleeson PLC	8	7	88%	0	0%	1	13%
Grosvenor Developments Limited	4	4	100%	0	0%	0	0%
Hill Holdings Limited	12	10	83%	0	0%	2	17%
Hopkins Home Group Limited	-	-	-	-	-	-	-
Jelson Holdings Limited	3	0	0%	0	0%	3	100%
Keepmoat Limited	-	-	-	-	-	-	-
Land Securities Group PLC	3	0	0%	0	0%	3	100%
Lendlease Europe Holdings Limited	31	17	55%	2	6%	12	39%
Pegasus Homes (formerly Lifestory Group)	1	1	100%	0	0%	0	0%
London Square Development (Holdings) Limited	0	0	-	0	-	0	-
Miller Homes Limited	11	8	73%	0	0%	3	27%
Morris Homes Group Limited	0	0	-	0	-	0	-
Morgan Sindall Group PLC (parent company for Lovell and Muse)	9	2	22%	0	0%	7	78%
Persimmon Public Limited Company	24	24	100%	0	0%	0	0%
Regal Holdco Limited (parent company for Regal London)	3	0	0%	0	0%	3	100%
Rowland Group Limited	-	-	-	-	-	-	-
Rydon Group Holdings Limited	1	1	100%	0	0%	0	0%
Sorbon Group Limited (parent company for Shanly Homes)	8	1	13%	0	0%	7	88%

Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	4	0	0%	0	0%	4	100%
Story Homes Limited	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-
Taylor Wimpey PLC	135	80	59%	46	34%	9	7%
Telford Homes Limited	90	38	42%	7	8%	45	50%
Tilia Homes Limited	1	0	0%	0	0%	1	100%
Vistry Group PLC	79	37	47%	3	4%	39	49%
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-
Weston Group PLC	1	0	0%	0	0%	1	100%
McCarthy & Stone Limited	0	0	-	0	-	0	-
Seven Capital PLC	19	5	26%	0	0%	14	74%
Wates Group Limited	4	4	100%	0	0%	0	0%
Watkin Jones PLC	7	4	57%	2	29%	1	14%
Bouygues (UK) Limited	11	0	0%	0	0%	11	100%
Other (combined total for all developers with 5 or fewer buildings each: Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis)	4	3	75%	0	0%	1	25%

Table 4: Start dates by Financial Year

This table includes only buildings that have been found to require remediation which will be remediated by the developer directly, rather than works being completed through a government remediation scheme and paid for by the developer. Of those buildings, this section includes only those building which have not yet started, as per Table 2.

It shows, by developer, the number of buildings with works that have not yet started (as per the subset of buildings in Table 2), where:

- The developer has indicated a forecast start date, by financial year.
- No start date has been provided.

Where a row in this table is blank, this may reflect that the relevant developer has no buildings above 11m in height that are in scope, and/ or no buildings which require works, and/ or no buildings that require works that have not started.

Developer	Number of buildings being remediated by the developer directly where remediation has not started	Buildings being remediated by the developer directly, which have not yet started but have a reported start date in financial year...						
		2	2	2	2	2	2	... and have no start date
		4	5	6	7	8	9	
		-	-	-	-	-	-	
		2	2	2	2	2	3	
		5	6	7	8	9	0	
Total (all developers)	1325	17	459	286	22	15	3	523
Abbey Developments Limited	-	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-	-
Viva Midco Limited (parent company for Avant Homes)	27	0	1	0	0	0	0	26
Ballymore Limited	2	0	1	1	0	0	0	0
Barratt Redrow PLC	371	0	97	181	5	0	0	88
Bellway PLC	231	0	30	28	1	0	0	172
The Berkeley Group Holdings PLC	23	0	16	7	0	0	0	0
Bewley Group Limited	0	0	0	0	0	0	0	0
Bloor Investments Limited	-	-	-	-	-	-	-	-

The British Land Company PLC	2	0	0	0	0	0	0	2
Cala Group (Holdings) Limited	9	0	9	0	0	0	0	0
Canary Wharf Group PLC	0	0	0	0	0	0	0	0
C.G. Fry and Son Limited	-	-	-	-	-	-	-	-
Churchill Living (formerly Churchill Retirement PLC)	0	0	0	0	0	0	0	0
Crest Nicholson Holdings PLC	148	13	21	0	0	0	0	114
Croudace Homes Group Limited	-	-	-	-	-	-	-	-
Dandara Living Holdings Limited	1	0	0	0	1	0	0	0
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-	-
Fairview Holdings Limited	25	1	18	5	0	0	0	1
Frasers Property (UK) Ltd	0	0	0	0	0	0	0	0
Galliard Group Limited	13	0	9	2	2	0	0	0
MJ Gleeson PLC	8	0	7	0	0	0	0	1
Grosvenor Developments Limited	4	0	4	0	0	0	0	0
Hill Holdings Limited	12	0	10	0	0	0	0	2
Hopkins Home Group Limited	-	-	-	-	-	-	-	-
Jelson Holdings Limited	3	0	0	0	0	0	0	3
Keepmoat Limited	-	-	-	-	-	-	-	-
Land Securities Group PLC	3	0	0	0	0	0	0	3
Lendlease Europe Holdings Limited	31	0	26	4	0	0	0	1
Pegasus Homes (formerly Lifestory Group)	1	0	1	0	0	0	0	0
London Square Development (Holdings) Limited	0	0	0	0	0	0	0	0
Miller Homes Limited	11	0	11	0	0	0	0	0
Morris Homes Group Limited	0	0	0	0	0	0	0	0
Morgan Sindall Group PLC (parent company for Lovell and Muse)	9	0	1	1	0	0	0	7

Persimmon Public Limited Company	24	0	24	0	0	0	0	0
Regal Holdco Limited (parent company for Regal London)	3	0	0	0	0	0	0	3
Rowland Group Limited	-	-	-	-	-	-	-	-
Rydon Group Holdings Limited	1	0	1	0	0	0	0	0
Sorbon Group Limited (parent company for Shanly Homes)	8	0	6	0	0	0	0	2
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	4	0	0	0	0	0	0	4
Story Homes Limited	-	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-	-
Taylor Wimpey PLC	135	0	66	29	13	15	3	9
Telford Homes Limited	90	2	35	17	0	0	0	36
Tilia Homes Limited	1	0	0	0	0	0	0	1
Vistry Group PLC	79	1	48	9	0	0	0	21
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-	-
Weston Group PLC	1	0	1	0	0	0	0	0
McCarthy & Stone Limited	0	0	0	0	0	0	0	0
Seven Capital PLC	19	0	5	0	0	0	0	14
Wates Group Limited	4	0	4	0	0	0	0	0
Watkin Jones PLC	7	0	4	2	0	0	0	1
Bouygues (UK) Limited	11	0	0	0	0	0	0	11
Other (combined total for all developers with 5 or fewer buildings each: Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis)	4	0	3	0	0	0	0	1

4.Completion dates

In this section previous releases contained information on the number of buildings developers had forecast to complete in the last quarter, which had been reported as completed in the most recent data report. These tables have been removed because they did not capture the true extent to which all the buildings had completed in the last quarter. For example, changes to start forecast completion dates meant that these tables could not meaningfully be compared against previous quarters. MHCLG is reviewing the methodology for presenting this data so that users can make more meaningful inferences on the number of buildings completed over time and how it compares to forecasts. For information on the progress that each developer has made with completing buildings, please refer to the numbers in Table 2.

Table 5: Completion dates for remediation works

This table includes only buildings that have been found to require remediation which will be remediated by the developer directly, rather than works being completed through a government remediation scheme and paid for by the developer. Of those buildings, this section includes only those building which have not yet completed, as per Table 2.

It shows, by developer, the number and proportion of buildings with works that have not yet completed (as per the subset of buildings in Table 2), where:

- The developer has indicated a forecast completion date to be within the next 12 months (from 1 August 2025 – 31 July 2026).
- The developer has indicated a forecast completion date to be after the next 12 months (after 31 July 2026)
- The completion date is unclear from the data return. This is either because a date has not been provided or the date is reported to be in the past i.e., prior to the date of the data return

Where a row in this table is blank, this may reflect that the relevant developer has no buildings above 11m in height that are in scope, and/ or no buildings which require works, and/ or no buildings that required works that have not completed.

Table 5: Completion dates for remediation works

Developer	Total number of buildings being remediated by the developer directly where remediation has not yet completed	Buildings being remediated by the developer directly, which have not yet completed but have a forecast completion date...					
		... within the next 12 months		...after the next 12 months		... completion date unclear	
Total (all developers)	1786	344	19%	750	42%	692	39%
Abbey Developments Limited	0	0	-	0	-	0	-
Allison Homes Group Limited	-	-	-	-	-	-	-
Viva Midco Limited (parent company for Avant Homes)	28	0	0%	0	0%	28	100%
Ballymore Limited	2	0	0%	2	100%	0	0%
Barratt Redrow PLC	415	37	9%	283	68%	95	23%
Bellway PLC	312	22	7%	88	28%	202	65%
The Berkeley Group Holdings PLC	31	12	39%	12	39%	7	23%
Bewley Group Limited	2	0	0%	0	0%	2	100%
Bloor Investments Limited	-	-	-	-	-	-	-
The British Land Company PLC	4	0	0%	0	0%	4	100%
Cala Group (Holdings) Limited	16	10	63%	2	13%	4	25%
Canary Wharf Group PLC	0	0	-	0	-	0	-
C.G. Fry and Son Limited	-	-	-	-	-	-	-
Churchill Living (formerly Churchill Retirement PLC)	0	0	-	0	-	0	-
Crest Nicholson Holdings PLC	263	64	24%	43	16%	156	59%
Croudace Homes Group Limited	-	-	-	-	-	-	-
Dandara Living Holdings Limited	19	3	16%	16	84%	0	0%
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-
Fairview Holdings Limited	33	13	39%	14	42%	6	18%

Frasers Property (UK) Ltd	0	0	-	0	-	0	-
Galliard Group Limited	13	3	23%	10	77%	0	0%
MJ Gleeson PLC	11	9	82%	0	0%	2	18%
Grosvenor Developments Limited	11	2	18%	4	36%	5	45%
Hill Holdings Limited	14	8	57%	3	21%	3	21%
Hopkins Home Group Limited	-	-	-	-	-	-	-
Jelson Holdings Limited	3	0	0%	0	0%	3	100%
Keepmoat Limited	-	-	-	-	-	-	-
Land Securities Group PLC	5	0	0%	0	0%	5	100%
Lendlease Europe Holdings Limited	39	18	46%	18	46%	3	8%
Pegasus Homes (formerly Lifestory Group)	1	1	100%	0	0%	0	0%
London Square Development (Holdings) Limited	39	39	100%	0	0%	0	0%
Miller Homes Limited	19	4	21%	5	26%	10	53%
Morris Homes Group Limited	1	1	100%	0	0%	0	0%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	11	0	0%	2	18%	9	82%
Persimmon Public Limited Company	48	15	31%	32	67%	1	2%
Regal Holdco Limited (parent company for Regal London)	3	0	0%	0	0%	3	100%
Rowland Group Limited	-	-	-	-	-	-	-
Rydon Group Holdings Limited	2	1	50%	1	50%	0	0%
Sorbon Group Limited (parent company for Shanly Homes)	14	11	79%	0	0%	3	21%
Brighton STM Group Holding Company Limited (formally St.	4	0	0%	0	0%	4	100%

Modwen Group Holdings Company Limited)							
Story Homes Limited	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-
Taylor Wimpey PLC	163	24	15%	126	77%	13	8%
Telford Homes Limited	91	6	7%	47	52%	38	42%
Tilia Homes Limited	8	2	25%	1	13%	5	63%
Vistry Group PLC	89	26	29%	38	43%	25	28%
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-
Weston Group PLC	21	1	5%	0	0%	20	95%
McCarthy & Stone Limited	3	0	0%	0	0%	3	100%
Seven Capital PLC	19	1	5%	0	0%	18	95%
Wates Group Limited	5	4	80%	0	0%	1	20%
Watkin Jones PLC	7	3	43%	3	43%	1	14%
Bouygues (UK) Limited	12	1	8%	0	0%	11	92%
Other (combined total for all developers with 5 or fewer buildings each: Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis)	5	3	60%	0	0%	2	40%

Table 6: Completion dates by Financial Year

This table includes only buildings that have been found to require remediation which will be remediated by the developer directly, rather than works being completed through a government fund and paid for by the developer. Of those buildings, this section includes only those building which have not yet completed, as per Table 2.

It shows, by developer, the number of buildings with works that have not yet completed (as per the subset of buildings in Table 2), where:

- The developer has indicated a forecast completion date, by financial year.
- No completion date has been provided.

Where a row in this table is blank, this may reflect that the relevant developer has no buildings above 11m in height that are in scope, and/ or no buildings which require works, and/ or no buildings that required works that have not completed.

Table 6: Completion dates by Financial Year									
Developer	Total number of buildings being remediated by the developer directly where remediation has not yet completed	Buildings being remediated by the developer directly, which have not yet completed but have a forecast completion date in financial year...						Buildings being remediated by the developer directly, that have not yet completed and...	
		2	2	2	2	2	2	... have no completion date	... have a completion date prior to 2024-25
		4	5	6	7	8	9		
		-	-	-	-	-	-		
		2	2	2	2	2	3		
		5	6	7	8	9	0		
Total (all developers)	1786	37	284	431	335	81	6	602	10
Abbey Developments Limited	-	-	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-	-	-
Viva Midco Limited (parent company for Avant Homes)	28	0	1	0	0	0	0	26	1
Ballymore Limited	2	0	0	0	2	0	0	0	0
Barratt Redrow PLC	415	2	23	122	146	29	0	93	0
Bellway PLC	312	5	24	35	42	14	1	186	5

The Berkeley Group Holdings PLC	31	3	6	15	0	3	0	4	0
Bewley Group Limited	2	0	2	0	0	0	0	0	0
Bloor Investments Limited	-	-	-	-	-	-	-	-	-
The British Land Company PLC	4	0	0	0	0	0	0	4	0
Cala Group (Holdings) Limited	16	0	13	3	0	0	0	0	0
Canary Wharf Group PLC	0	0	0	0	0	0	0	0	0
C.G. Fry and Son Limited	-	-	-	-	-	-	-	-	-
Churchill Living (formerly Churchill Retirement PLC)	0	0	0	0	0	0	0	0	0
Crest Nicholson Holdings PLC	263	9	50	55	9	0	0	138	2
Croudace Homes Group Limited	-	-	-	-	-	-	-	-	-
Dandara Living Holdings Limited	19	0	1	5	8	5	0	0	0
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-	-	-
Fairview Holdings Limited	33	3	12	17	0	0	0	1	0
Frasers Property (UK) Ltd	0	0	0	0	0	0	0	0	0
Galliard Group Limited	13	0	2	3	6	2	0	0	0
MJ Gleeson PLC	11	1	8	1	0	0	0	1	0
Grosvenor Developments Limited	11	0	0	6	0	0	0	5	0
Hill Holdings Limited	14	0	4	7	0	0	0	3	0
Hopkins Home Group Limited	-	-	-	-	-	-	-	-	-
Jelson Holdings Limited	3	0	0	0	0	0	0	3	0
Keepmoat Limited	-	-	-	-	-	-	-	-	-
Land Securities Group PLC	5	0	0	0	0	0	0	5	0
Lendlease Europe Holdings Limited	39	0	14	18	6	0	0	1	0
Pegasus Homes (formerly Lifestory Group)	1	0	1	0	0	0	0	0	0

London Square Development (Holdings) Limited	39	0	39	0	0	0	0	0	0
Miller Homes Limited	19	3	5	5	1	0	0	5	0
Morris Homes Group Limited	1	0	1	0	0	0	0	0	0
Morgan Sindall Group PLC (parent company for Lovell and Muse)	11	0	0	1	1	0	0	9	0
Persimmon Public Limited Company	48	0	8	29	11	0	0	0	0
Regal Holdco Limited (parent company for Regal London)	3	0	0	0	0	0	0	3	0
Rowland Group Limited	-	-	-	-	-	-	-	-	-
Rydon Group Holdings Limited	2	0	0	2	0	0	0	0	0
Sorbon Group Limited (parent company for Shanly Homes)	14	1	11	0	0	0	0	2	0
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	4	0	0	0	0	0	0	4	0
Story Homes Limited	-	-	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-	-	-
Taylor Wimpey PLC	163	0	14	58	48	28	5	10	0
Telford Homes Limited	91	0	3	16	34	0	0	38	0
Tilia Homes Limited	8	0	4	1	0	0	0	3	0
Vistry Group PLC	89	0	20	26	19	0	0	24	0
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-	-	-
Weston Group PLC	21	9	10	1	0	0	0	1	0
McCarthy & Stone Limited	3	1	0	0	0	0	0	0	2
Seven Capital PLC	19	0	0	1	0	0	0	18	0

Wates Group Limited	5	0	1	3	0	0	0	1	0
Watkin Jones PLC	7	0	3	1	2	0	0	1	0
Bouygues (UK) Limited	12	0	1	0	0	0	0	11	0
Other (combined total for all developers with 5 or fewer buildings each: Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis)	5	0	3	0	0	0	0	2	0

5.Communication

Table 7: Communication with residents and responsible entities

This table includes only buildings that have been found to require remediation which will be remediated by the developer directly, rather than works being completed through a government remediation scheme and paid for by the developer.

This section also excludes all buildings which have completed remediation, as per Table 2.

It shows, by developer, of those buildings remediated by the developer, excluding completed buildings (including completed buildings awaiting building control sign-off) the:

- Number and proportion of buildings requiring works, excluding those that have completed remediation, where the developer reports that all relevant parties have been contacted either: directly, via the Responsible Entity, both directly and via Responsible Entity, or by an undisclosed method.
- Number of buildings that the developer reports are due to receive communication.
- Proportion of communication across all buildings that the developer reports are due to be contacted.

Where a row in this table is blank, this may reflect that the relevant developer has no buildings above 11m in height that are in scope, and/ or no buildings which require works, and/ or no buildings that required works that have not completed.

[illegible]

[illegible]

Jelson Holdings Limited	3	100 %	0	0%	0	0%	0	0%	3	100%
Keepmoat Limited	-	-	-	-	-	-	-	-	-	-
Land Securities Group PLC	0	0%	0	0%	0	0%	0	0%	5	0%
Lendlease Europe Holdings Limited	0	0%	0	0%	0	0%	0	0%	39	0%
Pegasus Homes (formerly Lifestory Group)	0	0%	1	100%	0	0%	0	0%	1	100%
London Square Development (Holdings) Limited	39	100 %	0	0%	0	0%	0	0%	39	100%
Miller Homes Limited	4	21%	0	0%	15	79%	0	0%	19	100%
Morris Homes Group Limited	0	0%	0	0%	1	100%	0	0%	1	100%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	7	64%	0	0%	2	18%	0	0%	11	82%
Persimmon Public Limited Company	48	100 %	0	0%	0	0%	0	0%	48	100%
Regal Holdco Limited (parent company for Regal London)	0	0%	0	0%	0	0%	0	0%	3	0%
Rowland Group Limited	-	-	-	-	-	-	-	-	-	-
Rydon Group Holdings Limited	2	100 %	0	0%	0	0%	0	0%	2	100%
Sorbon Group Limited (parent company for Shanly Homes)	0	0%	0	0%	14	100%	0	0%	14	100%
Brighton STM Group Holding Company Limited (formally St. Modwen Group)	0	0%	0	0%	0	0%	0	0%	4	0%

Holdings Company Limited)										
Story Homes Limited	-	-	-	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-	-	-	-
Taylor Wimpey PLC	163	100 %	0	0%	0	0%	0	0%	163	100%
Telford Homes Limited	63	69%	0	0%	28	31%	0	0%	91	100%
Tilia Homes Limited	2	25%	5	63%	0	0%	0	0%	8	88%
Vistry Group PLC	42	47%	21	24%	4	4%	0	0%	89	75%
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-	-	-	-
Weston Group PLC	0	0%	0	0%	1	5%	0	0%	21	5%
McCarthy & Stone Limited	0	0%	0	0%	0	0%	0	0%	3	0%
Seven Capital PLC	3	16%	0	0%	8	42%	0	0%	19	58%
Wates Group Limited	0	0%	4	80%	1	20%	0	0%	5	100%
Watkin Jones PLC	7	100 %	0	0%	0	0%	0	0%	7	100%
Bouygues (UK) Limited	1	8%	0	0%	1	8%	0	0%	12	17%
Other (combined total for all developers with 5 or fewer buildings each: Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis)	2	40%	1	20%	0	0%	0	0%	5	60%

6.Update against RAP Joint Plan targets

In December 2024, the Government published a [joint plan to accelerate developer-led remediation and improve resident experience](#) alongside its broader *Remediation Acceleration Plan*.

39 developers signed up to the joint plan and committed to make every effort to achieve the following stretch targets:

- Finish assessing all their buildings to determine which require works by end July 2025.
- Start or complete remedial works on 80% of their buildings by end July 2026.
- Start or complete remedial works on all their buildings by end July 2027.
- Resolve extant cost-recovery negotiations with social housing providers by end July 2025.

This release reports on the progress made by developers against the first target for finishing assessments on all their buildings by the end of July 2025. Progress against the second and third targets will be published after the deadlines have passed. Progress against the final target will be reported after further data from developers and social landlords is collected and analysed.

Tables 8 and 9: Determinations made by developers, with reasonable exceptions factored in

Under the joint plan, developers committed to complete determinations for all buildings for which they are responsible under the contract by end July 2025, and to provide evidence to MHCLG in any cases where a building missed the stretch target for reasons outside the developer's control. MHCLG committed to consider any such evidence and take it into account when reporting on developer progress. As at 31 July 2025, MHCLG has agreed to 55 exceptions (15% of the remaining 366 buildings without a determination).

Tables 8 and 9 below report on progress made by developers against the stretch target to finish assessing all their buildings by end July 2025. They show the:

- Number of buildings for which the developer is directly responsible for remediation works under the contract, if they are required, rather than these being remediated solely under a government remediation scheme.
- Number and percentage of buildings for which developers have made determinations on whether works are required.
- Number of buildings where an exception request against the July 2025 Joint Plan target has been made by the developer and accepted by MHCLG.

- Estimated percentage of buildings that would have a determination if buildings with exceptions are accounted for.

Table 8 shows a summary of determinations and exceptions across all developers, split between developers that signed up to the stretch targets in the joint plan and developers that did not do so. Only developers who had signed up to the joint plan were asked to provide exception requests.

To calculate the estimated percentage of buildings that would have a determination if buildings with exceptions are accounted for, the '*number of buildings where an exception request has been accepted*' is subtracted from the '*number of contract buildings where the developer is directly responsible for remediation*' and this is used as the denominator. The '*number of buildings for which the developer has determined whether works are required*' is used as the numerator

Table 8: Developer progress against the July 2025 stretch target to complete assessments of all buildings					
Developer	Number of contract buildings the developer is directly responsible for remediation (excluding buildings being remediated solely in a govt. scheme)	Number of buildings for which the developer has determined whether works are required	Percentage of buildings for which the developer has determined whether works are required	Number of buildings where an exception request has been accepted against the July 2025 joint plan target	Estimated percentage of buildings for which the developer has determined whether works are required (excluding buildings for which an exception request has been accepted)
Total (all developers)	4538	4172	92%	55	93%
Total (joint plan signatories)	4271	3969	93%	55	94%
Total (other developers)	267	203	76%	0	76%

Table 9 shows a developer-level breakdown of determinations and exceptions across developers who have signed the Joint Plan

To calculate the estimated percentage of buildings that would have a determination if buildings with exceptions are accounted for, the '*number of buildings where an exception request has been accepted*' is subtracted from the '*number of contract buildings where the developer is directly responsible for remediation*' and this is used as the denominator. The '*number of buildings for which the developer has determined whether works are required*' is used as the numerator.

Table 9: Determinations progress against the July 2025 Joint Plan Target (Joint Plan developers only)					
Developer	Number of contract buildings the developer is directly responsible for remediation (excluding buildings being remediated solely in a govt. scheme)	Number of buildings for which the developer has determined whether works are required	Percentage of buildings for which the developer has determined whether works are required	Number of buildings where an exception request has been accepted against the July 2025 joint plan target	Estimated percentage of buildings for which the developer has determined whether works are required (excluding buildings for which an exception request has been accepted)
Total (Joint Plan signatories)	4271	3969	93%	55	94%
Ballymore Limited	69	69	100%	0	100%
Barratt Redrow PLC	821	626	76%	0	76%
Bellway PLC	420	420	100%	0	100%
Bewley Group Limited	7	6	86%	0	86%
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	10	10	100%	0	100%
Cala Group (Holdings) Limited	22	22	100%	0	100%

Canary Wharf Group PLC	13	9	69%	4	100%
Crest Nicholson Holdings PLC	292	290	99%	2	100%
Dandara Living Holdings Limited	21	21	100%	0	100%
Fairview Holdings Limited	121	121	100%	0	100%
Grosvenor Developments Limited	21	20	95%	0	95%
Hill Holdings Limited	90	76	84%	14	100%
Jelson Holdings Limited	7	7	100%	0	100%
Lendlease Europe Holdings Limited	88	88	100%	0	100%
London Square Development (Holdings) Limited	40	40	100%	0	100%
McCarthy & Stone Limited	62	60	97%	0	97%
Miller Homes Limited	39	39	100%	0	100%
MJ Gleeson PLC	16	13	81%	0	81%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	113	113	100%	0	100%
Morris Homes Group Limited	6	6	100%	0	100%
Pegasus Homes (formerly Lifestory Group)	18	18	100%	0	100%
Persimmon Public Limited Company	70	70	100%	0	100%

Regal Holdco Limited (parent company for Regal London)	16	16	100%	0	100%
Rydon Group Holdings Limited	22	22	100%	0	100%
Seven Capital PLC	21	21	100%	0	100%
Sorbon Group Limited (parent company for Shanly Homes)	26	26	100%	0	100%
Taylor Wimpey PLC	431	372	86%	19	90%
Telford Homes Limited	143	142	99%	1	100%
The Berkeley Group Holdings PLC	810	796	98%	10	100%
The British Land Company PLC	16	16	100%	0	100%
Tilia Homes Limited	8	8	100%	0	100%
Vistry Group PLC	294	291	99%	2	100%
Wates Group Limited	23	20	87%	3	100%
Weston Group PLC	87	87	100%	0	100%
Other (combined total for all developers with 5 or fewer buildings each: Bloor, CG Fry, Hopkins, Keepmoat Homes)	8	8	100%	0	100%