

Developer Remediation Contract Data Release: 31 January 2026

This release reports on the performance of developers against their contractual obligations under the Developer Remediation Contract they signed with government. It draws on data submitted by those developers which is correct as at 31 January 2026. 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 January 2026.
- Data for one developer that has gone into administration is not included in this release.

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 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.

Please note, the determination of whether building works are required may change across returns as developers gather more information about their buildings and further assess what, if any, remediation work is 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)	4745	4573	2403	312	1763	95	93%
Abbey Developments Limited	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-
Arada London Ltd	16	16	2	0	14	0	100%
Ballymore Limited	101	85	19	14	18	34	84%

Barratt Redrow PLC	842	820	523	209	88	0	75%
Bellway PLC	435	420	401	0	19	0	100%
Bewley Group Limited	9	7	4	0	3	0	100%
Bloor Investments Limited	-	-	-	-	-	-	-
Bouygues (UK) Limited	35	31	15	0	16	0	100%
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	13	10	6	0	0	4	100%
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-
C.G. Fry and Son Limited	-	-	-	-	-	-	-
Cala Group (Holdings) Limited	24	24	22	0	2	0	100%
Canary Wharf Group PLC	13	13	0	4	9	0	69%
Churchill Living (formerly Churchill Retirement PLC)	8	8	0	0	8	0	100%
Crest Nicholson Holdings PLC	298	297	280	4	13	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	80	1	1	39	99%
Frasers Property (UK) Ltd	16	11	7	1	3	0	91%
Galliard Group Limited	148	148	41	22	85	0	85%

Grosvenor Developments Limited	21	21	12	1	0	8	95%
Hill Holdings Limited	90	90	24	7	58	1	92%
Hopkins Home Group Limited	-	-	-	-	-	-	-
Jelson Holdings Limited	7	7	5	0	2	0	100%
Keepmoat Limited	-	-	-	-	-	-	-
Land Securities Group PLC	42	39	7	19	13	0	51%
Lendlease Europe Holdings Limited	89	88	40	0	48	0	100%
London Square Development (Holdings) Limited	40	40	39	0	1	0	100%
McCarthy & Stone Limited	62	62	24	0	38	0	100%
Miller Homes Limited	39	39	37	0	2	0	100%
MJ Gleeson PLC	18	17	14	3	0	0	82%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	120	113	23	0	90	0	100%
Morris Homes Group Limited	6	6	2	0	4	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	7	0	7	6	100%

Pegasus Homes (formerly Lifestory Group)	18	18	1	0	17	0	100%
Persimmon Public Limited Company	79	78	64	0	13	1	100%
Rowland Group Limited	-	-	-	-	-	-	-
Rydon Group Holdings Limited	25	22	16	0	6	0	100%
Seven Capital PLC	21	21	19	0	0	2	100%
Sorbon Group Limited (parent company for Shanly Homes)	26	26	20	0	6	0	100%
Story Homes Limited	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-
Taylor Wimpey PLC	448	440	250	14	176	0	97%
Telford Homes Limited	144	143	96	0	47	0	100%
The Berkeley Group Holdings PLC	825	814	81	11	722	0	99%
The British Land Company PLC	16	16	4	0	12	0	100%
Tilia Homes Limited	8	8	8	0	0	0	100%
Vistry Group PLC	295	289	138	0	151	0	100%
Viva Midco Limited (parent company for Avant Homes)	59	0	-	-	-	-	-
Wates Group Limited	24	23	14	0	9	0	100%
Watkin Jones PLC	14	14	12	2	0	0	86%
Weston Group PLC	88	87	27	0	60	0	100%

2. Remediation status

(parent company for Jones Homes)											
Fairview Holdings Limited	80	26	33%	54	68%	37	46%	0	0%	17	21%
Frasers Property (UK) Ltd	7	2	29%	5	71%	0	0%	0	0%	5	71%
Galliard Group Limited	41	24	59%	17	41%	1	2%	0	0%	16	39%
Grosvenor Developments Limited	12	4	33%	8	67%	7	58%	0	0%	1	8%
Hill Holdings Limited	24	11	46%	13	54%	3	13%	0	0%	10	42%
Hopkins Home Group Limited	-	-	-	-	-	-	-	-	-	-	-
Jelson Holdings Limited	5	3	60%	2	40%	0	0%	0	0%	2	40%
Keepmoat Limited	-	-	-	-	-	-	-	-	-	-	-
Land Securities Group PLC	7	4	57%	3	43%	3	43%	0	0%	0	0%
Lendlease Europe Holdings Limited	40	30	75%	10	25%	6	15%	0	0%	4	10%
London Square Development (Holdings) Limited	39	0	0%	39	100%	39	100%	0	0%	0	0%
McCarthy & Stone Limited	24	4	17%	20	83%	3	13%	2	8%	15	63%
Miller Homes Limited	37	6	16%	31	84%	15	41%	0	0%	16	43%
MJ Gleeson PLC	14	8	57%	6	43%	3	21%	0	0%	3	21%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	23	9	39%	14	61%	2	9%	0	0%	12	52%
Morris Homes Group Limited	2	0	0%	2	100%	0	0%	0	0%	2	100%
Other (combined total for all developers with 5 or fewer buildings each:	7	5	71%	2	29%	1	14%	0	0%	1	14%

Abbey Developments, Allison Homes, Bloor, CG Fry, Croudace, Emerson Group (Jones Homes), Hopkins, Keepmoat Homes, Rowland, Story Homes, Strata, William Davis)											
Pegasus Homes (formerly Lifestory Group)	1	0	0%	1	100%	1	100%	0	0%	0	0%
Persimmon Public Limited Company	64	25	39%	39	61%	30	47%	0	0%	9	14%
Rowland Group Limited	-	-	-	-	-	-	-	-	-	-	-
Rydon Group Holdings Limited	16	1	6%	15	94%	1	6%	0	0%	14	88%
Seven Capital PLC	19	19	100%	0	0%	0	0%	0	0%	0	0%
Sorbon Group Limited (parent company for Shanly Homes)	20	7	35%	13	65%	7	35%	0	0%	6	30%
Story Homes Limited	-	-	-	-	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-	-	-	-	-
Taylor Wimpey PLC	250	141	56%	109	44%	42	17%	15	6%	52	21%
Telford Homes Limited	96	90	94%	6	6%	6	6%	0	0%	0	0%
The Berkeley Group Holdings PLC	81	27	33%	54	67%	12	15%	0	0%	42	52%
The British Land Company PLC	4	2	50%	2	50%	2	50%	0	0%	0	0%
Tilia Homes Limited	8	1	13%	7	88%	7	88%	0	0%	0	0%
Vistry Group PLC	138	75	54%	63	46%	13	9%	16	12%	34	25%

Viva Midco Limited (parent company for Avant Homes)	0	0	-	0	-	0	-	0	-	0	-
Wates Group Limited	14	7	50%	7	50%	0	0%	0	0%	7	50%
Watkin Jones PLC	12	11	92%	1	8%	1	8%	0	0%	0	0%
Weston Group PLC	27	0	0%	27	100%	21	78%	0	0%	6	22%

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 February 2026 – 31 January 2027)
- The developer has indicated a forecast start date to be after the next 12 months (after 31 January 2027)
- 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)	1343	616	46%	100	7%	627	47%
Abbey Developments Limited	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-
Arada London Ltd	0	0	-	0	-	0	-
Ballymore Limited	8	8	100%	0	0%	0	0%
Barratt Redrow PLC	399	156	39%	43	11%	200	50%
Bellway PLC	253	110	43%	6	2%	137	54%
Bewley Group Limited	1	1	100%	0	0%	0	0%
Bloor Investments Limited	-	-	-	-	-	-	-
Bouygues (UK) Limited	8	1	13%	1	13%	6	75%
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	4	0	0%	0	0%	4	100%
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-
C.G. Fry and Son Limited	-	-	-	-	-	-	-
Cala Group (Holdings) Limited	6	0	0%	0	0%	6	100%
Canary Wharf Group PLC	0	0	-	0	-	0	-
Churchill Living (formerly Churchill Retirement PLC)	0	0	-	0	-	0	-

Crest Nicholson Holdings PLC	121	75	62%	0	0%	46	38%
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	26	8	31%	4	15%	14	54%
Frasers Property (UK) Ltd	2	0	0%	0	0%	2	100%
Galliard Group Limited	24	6	25%	2	8%	16	67%
Grosvenor Developments Limited	4	2	50%	0	0%	2	50%
Hill Holdings Limited	11	2	18%	0	0%	9	82%
Hopkins Home Group Limited	-	-	-	-	-	-	-
Jelson Holdings Limited	3	0	0%	0	0%	3	100%
Keepmoat Limited	-	-	-	-	-	-	-
Land Securities Group PLC	4	2	50%	0	0%	2	50%
Lendlease Europe Holdings Limited	30	20	67%	0	0%	10	33%
London Square Development (Holdings) Limited	0	0	-	0	-	0	-
McCarthy & Stone Limited	4	0	0%	0	0%	4	100%
Miller Homes Limited	6	1	17%	0	0%	5	83%
MJ Gleeson PLC	8	8	100%	0	0%	0	0%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	9	2	22%	0	0%	7	78%
Morris Homes Group Limited	0	0	-	0	-	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,	5	3	60%	0	0%	2	40%

Rowland, Story Homes, Strata, William Davis)							
Pegasus Homes (formerly Lifestory Group)	0	0	-	0	-	0	-
Persimmon Public Limited Company	25	19	76%	0	0%	6	24%
Rowland Group Limited	-	-	-	-	-	-	-
Rydon Group Holdings Limited	1	1	100%	0	0%	0	0%
Seven Capital PLC	19	5	26%	0	0%	14	74%
Sorbon Group Limited (parent company for Shanly Homes)	7	0	0%	0	0%	7	100%
Story Homes Limited	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-
Taylor Wimpey PLC	141	83	59%	22	16%	36	26%
Telford Homes Limited	90	46	51%	18	20%	26	29%
The Berkeley Group Holdings PLC	27	24	89%	3	11%	0	0%
The British Land Company PLC	2	0	0%	0	0%	2	100%
Tilia Homes Limited	1	0	0%	0	0%	1	100%
Vistry Group PLC	75	24	32%	0	0%	51	68%
Viva Midco Limited (parent company for Avant Homes)	0	0	-	0	-	0	-
Wates Group Limited	7	4	57%	0	0%	3	43%
Watkin Jones PLC	11	5	45%	0	0%	6	55%
Weston Group PLC	0	0	-	0	-	0	-

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	For buildings which have not yet started, start profiles by financial year...					Buildings which have not yet completed, with...	
		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	... no start date provided	... completion date prior to 2025-2026
Total	1343	235	525	54	5	3	518	3
Abbey Developments Limited	-	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-	-
Arada London Ltd	0	0	0	0	0	0	0	0
Ballymore Limited	8	1	7	0	0	0	0	0
Barratt Redrow PLC	399	29	144	28	0	0	198	0
Bellway PLC	253	9	105	3	0	0	136	0
Bewley Group Limited	1	1	0	0	0	0	0	0
Bloor Investments Limited	-	-	-	-	-	-	-	-
Bouygues (UK) Limited	8	1	1	0	0	0	6	0
Brighton STM Group Holding Company Limited (formally St.	4	0	0	0	0	0	4	0

Modwen Group Holdings Company Limited)									
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-	-	-
C.G. Fry and Son Limited	-	-	-	-	-	-	-	-	-
Cala Group (Holdings) Limited	6	6	0	0	0	0	0	0	0
Canary Wharf Group PLC	0	0	0	0	0	0	0	0	0
Churchill Living (formerly Churchill Retirement PLC)	0	0	0	0	0	0	0	0	0
Crest Nicholson Holdings PLC	121	29	50	0	0	0	42	0	0
Croudace Homes Group Limited	-	-	-	-	-	-	-	-	-
Dandara Living Holdings Limited	1	0	0	1	0	0	0	0	0
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-	-	-
Fairview Holdings Limited	26	2	10	0	0	0	14	0	0
Frasers Property (UK) Ltd	2	0	0	0	0	0	2	0	0
Galliard Group Limited	24	9	6	2	0	0	7	0	0
Grosvenor Developments Limited	4	4	0	0	0	0	0	0	0
Hill Holdings Limited	11	9	0	0	0	0	2	0	0
Hopkins Home Group Limited	-	-	-	-	-	-	-	-	-
Jelson Holdings Limited	3	0	0	0	0	0	3	0	0
Keepmoat Limited	-	-	-	-	-	-	-	-	-
Land Securities Group PLC	4	0	2	0	0	0	2	0	0
Lendlease Europe Holdings Limited	30	19	10	0	0	0	1	0	0
London Square Development (Holdings) Limited	0	0	0	0	0	0	0	0	0
McCarthy & Stone Limited	4	0	0	0	0	0	3	1	1

Miller Homes Limited	6	6	0	0	0	0	0	0
MJ Gleeson PLC	8	5	3	0	0	0	0	0
Morgan Sindall Group PLC (parent company for Lovell and Muse)	9	0	2	0	0	0	7	0
Morris Homes Group Limited	0	0	0	0	0	0	0	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	3	0	0	0	0	2	0
Pegasus Homes (formerly Lifestory Group)	0	0	0	0	0	0	0	0
Persimmon Public Limited Company	25	4	16	0	0	0	5	0
Rowland Group Limited	-	-	-	-	-	-	-	-
Rydon Group Holdings Limited	1	0	1	0	0	0	0	0
Seven Capital PLC	19	1	4	0	0	0	14	0
Sorbon Group Limited (parent company for Shanly Homes)	7	5	0	0	0	0	2	0
Story Homes Limited	-	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-	-
Taylor Wimpey PLC	141	40	68	12	5	3	13	0
Telford Homes Limited	90	10	49	8	0	0	22	1
The Berkeley Group Holdings PLC	27	6	21	0	0	0	0	0
The British Land Company PLC	2	0	0	0	0	0	2	0

Tilia Homes Limited	1	0	0	0	0	0	1	0
Vistry Group PLC	75	34	19	0	0	0	21	1
Viva Midco Limited (parent company for Avant Homes)	0	0	0	0	0	0	0	0
Wates Group Limited	7	0	4	0	0	0	3	0
Watkin Jones PLC	11	2	3	0	0	0	6	0
Weston Group PLC	0	0	0	0	0	0	0	0

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 February 2026 – 31 January 2027).
- The developer has indicated a forecast completion date to be after the next 12 months (after 31 January 2027)
- 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)	1964	430	22%	776	40%	758	39%
Abbey Developments Limited	0	0	-	0	-	0	-
Allison Homes Group Limited	-	-	-	-	-	-	-
Arada London Ltd	0	0	-	0	-	0	-
Ballymore Limited	8	6	75%	2	25%	0	0%
Barratt Redrow PLC	436	42	10%	186	43%	208	48%
Bellway PLC	391	30	8%	197	50%	164	42%
Bewley Group Limited	3	1	33%	0	0%	2	67%
Bloor Investments Limited	-	-	-	-	-	-	-
Bouygues (UK) Limited	8	0	0%	2	25%	6	75%
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	4	0	0%	0	0%	4	100%

Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-
C.G. Fry and Son Limited	-	-	-	-	-	-	-
Cala Group (Holdings) Limited	16	4	25%	0	0%	12	75%
Canary Wharf Group PLC	0	0	-	0	-	0	-
Churchill Living (formerly Churchill Retirement PLC)	0	0	-	0	-	0	-
Crest Nicholson Holdings PLC	274	119	43%	76	28%	79	29%
Croudace Homes Group Limited	-	-	-	-	-	-	-
Dandara Living Holdings Limited	19	3	16%	15	79%	1	5%
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-
Fairview Holdings Limited	63	20	32%	29	46%	14	22%
Frasers Property (UK) Ltd	2	0	0%	0	0%	2	100%
Galliard Group Limited	25	6	24%	8	32%	11	44%
Grosvenor Developments Limited	11	6	55%	0	0%	5	45%
Hill Holdings Limited	14	9	64%	0	0%	5	36%
Hopkins Home Group Limited	-	-	-	-	-	-	-
Jelson Holdings Limited	3	0	0%	0	0%	3	100%
Keepmoat Limited	-	-	-	-	-	-	-
Land Securities Group PLC	7	2	29%	2	29%	3	43%
Lendlease Europe Holdings Limited	36	12	33%	19	53%	5	14%
London Square Development (Holdings) Limited	39	0	0%	0	0%	39	100%
McCarthy & Stone Limited	7	0	0%	0	0%	7	100%
Miller Homes Limited	21	7	33%	1	5%	13	62%
MJ Gleeson PLC	11	10	91%	0	0%	1	9%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	11	0	0%	2	18%	9	82%

Morris Homes Group Limited	0	0	-	0	-	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)	6	3	50%	0	0%	3	50%
Pegasus Homes (formerly Lifestory Group)	1	1	100%	0	0%	0	0%
Persimmon Public Limited Company	55	30	55%	20	36%	5	9%
Rowland Group Limited	-	-	-	-	-	-	-
Rydon Group Holdings Limited	2	1	50%	1	50%	0	0%
Seven Capital PLC	19	2	11%	0	0%	17	89%
Sorbon Group Limited (parent company for Shanly Homes)	14	2	14%	0	0%	12	86%
Story Homes Limited	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-
Taylor Wimpey PLC	183	45	25%	113	62%	25	14%
Telford Homes Limited	96	8	8%	66	69%	22	23%
The Berkeley Group Holdings PLC	39	18	46%	13	33%	8	21%
The British Land Company PLC	4	0	0%	0	0%	4	100%
Tilia Homes Limited	8	0	0%	0	0%	8	100%
Vistry Group PLC	88	37	42%	19	22%	32	36%
Viva Midco Limited (parent company for Avant Homes)	0	0	-	0	-	0	-
Wates Group Limited	7	1	14%	3	43%	3	43%
Watkin Jones PLC	12	4	33%	2	17%	6	50%
Weston Group PLC	21	1	5%	0	0%	20	95%

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	Number of buildings being remediated by the developer directly where remediation has not yet completed	For buildings which have not yet completed, completion profiles by financial year...							Buildings which have not yet completed, with...	
		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	.. no completion date provided	... completion date prior to 2025-2026
Total	1964	178	447	566	127	11	1	1	606	27
Abbey Developments Limited	-	-	-	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-	-	-	-
Arada London Ltd	0	0	0	0	0	0	0	0	0	0
Ballymore Limited	8	0	6	2	0	0	0	0	0	0
Barratt Redrow PLC	436	9	47	137	39	0	1	1	202	0
Bellway PLC	391	14	31	158	32	1	0	0	147	8
Bewley Group Limited	3	2	1	0	0	0	0	0	0	0
Bloor Investments Limited	-	-	-	-	-	-	-	-	-	-
Bouygues (UK) Limited	8	0	1	0	1	0	0	0	6	0

Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	4	0	0	0	0	0	0	0	4	0
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-	-	-	-
C.G. Fry and Son Limited	-	-	-	-	-	-	-	-	-	-
Cala Group (Holdings) Limited	16	12	4	0	0	0	0	0	0	0
Canary Wharf Group PLC	0	0	0	0	0	0	0	0	0	0
Churchill Living (formerly Churchill Retirement PLC)	0	0	0	0	0	0	0	0	0	0
Crest Nicholson Holdings PLC	274	12	122	62	0	0	0	0	76	2
Croudace Homes Group Limited	-	-	-	-	-	-	-	-	-	-
Dandara Living Holdings Limited	19	1	4	9	5	0	0	0	0	0
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-	-	-	-
Fairview Holdings Limited	63	9	13	27	0	0	0	0	14	0
Frasers Property (UK) Ltd	2	0	0	0	0	0	0	0	2	0
Galliard Group Limited	25	2	6	5	3	0	0	0	9	0
Grosvenor Developments Limited	11	0	6	0	0	0	0	0	5	0
Hill Holdings Limited	14	3	6	0	0	0	0	0	5	0
Hopkins Home Group Limited	-	-	-	-	-	-	-	-	-	-
Jelson Holdings Limited	3	0	0	0	0	0	0	0	3	0
Keepmoat Limited	-	-	-	-	-	-	-	-	-	-
Land Securities Group PLC	7	0	3	1	0	0	0	0	3	0
Lendlease Europe Holdings Limited	36	5	20	10	0	0	0	0	1	0
London Square Development (Holdings) Limited	39	39	0	0	0	0	0	0	0	0
McCarthy & Stone Limited	7	0	0	0	0	0	0	0	6	1
Miller Homes Limited	21	5	5	1	0	0	0	0	6	4

MJ Gleeson PLC	11	1	10	0	0	0	0	0	0	0
Morgan Sindall Group PLC (parent company for Lovell and Muse)	11	0	0	1	1	0	0	0	9	0
Morris Homes Group Limited	0	0	0	0	0	0	0	0	0	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)	6	1	2	0	0	0	0	0	3	0
Pegasus Homes (formerly Lifestory Group)	1	0	1	0	0	0	0	0	0	0
Persimmon Public Limited Company	55	2	29	19	0	0	0	0	5	0
Rowland Group Limited	-	-	-	-	-	-	-	-	-	-
Rydon Group Holdings Limited	2	0	1	1	0	0	0	0	0	0
Seven Capital PLC	19	0	2	0	0	0	0	0	17	0
Sorbon Group Limited (parent company for Shanly Homes)	14	12	0	0	0	0	0	0	2	0
Story Homes Limited	-	-	-	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-	-	-	-
Taylor Wimpey PLC	183	13	58	71	17	10	0	0	14	0
Telford Homes Limited	96	0	18	38	18	0	0	0	22	0
The Berkeley Group Holdings PLC	39	2	19	10	1	0	0	0	4	3
The British Land Company PLC	4	0	0	0	0	0	0	0	4	0
Tilia Homes Limited	8	5	0	0	0	0	0	0	3	0
Vistry Group PLC	88	19	26	9	10	0	0	0	24	0
Viva Midco Limited (parent company for Avant Homes)	0	0	0	0	0	0	0	0	0	0
Wates Group Limited	7	0	1	3	0	0	0	0	3	0

Watkin Jones PLC	12	0	4	2	0	0	0	0	6	0
Weston Group PLC	21	10	1	0	0	0	0	0	1	9

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.

Table 7: Communication with residents and responsible entities			
Developer	Number of buildings where the developer or 'responsible entity' has engaged with stakeholders about ongoing direct remediation, excluding completed buildings...	Number of buildings that have not completed remediation but are	Total sum of contact (%)

									expected to have communication	
	... via Responsible Entity	(%)	.. directly	(%)	... directly and via Responsible Entity	(%)	... unconfirmed how	(%)		
Total (all developers)	1209	62%	61	3%	192	10%	105	5%	1964	80%
Abbey Developments Limited	-	-	-	-	-	-	-	-	-	-
Allison Homes Group Limited	-	-	-	-	-	-	-	-	-	-
Arada London Ltd	0	-	0	-	0	-	0	-	0	-
Ballymore Limited	8	100%	0	0%	0	0%	0	0%	8	100%
Barratt Redrow PLC	171	39%	13	3%	27	6%	104	24%	436	72%
Bellway PLC	388	99%	1	0%	2	1%	0	0%	391	100%
Bewley Group Limited	3	100%	0	0%	0	0%	0	0%	3	100%
Bloor Investments Limited	-	-	-	-	-	-	-	-	-	-
Bouygues (UK) Limited	0	0%	0	0%	2	25%	0	0%	8	25%
Brighton STM Group Holding Company Limited (formally St. Modwen Group Holdings Company Limited)	0	0%	0	0%	0	0%	0	0%	4	0%
Broadthorpe Limited (parent company for William Davis Homes)	-	-	-	-	-	-	-	-	-	-
C.G. Fry and Son Limited	-	-	-	-	-	-	-	-	-	-
Cala Group (Holdings) Limited	15	94%	0	0%	0	0%	0	0%	16	94%
Canary Wharf Group PLC	0	-	0	-	0	-	0	-	0	-

Churchill Living (formerly Churchill Retirement PLC)	0	-	0	-	0	-	0	-	0	-
Crest Nicholson Holdings PLC	136	50%	0	0%	0	0%	1	0%	274	50%
Croudace Homes Group Limited	-	-	-	-	-	-	-	-	-	-
Dandara Living Holdings Limited	0	0%	0	0%	19	100%	0	0%	19	100%
Emerson Developments (Holdings) Limited (parent company for Jones Homes)	-	-	-	-	-	-	-	-	-	-
Fairview Holdings Limited	3	5%	3	5%	48	76%	0	0%	63	86%
Frasers Property (UK) Ltd	0	0%	2	100%	0	0%	0	0%	2	100%
Galliard Group Limited	21	84%	1	4%	3	12%	0	0%	25	100%
Grosvenor Developments Limited	0	0%	6	55%	5	45%	0	0%	11	100%
Hill Holdings Limited	3	21%	0	0%	5	36%	0	0%	14	57%
Hopkins Home Group Limited	-	-	-	-	-	-	-	-	-	-
Jelson Holdings Limited	3	100%	0	0%	0	0%	0	0%	3	100%
Keepmoat Limited	-	-	-	-	-	-	-	-	-	-
Land Securities Group PLC	3	43%	0	0%	0	0%	0	0%	7	43%
Lendlease Europe Holdings Limited	0	0%	0	0%	0	0%	0	0%	36	0%
London Square Development (Holdings) Limited	39	100%	0	0%	0	0%	0	0%	39	100%
McCarthy & Stone Limited	0	0%	0	0%	0	0%	0	0%	7	0%
Miller Homes Limited	6	29%	0	0%	11	52%	0	0%	21	81%
MJ Gleeson PLC	5	45%	2	18%	3	27%	0	0%	11	91%

Morgan Sindall Group PLC (parent company for Lovell and Muse)	7	64%	0	0%	2	18%	0	0%	11	82%
Morris Homes Group Limited	0	-	0	-	0	-	0	-	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)	4	67%	1	17%	0	0%	0	0%	6	83%
Pegasus Homes (formerly Lifestory Group)	0	0%	1	100%	0	0%	0	0%	1	100%
Persimmon Public Limited Company	50	91%	0	0%	0	0%	0	0%	55	91%
Rowland Group Limited	-	-	-	-	-	-	-	-	-	-
Rydon Group Holdings Limited	2	100%	0	0%	0	0%	0	0%	2	100%
Seven Capital PLC	3	16%	0	0%	7	37%	0	0%	19	53%
Sorbon Group Limited (parent company for Shanly Homes)	0	0%	0	0%	14	100%	0	0%	14	100%
Story Homes Limited	-	-	-	-	-	-	-	-	-	-
Strata Homes Group Limited	-	-	-	-	-	-	-	-	-	-
Taylor Wimpey PLC	183	100%	0	0%	0	0%	0	0%	183	100%
Telford Homes Limited	64	67%	1	1%	31	32%	0	0%	96	100%

The Berkeley Group Holdings PLC	35	90%	0	0%	4	10%	0	0%	39	100%
The British Land Company PLC	2	50%	0	0%	0	0%	0	0%	4	50%
Tilia Homes Limited	2	25%	5	63%	0	0%	0	0%	8	88%
Vistry Group PLC	42	48%	21	24%	4	5%	0	0%	88	76%
Viva Midco Limited (parent company for Avant Homes)	0	-	0	-	0	-	0	-	0	-
Wates Group Limited	0	0%	4	57%	3	43%	0	0%	7	100%
Watkin Jones PLC	11	92%	0	0%	1	8%	0	0%	12	100%
Weston Group PLC	0	0%	0	0%	1	5%	0	0%	21	5%

6. Update against RAP Joint Plan targets

On 2 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 outstanding cost-recovery negotiations with social housing providers by end July 2025, and any future cost-recovery negotiations as quickly as possible within 6 months

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, and the fourth target to resolve outstanding cost-recovery negotiations with social housing providers by the end of July 2025. Progress against the second and third targets will be published after the deadlines have passed.

Target 1: Finish assessing all their buildings to determine which require works by end July 2025

These tables are based on data reported by developers as at 31 July 2025. This is because they are intended to report on progress that developers had made against the RAP target to finish assessing all their buildings to determine which require works by end July 2025. For the most recent data relating to developer determinations please see table 1.

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: Determinations made by developers, with reasonable exceptions factored in, reported as at 31 July 2025

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, reported as at 31 July 2025					
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), reported as at 31 July 2025					
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%
Other (combined total for all developers with 5 or fewer buildings each: Bloor, CG Fry, Hopkins, Keepmoat Homes)	8	8	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%

Target 4: Resolve outstanding cost-recovery negotiations with social housing providers

This section reports on the progress made by developers against the joint plan stretch target to resolve by end July 2025 any outstanding cost-recovery negotiations* with social housing providers on buildings where those developers acted as a contractor, and which are therefore outside the scope of the developer remediation contract obligations, and to resolve any new cost-recovery negotiations with social housing providers within 6 months.

*Where cost-recovery negotiations were underway but unresolved on 2 December 2024, when the joint plan was published.

The 39 developers that signed up to the stretch targets in the joint plan were contacted in May 2025 and October 2025 to report to MHCLG on progress made toward meeting this stretch target.

Developers who had one or more outstanding cost-recovery negotiations with social housing providers as of 2 December 2024, and/or who had started any cost-recovery negotiations with social housing providers since 2 December 2024, were asked to complete a questionnaire reporting on progress against the joint plan commitment.

Developers who believed that they did not have buildings within the scope of this joint plan commitment submitted a nil-return.

This report and the supporting management information tables are based on information as reported by developers in their returns in October 2025. Separately, MHCLG collected data from social housing providers in June 2025 to identify buildings that may fall in scope of this commitment. Additional buildings brought to MHCLG's attention by social housing providers were shared with developers who signed up to the joint plan to include in their returns in October 2025 where appropriate.

Developers in cost-recovery negotiations with social housing providers

Of the 39 developers who signed the joint plan:

- 6 developers reported that they had outstanding cost-recovery negotiations with social housing providers as of 2 December 2024 which fell within the scope of this joint plan commitment. Those developers are:
 - Broadthorpe Limited (parent company for William Davis Homes)
 - Hill Holdings Limited
 - Morgan Sindall Group PLC (parent company for Lovell and Muse)
 - Rydon Group Holdings Limited
 - Vistry Group PLC

- Wates Group Limited
- 33 developers reported that they did not have any building that fell within the scope of this joint plan commitment.

Previous cost-recovery negotiations not covered by joint plan commitment

The 6 developers that reported that they had cost-recovery negotiations that fell within scope of the joint plan also voluntarily reported that they had previously resolved cost-recovery disputes on 96 buildings with social housing providers. Those cost recovery-negotiations are not captured by the joint plan commitment because they were resolved prior to 2 December 2024.

This total may not be representative of the total number of buildings where joint plan signatories resolved cost-recovery negotiations before the 2 December 2024 as developers who signed up to the joint plan were only asked to report on cost-recovery disputes that fell within scope of the joint plan commitment.

Progress resolving cost-recovery negotiations against joint plan commitment

In total, the 6 developers that reported that they had cost-recovery negotiations that fell within scope of the joint plan commitment reported that:

- As of 2 December 2024, the 6 developers were in cost-recovery negotiations with social housing providers on 164 buildings.
- As of October 2025, the 6 developers reported that they had reached agreement with social housing providers on 86 buildings (52%), and that cost-recovery negotiations were ongoing on 78 buildings (48%).*
- The 6 developers had started cost-recovery negotiations with social housing providers on 10 buildings since 2 December 2024. As of October 2025, the 6 developers had reached agreement with social housing providers on 4 of those buildings (40%), and cost-recovery negotiations were ongoing on 6 of those buildings (60%).*

*Ongoing cost-recovery negotiations include disputes about liability of the developer for remediation, about the scope of the works required and the developer's contribution, and/or over the final agreement with the social housing provider.

Table 10: Progress resolving cost-recovery negotiations where negotiations started before 2 December 2024

	Total buildings with an active negotiation as of 2 December 2024	Of which, where agreement has been reached (Number)	Of which, where agreement has been reached (Percentage)	Of which, where negotiations are ongoing (Number)	Of which, where negotiations are ongoing (Percentage)
Broadthorpe Limited (parent company for William Davis Homes)	1	0	0%	1	100%
Hill Holdings Limited	10	5	50%	5	50%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	2	1	50%	1	50%
Rydon Group Holdings Limited	16	1	6%	15	94%
Vistry Group PLC	109	68	62%	41	38%
Wates Group Limited	26	11	42%	15	58%
Total	164	86	52%	78	48%

Table 11: Progress resolving cost-recovery negotiations where negotiations started after 2 December 2024

	Total buildings where negotiations started since 2 December 2024	Of which, where agreement has been reached (Number)	Of which, where agreement has been reached (Percentage)	Of which, where negotiations are ongoing (Number)	Of which, where negotiations are ongoing (Percentage)
Broadthorpe Limited (parent company for William Davis Homes)	0	0	0%	0	0%
Hill Holdings Limited	1	1	100%	0	0%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	0	0	0%	0	0%
Rydon Group Holdings Limited	0	0	0%	0	0%
Vistry Group PLC	6	0	0%	6	100%
Wates Group Limited	3	3	100%	0	0%
Total	10	4	40%	6	60%

Expected resolution of ongoing cost-recovery negotiations

Developers reported that cost-recovery negotiations were ongoing for 84 buildings. This includes 78 buildings where cost-recovery negotiations started before 2 December 2024 and 6 buildings where cost-recovery negotiations started after 2 December 2024.

Of those 84 buildings, developers reported that they expected to reach a final agreement with social housing providers:

- Within 6 months on 77 buildings (92%), including on 71 buildings where cost-recovery negotiations outstanding as of 2 December 2024 and 6 buildings where cost-recovery negotiations started since 2 December 2024.
- More than 6 months on 7 buildings (8%), where cost-recovery negotiations outstanding as of 2 December 2024.

Table 12: Developer forecast on resolution of cost-recovery negotiations

	Total buildings with unresolved negotiations	Of which, where the developer reported agreement will be reached within 6 months (Number)	Of which, where the developer reported agreement will be reached within 6 months (Percentage)	Of which, where the developer reported negotiation will take more than 6 months to resolve or unknown (Number)	Of which, where the developer reported negotiation will take more than 6 months to resolve or unknown (Percentage)
Broadthorpe Limited (parent company for William Davis Homes)	1	0	0%	1	100%
Hill Holdings Limited	5	4	80%	1	20%
Morgan Sindall Group PLC (parent company for Lovell and Muse)	1	1	100%	0	0%
Rydon Group Holdings Limited	15	10	67%	5	33%
Vistry Group PLC	47	47	100%	0	0%
Wates Group Limited	15	15	100%	0	0%
Total	84	77	92%	7	8%

MHCLG will continue to work with developers and social housing providers to accelerate resolution of cost-recovery negotiations.