



Building Safety Programme: Monthly Data Release

Data as of 31 October 2020

Coverage: England

Summary of latest figures (as at 31 October 2020)

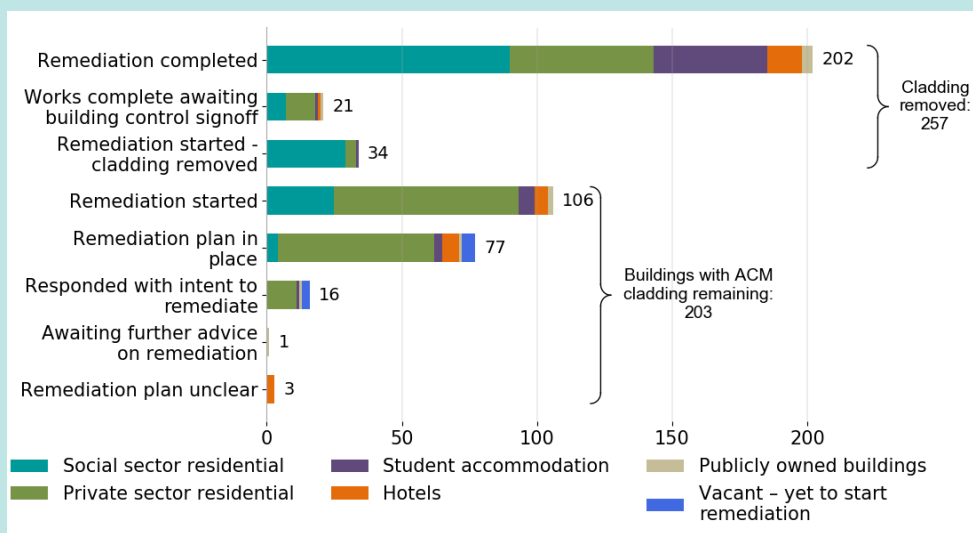
Remediation works to remove and replace unsafe Aluminium Composite Material (ACM) cladding systems have either completed or started on 79% (363) of all identified high-rise residential and publicly owned buildings in England – an increase of 12 since the end of September and an increase of 105 since December 2019.

257 buildings (56% of all identified buildings) no longer have ACM cladding systems – an increase of 21 since the end of September. 202 (44% of all buildings) have fully completed remediation – an increase of 13 since the end of September.

Of those with ACM cladding remaining, a further 106 have started remediation. Of the 97 yet to start, seven are vacant and 73 occupied buildings have a remediation plan in place.

97% (151) of **social sector buildings** have either completed or started remediation. 81% of the 155 buildings have removed the ACM cladding, with 90 (58%) having completed remediation.

64% (136) of **private sector buildings** have either completed or started remediation. Of these, 68 (32%) have had their ACM cladding removed.



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Statistical enquiries:

Office hours: 9am-5pm

BuildingSafetyData2@communities.gov.uk

Media enquiries:

0303 444 1209

newsdesk@communities.gov.uk

Date of next publication:

9:30am on 17 December 2020

Figure 1: Remediation has progressed for buildings with ACM cladding systems across all sectors since November 2019 with increased remediation rates in private residential buildings since April 2020.

England, 31 October 2020

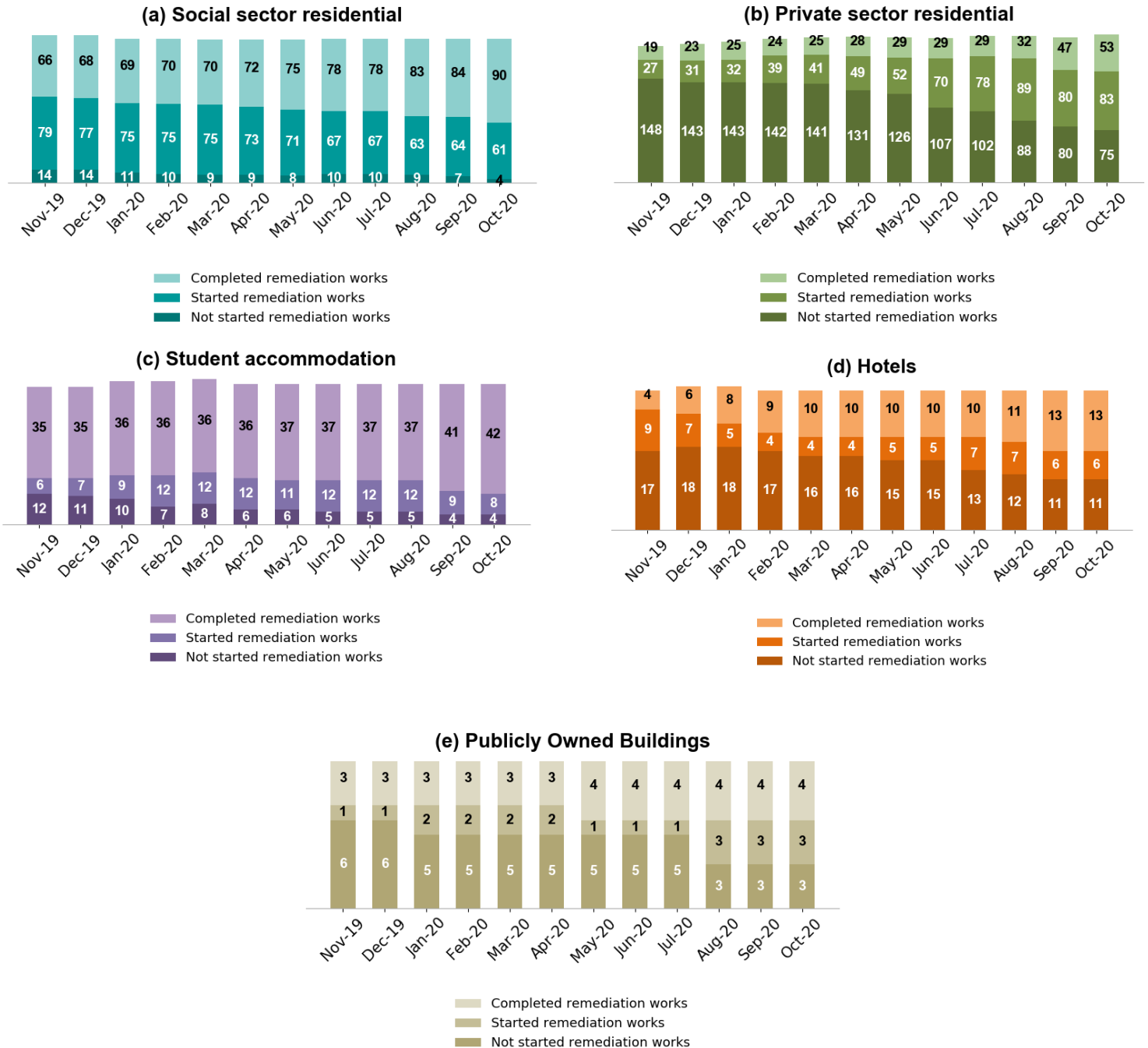
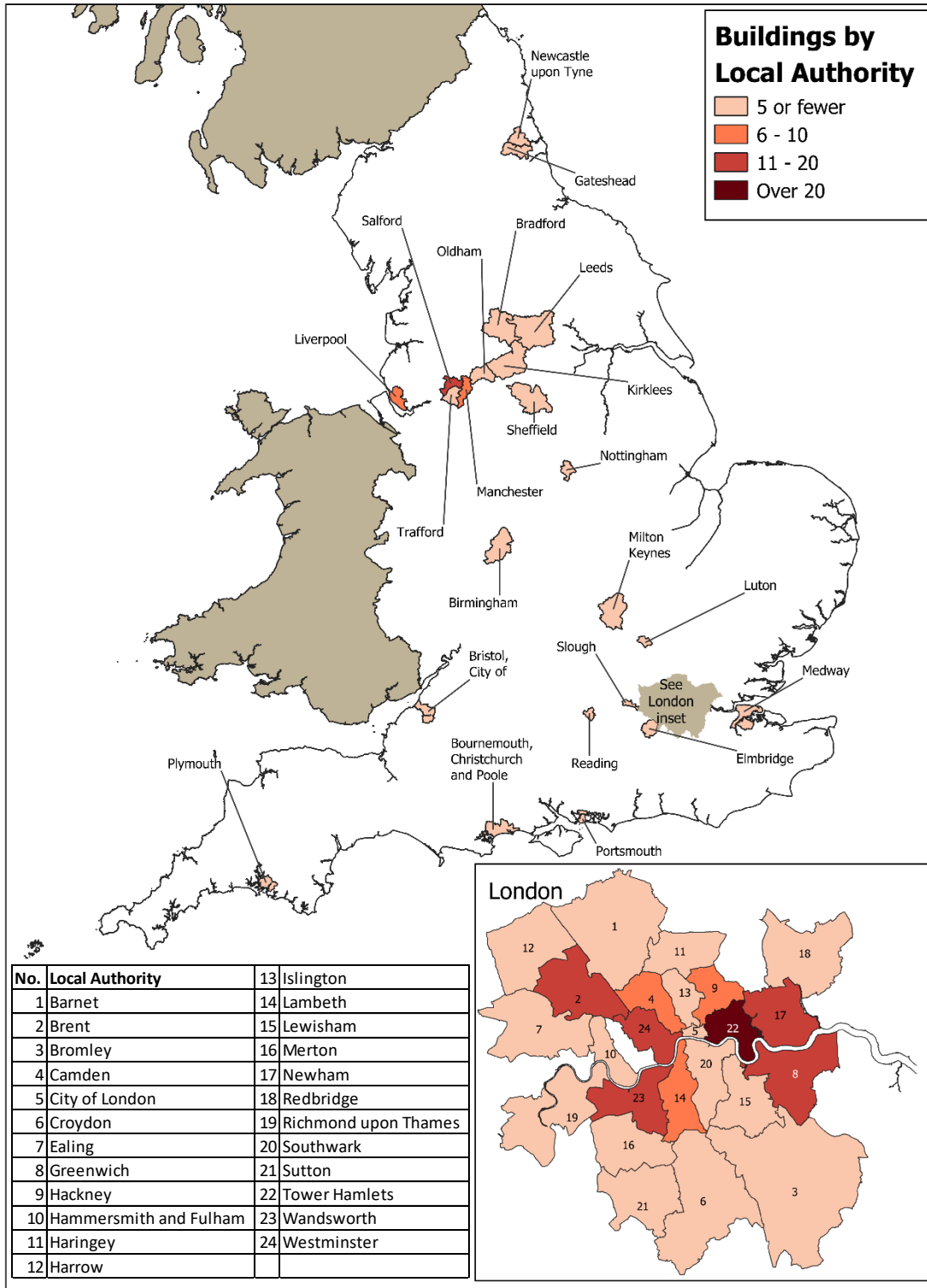


Figure 2: Most high rise buildings with ACM cladding systems unlikely to meet Building Regulations yet to be remediated are concentrated around urbanised areas of the UK, notably Manchester and Greater London (See Figure. 11)

England, 31 October 2020



Note: Local authorities with fewer than ten high-rise residential buildings (regardless of whether or not they have cladding) have been removed from the map above, as their inclusion could lead to the identification of one or more buildings with ACM cladding systems unlikely to meet Building Regulations in these areas. Local authority data is available in WebTable 3 published alongside the release.

Introduction

Following the Grenfell Tower tragedy, the government established a Building Safety Programme to ensure that residents of high-rise residential buildings are safe, and feel safe from the risk of fire, now and in the future. An independent Expert Panel was appointed to advise the Secretary of State for Housing, Communities and Local Government on building safety measures.

This Data Release provides data on:

- 1) The total number of high-rise residential multi-occupied buildings in England;
- 2) high-rise (over 18 metres) residential buildings (including student accommodation and hotels) and publicly owned buildings identified with Aluminium Composite Material (ACM) cladding systems unlikely to meet Building Regulations; and
- 3) progress with remediation of buildings with ACM cladding systems unlikely to meet Building Regulations, and the number of buildings yet to be remediated, in social and private residential, student accommodation, hotels and publicly owned buildings.

The Data Release uses data from several sources (see Appendix 1):

- **Building Research Establishment (BRE) tests;**
- **Local authority confirmation** – following local authorities working with building owners and agents to identify any cladding issues;
- **Housing Association confirmation** – following housing association work with social sector buildings and where they act as head lessors in the private sector;
- **Discussions with responsible stakeholders** – including building owners, developers and agents;
- **Valuation Office Agency property attribute data** – to validate the number of dwellings in high-rise residential buildings; and
- **Greater London Authority and Homes England data** – on social and private sector remediation funds.
- **Data provided by the Ordnance Survey® and Domestic Energy Performance Certificate Data** – to calculate the number and characteristics of all high-rise residential multi-occupied buildings in England.
- **Care Quality Commission (CQC) Data** – contains a complete list of the places in England where care is regulated by CQC.

The government's independent Expert Panel advised that the clearest way of ensuring an external wall system adequately resists external fire spread is for all the relevant elements of the wall to be of limited combustibility, or to use an external wall system which can be shown to have passed a large-scale system test as specified in British Standard BS8414.

In the summer of 2017, the government commissioned a series of large-scale system tests to assess how different ACM panels with different insulation types behave in a fire. Seven tests were undertaken so urgent advice could be provided to building owners (see Table 4 in the data tables published alongside this release).

The remediation of buildings with ACM cladding systems unlikely to meet Building Regulations is a complex process. Remediation work involves addressing any issues with the exterior cladding system and broader fire safety systems for each building. All of this work takes time and varies considerably depending on the building structure, extent and location of cladding, and existing fire safety systems. For many buildings this is a complex job involving major construction work which needs to be planned, consulted on and carried out carefully.

The Expert Panel has issued a number of advice notes for building owners on the measures they should take to ensure their buildings are safe. [Building safety advice for building owners, including fire doors](#) brings these documents together.

On 17 October 2018, the Ministry of Housing, Communities and Local Government (MHCLG) [announced](#) the release of funding to remediate high-rise social sector residential buildings with ACM cladding unlikely to meet Building Regulations. On 9 May 2019, the government [announced](#) its commitment to fund the remediation of high-rise private sector residential buildings with ACM cladding systems unlikely to meet Building Regulations. The private sector remediation fund application guidance including eligibility and evidence criteria was [published](#) in July 2019. As of 12 September 2019, eligible private sector building owners were able formally to submit their applications for funding for ACM removal and replacement. The deadline for submitting applications to the private sector remediation fund was 31 December 2019. Applications for funding which had not been submitted by this date may still be considered, but applicants must submit full applications as soon as possible. The eligibility of new applications to the fund will be decided on a case-by-case basis.

The government placed a ban on combustible materials on new high-rise homes, implemented through the Building (Amendment) Regulations 2018 (laid on 29 November 2018). The regulations came into force on 21 December 2018 with a two-month transitional period. The Government committed to review the effectiveness of the ban after one year. In January 2020, the government launched a [consultation](#) on proposed amendments to the ban.

The ban does not apply to existing buildings where no building work is being carried out. In these instances, we consider that a case-by-case risk-based approach to fire safety in existing buildings is most appropriate in line with the advice already issued by the Department and the Expert Panel.

MHCLG is collecting data on all external wall systems on residential buildings 18 metres and above in height and will publish appropriate information from the data collection in the monthly data release when ready.

On 11 March 2020, the Chancellor announced in the Budget a £1 billion fund in 2020/21 to fund the removal and replacement of unsafe non-ACM cladding systems. The [prospectus](#) for the Building Safety Fund was published in May. Registration for the Fund opened on 1 June and closed on 31 July 2020. Eligible applicants will be given access to the relevant application portal following completion of technical due diligence at registration. Statistics on registrations to the Building Safety Fund are available [here](#).

MHCLG has published [guidance](#) on building safety, remediation and COVID-19, reflecting the government's view that remediation of unsafe ACM cladding remains a priority.

On 16 October 2020, MHCLG published information on [Waking Watch costs](#) based on data collected through a range of external stakeholders from June to September 2020.

We are proposing to no longer publish [Web Table 4](#) available alongside this release. Web Table 4 reports on numbers of large-scale system tests undertaken by the BRE and the number of buildings with similar cladding systems. The information in this table remains relatively static each month and includes data on buildings that are not part of the dataset of buildings with unsafe ACM cladding systems reported on throughout the Data Release. As such, it is no longer our intention to publish Web Table 4, please email BuildingSafetyData2@communities.gov.uk with comments on this proposal by 19 November 2020.

The figures in this publication are correct as at the specified dates, but work is ongoing to remove and replace ACM cladding systems unlikely to meet Building Regulations. This means that the figures may include some buildings that have since removed and replaced ACM cladding systems.

The Ministry of Housing, Communities and Local Government will publish further data releases on:

- 17 December 2020
- 21 January 2021
- 11 February 2021

These will refer to the situation at the end of the previous calendar month.

1) Overview and updates

1.1) Buildings Identified with ACM cladding

Number of high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations

MHCLG uses data from several sources to confirm whether a high-rise building has an Aluminium Composite Material (ACM) cladding system unlikely to meet Building Regulations (Appendix 1), including:

- **Building Research Establishment (BRE) tests;**
- **Local authority confirmation** – following local authorities working with building owners and agents to identify any cladding issues;
- **Discussions with responsible stakeholders** – including building owners, developers and agents.

MHCLG has identified a total of 460 high-rise residential buildings and publicly owned buildings as having ACM cladding systems unlikely to meet Building Regulations, an increase of four since the end of September. Buildings may move out of scope of the Building Safety Programme if confirmed as being less than 18 metres tall or the ACM cladding systems comply with Building Regulations.

Table 1: Four new private residential buildings with ACM cladding systems unlikely to meet Building Regulations have been identified. The identified total across all tenures is 460 England, 31 October 2020

	31 October 2020	30 September 2020	Monthly change
Social sector residential	155	155	0
Private sector residential	211	207	+4
Student accommodation	54	54	0
Hotels	30	30	0
Publicly owned buildings	10	10	0
Total	460	456	+4

There are eight buildings for which the cladding status is awaiting confirmation. We are in touch with named contacts for all these buildings, many of whom have come to light in recent months, who are either pursuing testing action or providing further details on these buildings.

Once buildings with ACM cladding systems are identified, local authorities work with fire and rescue services to ensure that interim safety measures are in place and to ensure that the buildings are remediated to comply with Building Regulations.

1.2) High-rise Buildings in England

Total number of high-rise residential multi-occupied buildings of 18 metres or more in height, or more than six storeys (whichever is reached first)

The total number of high-rise residential multi-occupied buildings of 18 metres or more in height, or more than six storeys (whichever is reached first) in England is estimated as of April 2020 to be 12,500¹.

- Of which 6,500 (52%) are private sector buildings (private residential buildings and student accommodation) and 6,000 (48%) are social sector buildings.
- Over 95% of buildings were identified as flat dwellings, with the remaining proportioned across houses in multiple occupation, residential education and sheltered accommodation.
- We have identified 1,500 (12%) buildings above six storeys and under 18 metres, 7,000 (56%) buildings between 18 metres to 29 metres and the remaining 4,000 (32%) buildings greater than and equal to 30 metres.

The Government's [response](#) to the Building a Safer Future consultation published in April 2020 proposed that the new building safety regime would apply to multi-occupied residential buildings of 18m or more or more than six storeys. The above buildings are proposed as falling within the definition of residential as [published](#) in the draft Building Safety Bill.

The characteristics of the buildings are slightly different from those we report on in this Data Release regarding the remediation of ACM cladding materials – most notably hotels and publicly owned buildings are covered in the ACM sections of this release.

The central estimate of 12,500 buildings does contain an element of uncertainty mainly due to data quality issues identified in the OS ® Buildings Height Attribute Data. Further information on the methodology is available in Appendix 1 of this release.

1.3) 11 metres and 18 metres in England

Total number of residential buildings between 11 metres and 18 metres in height

The total number of buildings between 11 metres and 18 metres in height in England is estimated as of September 2020 to be 77,500².

- Over 98% of buildings were identified as residential dwellings/flats, with the remaining proportioned across residential education and sheltered accommodation.

¹ Multi-occupied residential buildings are defined as social and private residential and student accommodation, and excludes hotels. This figure was estimated as of April 2020 and will only be updated in this series of monthly data releases if the number or methodology changes substantially.

² This figure was estimated as of September 2020 and will only be updated in this series of monthly data releases if [the number or methodology changes substantially](#).

- MHCLG identified 57,800 (75%) buildings between 11 metres to 13 metres, 16,600 (21%) buildings between 14 metres to 16 metres and the remaining 3,100 (4%) buildings between 17 metres to 18 metres.

The central estimate of 77,500 buildings does contain an element of uncertainty mainly due to data quality issues identified in the OS® Building Height Attribute Data, the property classifications which determine whether the building is residential or not and the number of unique property reference number (UPRN) recorded for each building. This could limit our data coverage and therefore understate the number of buildings in scope.

1.4) Care Homes in England

Total number of care homes

The total number of buildings identified as care homes from the Care Quality Commission (CQC) data in England is estimated as of September 2020 to be 15,700³. Of these, an estimated total of 13,500 care homes were identified in the data provided by the Ordnance Survey® (OS®) and the Domestic Energy Performance Certificate (EPC) data which showed that:

- There are 9,800 residential homes and 3,700 nursing homes.
- Over 97% of care homes were identified as below 11 metres, with the remaining at 11 metres and above.

The central estimate of 13,500 care homes does contain an element of uncertainty mainly due to data quality issues identified in the property classifications and height classifications. This could skew our data coverage and therefore understate or overstate the number of care homes.

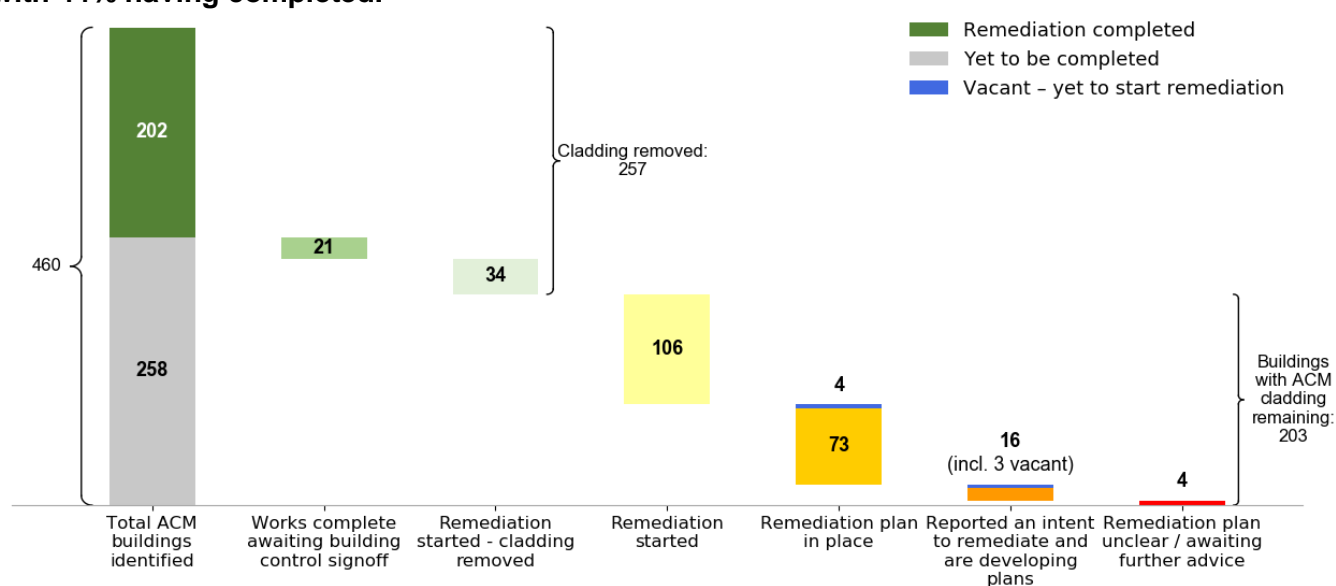
³ This figure was estimated as of September 2020 and will only be updated in this series of monthly data releases if the number or methodology changes substantially.

2) Progress in remediating buildings

2.1) Overall remediation

As at 31 October 2020, of the 460 high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations, remediation has either completed or started on 363 (79% of all identified buildings) – an increase of 12 since the end of September and an increase of 105 since December 2019. This compares to an increase of 90 in 2019 as a whole.

Figure 3: 79% of the 460 ACM clad high-rise buildings have started or completed remediation, with 44% having completed.



257 buildings have either completed remediation or have had their ACM cladding systems removed – an increase of 21 since the end of September. Of these, 202 buildings have fully completed remediation (44% of all identified buildings) – an increase of 13 since the end of September. A further seven buildings are vacant. Overall 264 buildings (57% of all identified buildings) have had their cladding systems removed (including those that have completed remediation) or are vacant so no longer represent a risk to resident safety.

There are 203 high-rise residential and publicly owned buildings still with ACM cladding systems unlikely to meet Building Regulations in England – a decrease of 17 since the end of September. Of these, 106 buildings have started remediation and a further seven are vacant. There are 90 occupied buildings yet to start remediation (20%).

2.2) Enforcement

Local Authority and Fire and Rescue Services have enforcement powers and the Government is supporting them to use those powers against buildings with unsafe ACM cladding. This includes support from the Joint Inspection Team which was set up by the Department, and is hosted by the Local Government Association, to provide expert advice and support local authorities to carry out enforcement on buildings with ACM cladding. Enforcement action has been, or is being, taken against at least 57 buildings with ACM cladding (and, in many other cases, the threat of enforcement action has been effective in triggering building owners to act). This includes 17 buildings with Joint Inspection Team support. 46 of the 57 cases of enforcement are against buildings currently yet to start remediation. Of the 57 cases, at least 14 improvement notices, 9 hazard awareness notices, and 4 prohibition orders have been served.

The government publishes a [list of corporate entities](#) that have indicated to the department that they are taking on the responsibility for the remediation of unsafe ACM cladding, but where at least one of their buildings does not yet have a plan in place. The entities listed are the department's main contact for the remediation of a specific building, or understood to be the decision makers on remediation (though they may have other entities working on their behalf).

As of 31 October 2020, one entity did not have a plan to remediate and did not meet the exclusion criteria set out on [Gov.uk](#). This entity is:

- Henley Homes RF Limited

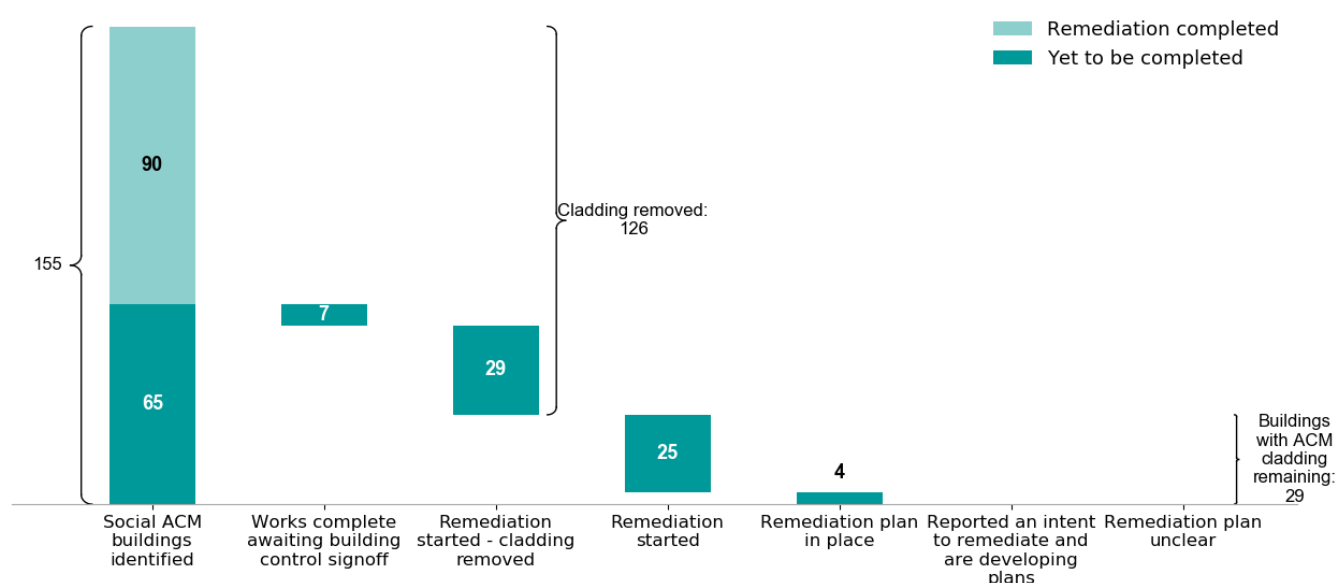
When a corporate entity shows that a plan is in place, with evidence that they have started tendering for remedial works, they will be removed from the list. This list is updated periodically.

From December 2020, those entities responsible for buildings with an expected start date later than 2020 will also be listed on [Gov.uk](#). It is currently estimated that, by the end of 2020, 87% to 93% of identified high-rise residential and publicly owned buildings with unsafe ACM cladding will have started or completed remediation. The Department continues to engage with building owners to start remediation works on site as soon as possible, and will continue to support local authorities and fire and rescue services in the use of their enforcement powers.

2.3) Social sector residential remediation

As of 31 October 2020, 155 high-rise social sector residential buildings have been identified with ACM cladding systems unlikely to meet Building Regulations, no change since the end of September. Of these, 90 buildings have completed remediation (58% of all identified social sector residential buildings) – including receiving sign-off from building control where necessary – an increase of six since the end of September. This includes two buildings that have vacated their residents and removed cladding prior to demolition. The remediated social sector residential buildings account for approximately 6,500 dwellings.

Figure 4: 97% of the 155 social sector residential buildings have started remediation, with 58% having completed.



This leaves 65 social sector residential buildings yet to be remediated. Of these, 61 had started remediation. There are approximately 5,200 dwellings in the social sector residential buildings that are yet to be remediated.

Of those buildings where remediation has started, 36 are known to have had the cladding removed, seven of which have completed works and are awaiting building control sign off. Overall, 126 social sector residential buildings have completed remediation or had their ACM cladding systems removed (81% of social sector buildings) – an increase of 12 since the end of September.

Funding for the remediation of 140 of these 155 buildings is provided from the government's Social Sector ACM Cladding Remediation Fund (launched on 16 May 2018 to help remediate social sector residential buildings). The government has made £400 million available for the remediation of unsafe ACM on social sector residential buildings 18 metres or over. As of 31 October 2020, the Social Sector ACM Cladding Remediation Fund has approved £269 million of funding for the removal and replacement of unsafe ACM.⁴

⁴ The approved figure for the Private and Social Sector funds incorporates tendering support for applicants and approved project cost overrun.

Remediation works for the remaining 15 buildings are being funded through a combination of existing funds and litigation action – WebTables 5 and 6 provide further information on the funding of ACM remediation - [WebTables](#)

2.4) Private sector residential remediation

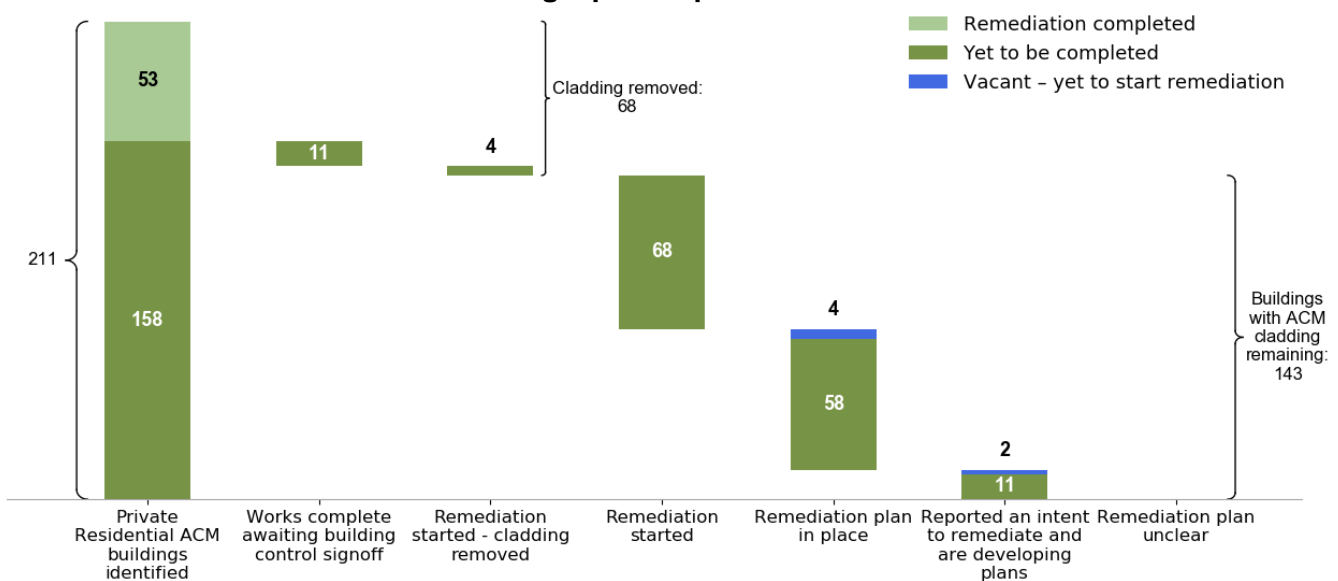
There are 211 high-rise private sector residential buildings identified with ACM cladding systems unlikely to meet Building Regulations, an increase of four since the end of September. 53 of these buildings have completed remediation (25% of all identified private sector residential buildings) – an increase of six since the end of September. Remediated private sector residential buildings account for approximately 4,100 to 5,000 dwellings.

Of all identified private sector residential buildings, 158 are yet to be remediated. Of these, 83 (39% of all private sector residential buildings) have started remediation.

Of those buildings where remediation has started, four buildings are known to have had their ACM cladding removed, though remediation is not yet complete, and 11 buildings have completed works and are awaiting building control sign off. Overall, 68 private residential buildings have completed remediation or had their ACM cladding systems removed (32% of private residential buildings) – an increase of eight since the end of September.

Of those buildings that are yet to start remediation, latest intelligence is that six buildings are known to be vacant. There are approximately 12,600 to 15,200 dwellings in the 152 private sector residential buildings yet to be remediated known to be occupied.

Figure 5: 64% of the 211 private sector residential buildings have completed or started remediation with a further 29% having a plan in place



Private Sector Remediation Fund

On 9 May 2019, the government [announced](#) its commitment to fund the remediation of high-rise private sector residential buildings with ACM cladding systems unlikely to meet Building Regulations, and [published](#) guidance in July 2019. The private sector remediation fund will help protect leaseholders from bearing the costs of ACM remediation. As of 12 September 2019, eligible private sector building owners were able to formally submit their applications for funding for ACM remediation.

Applications may be one of the following types:

- Eligibility applications: applicants may provide information to confirm that the building will be eligible for funding. Fuller information on costs will be provided in the following application stages.
- Pre-contract costs applications: in some cases applicants may require initial funding to allow them to tender for the ACM remediation work and submit a full cost application.
- Full-cost applications: this includes the full cost of ACM remediation work once the applicant has completed a tendering exercise.

Pre-contract and full-cost applications do not require a separate eligibility application. Once an application of any type is received, the information is reviewed, and due diligence undertaken, before the application is approved.

The deadline for submitting applications to the private sector remediation fund was 31 December 2019. See page 5 for further information on the next steps for applications that have not yet been submitted.

As of 31 October 2020, 98 buildings were in scope for the Private Sector Remediation Fund, an increase of four since the end of September. Of these, 94 had submitted an application, one is preparing an application and the remaining three buildings have recently been confirmed as having unsafe ACM cladding⁵. 43 applications have been approved for funding of full costs (an increase of nine since the end of September) and 14 applications for full costs have been submitted. A further 13 applications have been approved for funding of pre-contract support but are yet to submit an application for full costs.⁶ Overall, there have been 29 applications approved for pre-contract support.

The government has made £200 million available for the remediation of unsafe ACM on private sector residential buildings 18 metres or over. As of 31 October 2020, the Private Sector ACM

⁵ Delivery partners provide weekly updates on buildings applying to and approved for the Private Sector Remediation Fund. The information used for the monthly data release is from the latest update at the point of production.

⁶ Due to changes in reporting, private sector funding categories presented in Figure 7 are not comparable with those published prior to the June 2020 data release.

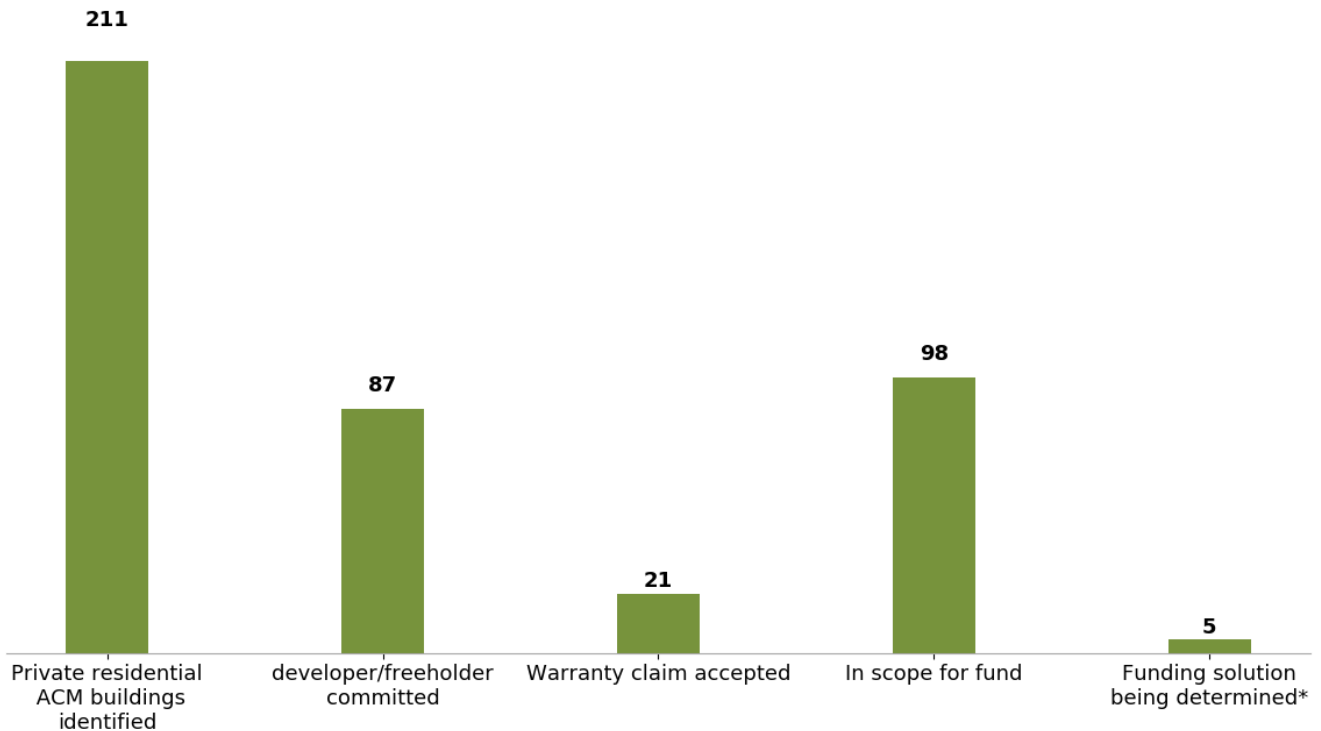
Cladding Remediation Fund has approved £88 million for the removal and replacement of unsafe ACM.⁷

Of the buildings not in scope for the Fund, the developer or freeholder committed to pay for the remediation of 87 buildings and 21 were accepted under a warranty claim.

WebTables 5 and 6 provide further information on the funding of ACM remediation - [WebTables](#)

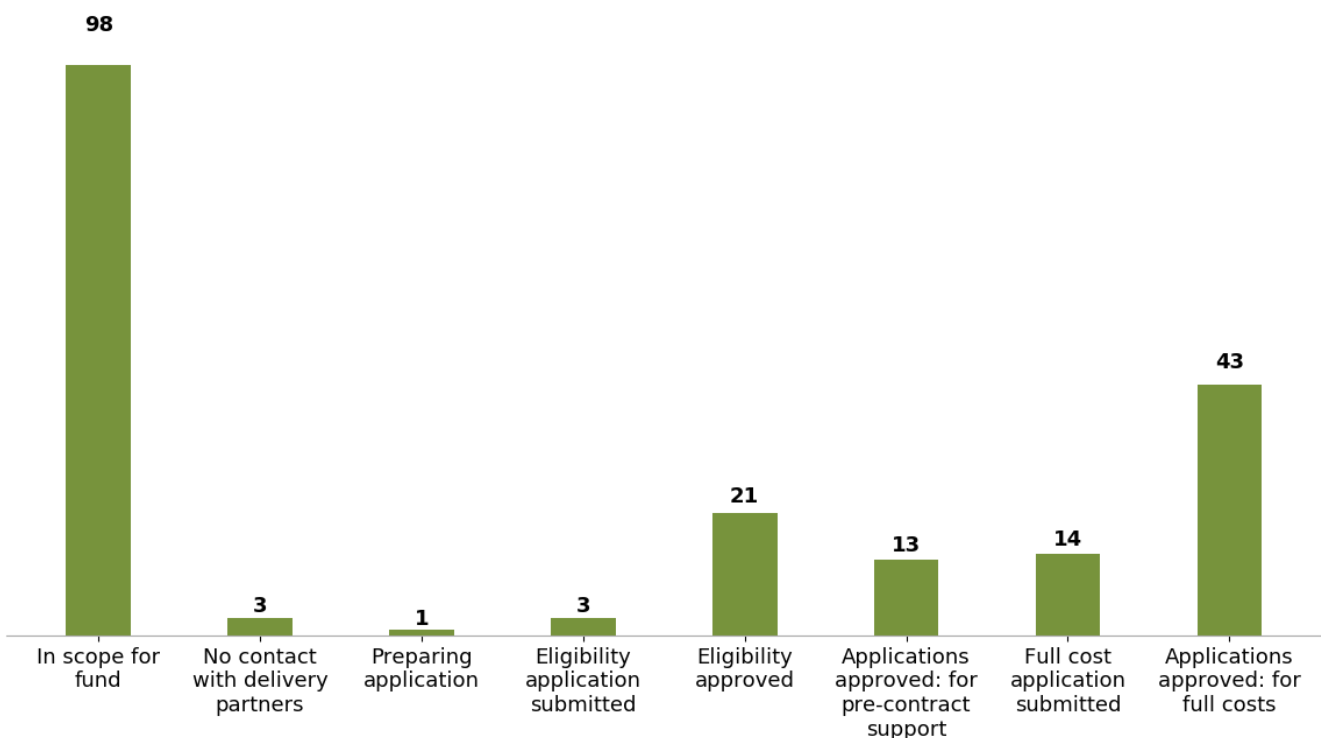
⁷ The approved figure for the Private and Social Sector funds incorporates tendering support for applicants and approved project cost overrun.

Figure 6: 98% of the 211 Private sector residential buildings have a funding solution in place with just under half receiving funding through the Private Sector Remediation Fund.



*The Department continues to work with those responsible for these buildings to progress remediation and to protect leaseholders from the cost of remediation.

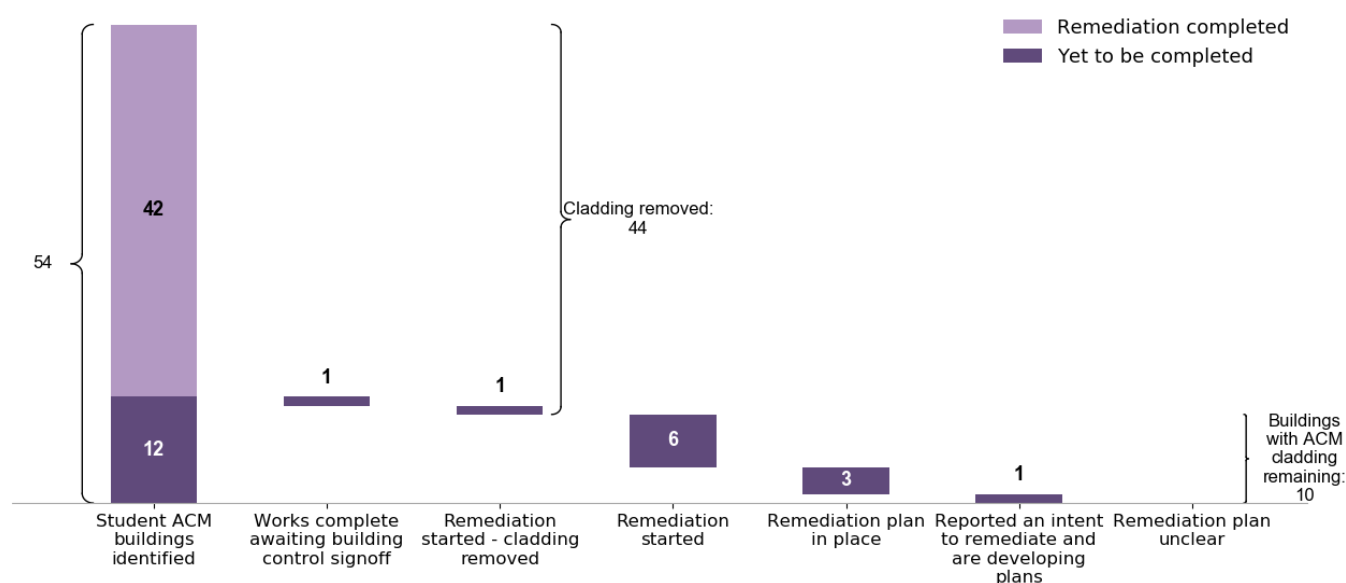
Figure 7: Of the 98 buildings in scope for the Private Sector ACM Cladding Remediation fund, 58% have a full cost application submitted or approved.



2.5) Student accommodation remediation

There are 54 high-rise student accommodation buildings identified with ACM cladding systems unlikely to meet Building Regulations - no change since the end of September. Of these, 42 (78%) have completed remediation – an increase of one since the end of September. Remediation has started in eight student accommodation buildings. Of these buildings, one is known to have had their ACM cladding removed and one further building has completed works and is awaiting building control sign off. Overall, 44 student accommodation buildings have completed remediation or had their ACM cladding systems removed (81% of student accommodation buildings) – an increase of one since the end of September.

Figure 8: 78% of student accommodation high-rise buildings with ACM cladding have completed remediation.



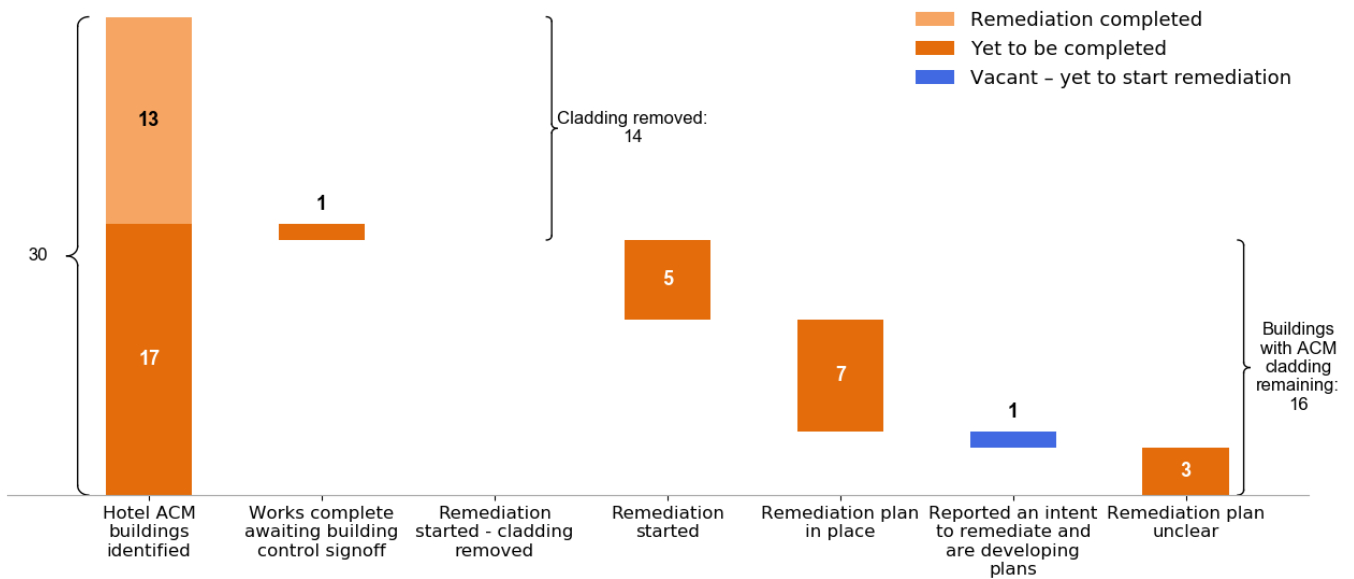
2.6) Hotel remediation

There are 30 high-rise hotels identified with ACM cladding systems unlikely to meet Building Regulations, no change since the end of September. 13 (43%) of these buildings have completed remediation, no change since the end of September.

Six hotels have started remediation. Of these hotels, one has completed works and is awaiting building control sign off. Overall, 14 hotels have completed remediation or had their ACM cladding systems removed (47% of hotels) – no change since the end of September.

Of those buildings that are yet to start remediation, latest intelligence is that one building is known to be vacant.

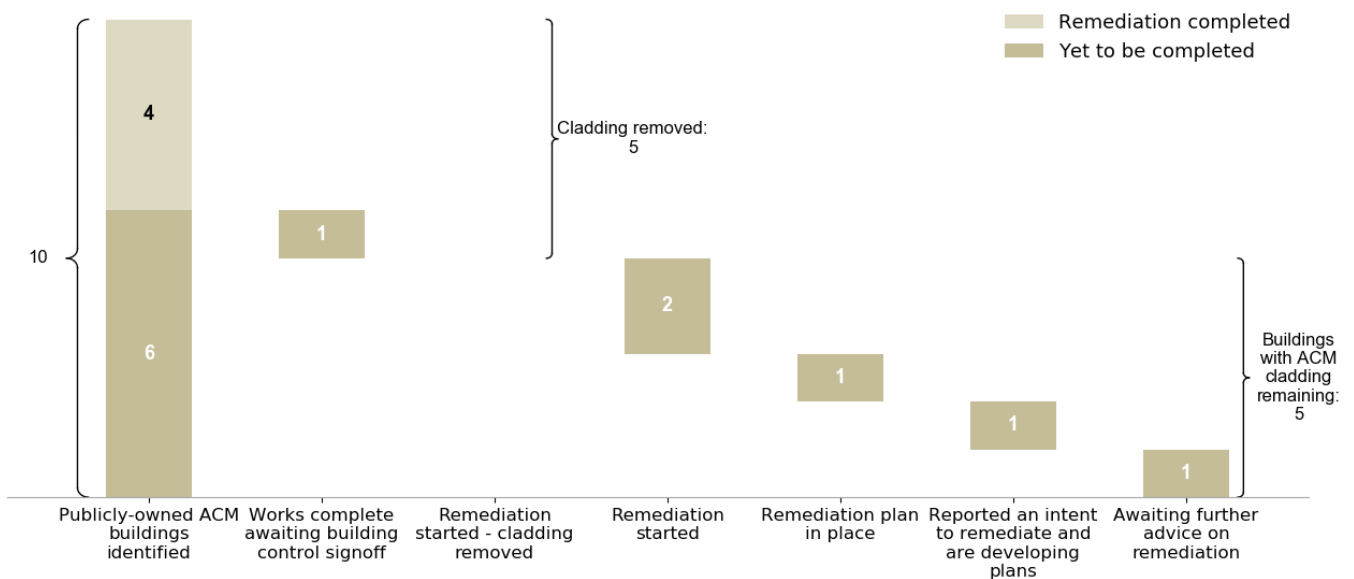
Figure 9: 63% of the 30 hotels with ACM cladding have started or completed remediation.



2.7) Publicly owned buildings remediation

Four of the 10 publicly owned buildings (publicly owned schools and health buildings) with ACM cladding systems unlikely to meet Building Regulations have completed remediation works, no change since the end of September. These buildings comprise one school and three health buildings. Overall, five publicly owned buildings have completed remediation or had their ACM cladding systems removed (50% of publicly owned buildings) – no change since the end of September.

Figure 10: 7 of the 10 publicly-owned buildings with ACM cladding have started or completed remediation.



The Department for Health and Social Care and Department for Education are working with building owners on appropriate remedial work whilst considering building users' needs.

2.8) Remediation by area

Figure 11 shows remediation progress for the areas of London, Greater Manchester and the Rest of England⁸. This breakdown has been provided for London and Greater Manchester as both areas contain large clusters of high-rise residential and publicly owned buildings with ACM cladding systems unlikely to meet Building Regulations and both have a cross-local authority approach to high-rise building safety.

Overall, there are 251 high-rise residential and publicly owned buildings identified with ACM cladding systems unlikely to meet Building Regulations in London, 72 in Greater Manchester and 137 in the Rest of England. Remediation is complete for 78 buildings in London (31% of all buildings identified in London), 38 buildings in Greater Manchester (53%), and 86 buildings in the Rest of England (63%).

109 buildings in London have started to be remediated (43%). Of these, 18 are known to have had their ACM cladding removed, though remediation is not yet complete, and a further 19 have completed works and are awaiting building control sign off. In Greater Manchester, 25 buildings have started remediation (35%). Of these, ten of these have had the ACM cladding removed, though remediation is not yet complete, and one building has completed works and is awaiting building control sign off. In the Rest of England, 27 buildings have started remediation (20%). Of these, six buildings have had their ACM cladding removed and one has completed works and is awaiting building control sign off.

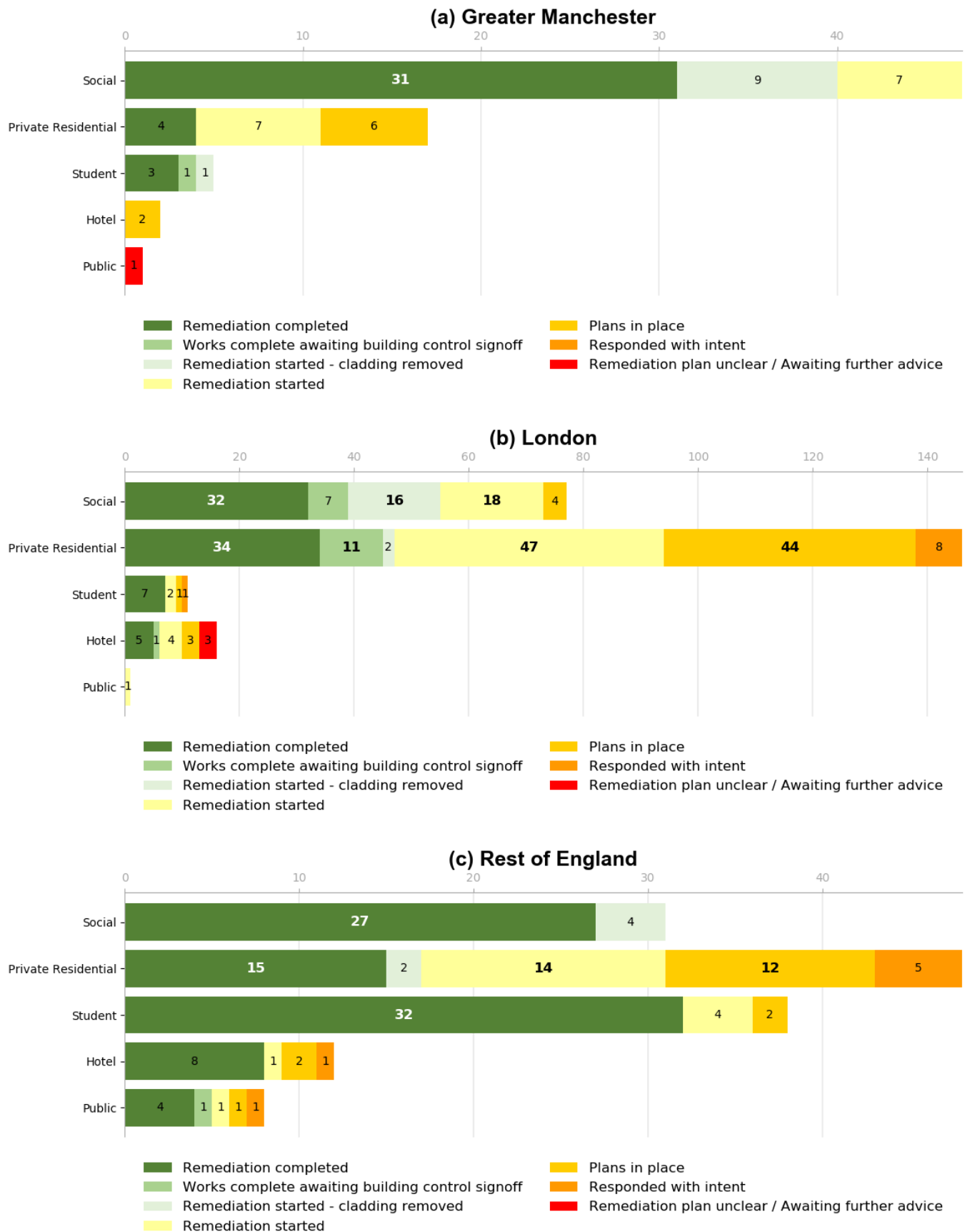
The tenure profile of the buildings varies across the three areas. These differences should be considered when comparing remediation progress between areas. [Web Table 7](#) shows remediation progress by tenure for Greater Manchester, London and the Rest of England.

Information on the remediation progress in local authorities is available in [WebTable 3](#) published alongside this release. This table excludes local authorities with fewer than ten high-rise residential buildings, regardless of whether they have cladding, as their inclusion could lead to the identification of one or more buildings with ACM cladding systems unlikely to meet Building Regulations in these areas.

⁸ The analysis for London incorporates the 32 London boroughs and the City of London: Barking and Dagenham, Barnet, Bexley, Brent, Bromley, Camden, City of London, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith and Fulham, Haringey, Harrow, Havering, Hillingdon, Hounslow, Islington, Kensington and Chelsea, Kingston upon Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond upon Thames, Southwark, Sutton, Tower Hamlets, Waltham Forest, Wandsworth and Westminster.

The analysis for Greater Manchester incorporates the ten local authorities that make up Greater Manchester [Combined Authority: Bolton, Bury, Manchester, Oldham, Rochdale](#), Salford, Stockport, Tameside, Trafford and Wigan. Building Safety Programme Monthly Data Release, data as at 31 October 2020

Figure 11: 31% of all buildings identified in London have completed remediation compared to 53% in Greater Manchester and 63% in the Rest of England



Appendix 1: Technical Notes

This appendix comprises of:

- Glossary of terms used;
- Information on the data collection process;
- Information on the data quality process;
- Data tables; and
- Revisions policy.

Glossary

Building control: A statutory process of assessing plans for building work and building work on site to decide whether the plans and work comply with the requirements in Building Regulations.

BS8414: BS8414 is a British standard test method that measures the fire performance of external cladding systems.

Dwelling: A self-contained unit of accommodation which may comprise one or more household spaces (a household space is the accommodation used or available for use by an individual household). This definition of a dwelling is consistent with the Census 2011.

Energy Performance Certificates (EPC) data: The [EPC database](#) is open data that records the energy performance of dwellings as well as other dwelling-level variables such as floor level, tenure, and street address/postcode.

Houses in Multiple Occupation (HMO): A building, or part of a building, consisting of one or more units of living accommodation that is not a self-contained flat or flats. The living accommodation must be occupied by more than one household who share one or more of the basic amenities (toilet, washing facilities and cooking facilities). This definition of HMO is consistent with the standard test. As defined by local authorities in the data provide by the Ordnance Survey ®.

Litigation action: Legal proceedings to recover costs from those responsible for installing the unsafe cladding.

Ordnance Survey ® (OS ®): Ordnance Survey ® (OS ®) is Great Britain's national mapping agency. It carries out the official surveying of Great Britain, providing accurate and up-to-date geographic data.

Care Quality Commission (CQC): The Care Quality Commission (CQC) is an executive non-departmental public body, sponsored by the Department of Health and Social Care. It regulates all health and social care services in England.

Private sector residential building: A building is classified as a private sector residential building if the freeholder is a private company and contains at least one dwelling occupied as private residential accommodation. Private sector residential buildings exclude hotels and student accommodation.

Publicly owned buildings: A publicly owned building is one that is owned by a public authority, a government department or an arms-length body.

Residential Education: A building is classified as a residential education if the tenancy specifically states that it must be let exclusively for the purposes of boarding school accommodation and halls of residence, as defined by local authorities in the data provide by the Ordnance Survey ®.

Sheltered accommodation: Buildings are classified as sheltered accommodation if made available exclusively to the elderly, disabled and vulnerable people, as defined by local authorities in the data provide by the Ordnance Survey ®.

Social sector residential building: A building is classified as a social sector residential building if the freeholder is a registered social landlord and there is at least one social tenant living in the building.

Student accommodation: Buildings are classified as student accommodation if the tenancy specifically states that it must be let exclusively to students.

Valuation Office Agency (VOA) data: The [Valuation Office Agency](#) (VOA) is responsible for banding properties for Council Tax and it is a statutory requirement of the VOA to maintain accurate valuation lists for Council Tax. The [VOA's Property Details dataset](#) contains information on the main features and attributes of a property including the address/postcode and number of dwellings.

Data Collection

MHCLG uses data from several sources in the Data Release:

- **Building Research Establishment tests;**
- **Local authority confirmation** – following local authorities providing updates on their own building stock in the social sector and working with building owners and agents to identify any cladding issues;
- **Housing association confirmation** – following housing associations providing updates on their own building stock in the social sector and where they act as head lessors in the private sector;
- **Discussions with responsible stakeholders** – including building owners, developers and agents;

- **Valuation Office Agency property attribute data** – to validate the number of dwellings in high-rise residential buildings; and
- **Greater London Authority and Homes England** (the delivery partners for the Social Sector Remediation Fund and the Private Sector Remediation Fund) – for information relating to the Social and Private Sector remediation funds.

Since **summer 2017** MHCLG have been funding the testing of cladding from high-rise residential buildings at the BRE. This establishes the category of ACM cladding, which, along with insulation type, determine compliance with Building Regulations. MHCLG are reasonably confident that all social sector high-rise residential and publicly owned buildings with ACM cladding systems unlikely to meet Building Regulations have been identified. The BRE test data for private sector, social sector residential and publicly owned buildings have been published in data releases since **December 2017**.

We continue to publish the data table of descriptions of large-scale system tests undertaken by the BRE and the number of buildings with similar cladding systems as part of the published tables accompanying this release. However, the data [table](#) on samples received by BRE for testing – which was a count of materials submitted to BRE for testing and was previously published each month – was discontinued in October 2019.

Since **autumn 2017**, local authorities have been working with private sector building owners to ascertain combinations of ACM cladding and insulation on high-rise private sector buildings which have not been tested by BRE. Local authorities have used information from sources such as local fire and rescue services, building plans, ACM tests undertaken elsewhere, knowledge of similar buildings where BRE tests have confirmed ACM cladding, and/or building inspections. MHCLG and local authorities have adopted many approaches over the last two years to identify the cladding and insulation status of the remaining private sector buildings. This has included the payment of an allowance to local authorities for identifying buildings or starting an enforcement process⁹ against building owners, with a cut-off date at **end May 2018**. The Data Release of **28 June 2018** was the first that included data confirmed by local authorities. MHCLG are confident that the vast majority of buildings with cladding systems unlikely to meet Building Regulations have been identified, and publishing the data ensures transparency on high-rise building safety.

Since **spring 2018** MHCLG have been talking with building owners, developers and agents to ascertain updates on remediation. As of **11 February 2019**, the questionnaire used to collect information on high-rise residential buildings in England with ACM cladding systems was updated to provide increased precision in response options concerning the status of remediation. This might result in marginal changes in the data as further updates are collected. Additional questions were added which do not impact the data in this release.

Since **early 2019** MHCLG have collected data on dwellings from the VOA Property Details data

⁹ Local authority enforcement powers under the 2004 Housing Act include Section 235 powers to demand documents from building owners, and Section 239 powers to take a sample of a building for testing.

website. We have used this data to provide greater coverage of the number of dwellings in buildings with ACM cladding systems, as well as validating responses from responsible stakeholders.

Since **summer 2019** MHCLG has been collecting data on all external wall systems on residential buildings 18 metres and above in height and will publish appropriate information from the data collection in this Data Release when ready.

Since the **October 2019** Data Release MHCLG has reported on buildings known to be vacant. Buildings are vacated for a variety of reasons. This can be because they are being prepared for demolition or that a Fire and Rescue Service or local authority has issued a prohibition order, preventing residents from using the building. A vacated building that has had its cladding removed and with no further works to take place prior to demolition is considered to have been remediated.

It is known that some buildings have had their ACM cladding removed even though remediation is not yet complete. From **March 2020**, we have incorporated further information regarding those buildings that have started remediation – where works have finished but are awaiting sign-off, and where cladding has been removed but where works have not finished.

From **April 2020** until August 2020 we provided information on the impact of COVID-19 on remediation progress for those remediation projects which have already started remediation.

From **May 2020** we have provided more analysis with a focus on remediation in local areas – for both local authorities and other aggregated areas.

From **June 2020** we have provided more analysis of the characteristics of all high-rise residential multi-occupied buildings. The methodology of which is described in a section below.

From **September 2020** we have robust data on vacant buildings yet to start remediation and these buildings are shown in the charts. We are reviewing our data for vacant buildings in other categories and will add those buildings in when appropriate.

From **October 2020** we have published data on remediation progress by tenure for Greater Manchester, London and the Rest of England as a Web Table.

Methodology: high-rise residential multi-occupied buildings

The central estimate as of April 2020 of 12,500 buildings (private residential, social, and student buildings) is a combination of the following:

- Projected estimate of buildings covered in a dataset held by MHCLG of private residential, social, and student buildings over 18m or over six storeys covering most high-rise buildings. We used a projection method to produce an estimate of the height and tenure composition of the dataset based on information already held.

- The impact of extending the scope to above six storeys and under 18 metres.

The impact of extending the scope is a combination of:

- Buildings in the data provided by the Ordnance Survey ® (OS ®) and the Domestic Energy Performance Certificate (EPC) data which were identified as above six storeys and under 18 metres; and
- A central estimate of buildings in the data provided by the Ordnance Survey ® (OS ®) and the Domestic EPC data were identified based on height ranges and an illustrative sampling method. Through which, MHCLG captured an estimated representation of buildings considered above six storey and under 18 metres by examining 10% out of a sample size of approximately 5,000 buildings.

All data collections which have contributed to the high-rise building dataset held by MHCLG are designed to collect information on buildings over 18 metres, data collected on buildings under 18 metres is a 'side effect'. There are likely to exist a significant number of six and seven storey buildings under 18 metres which are not present in the high-rise building dataset for this reason and is why an alternative methodology has been designed to estimate these.

Methodology: Residential buildings between 11 metres and 18 metres in height

The central estimate as of September 2020 was determined by the number of unique TOIDs (Topographic Identifier) from the data provided by Ordnance Survey ® (OS ®) and the Domestic EPC data. A building has been included if it satisfies these criteria:

1. A building must have a height between 11 metres and 18 metres.
2. A residential building i.e. residential dwellings/flats, residential education and sheltered accommodation

The data provided by Ordnance Survey ® (OS ®) identifies a residential building by the AddressBase ® classification code. The codes were restricted to the following:

1. a building containing a residential dwellings/flats
 2. a building containing a residential education
 3. a building containing a sheltered accommodation
3. A purpose-built building i.e. a building with more than one unique property reference number (UPRN)

The UPRN is an identifier available for each address recorded within the AddressBase ® Data. A building between 11 metres to 18 metres specifically designed and built with multiple addresses i.e. more than one UPRN.

Applying the above criteria, results in an estimate of the total number of purpose-built residential

buildings between 11 metres and 18 metres of 77,500 buildings, as of September 2020.

Data Quality

Assessment of Data Quality

In 2015 the UK Statistics Authority published a [regulatory standard for the quality assurance of administrative data](#). To assess the quality of the data provided for this release the department has followed that standard. The standard is supported with an [Administrative Data Quality Assurance Toolkit](#) which provides useful guidance on the practices that can be adopted to assure the quality of the data they utilise.

The data used in this release is classified as Medium risk in terms of data collection process, with a High public profile. The publication of the Building Safety Programme data release can be considered high profile, as there is significant mainstream media interest following the Grenfell Tower fire. These statistics form the headline figures for the remediation of unsafe buildings in England and as such are critical to policy making. They are also frequently quoted in national and local media.

The data quality is considered a medium concern given that a large number of local authorities and housing associations are involved in the data collection process, with some local authorities, the Greater London Authority and Homes England acting as intermediaries in the data collection process.

The medium rating does not reflect the suitability of the data and quality of this data for the Building Safety Programme's purposes, but rather that the quality assurance processes undertaken are more stringent compared to low-risk data. It should be taken into account that the data is collected from multiple sources, the data is not suitable to be used for other purposes.

The data collection involves more than 100 organisations, including local authorities and housing associations. The department does not have full oversight of their systems and quality procedures; we provide clear guidance and documentation to them via DELTA data collection system.

Risk Profile Matrix

Statistical Series	Administrative Source	Data Quality Concern	Public Interest	Matrix Classification
Building Safety Programme data release	Local authorities' and housing associations' individual data systems	Medium	High	Medium Risk [A2]

Operational context and admin data collection

Figure 12 shows the statistical production process, quality assurance (QA) checks and engagement between housing associations, local authorities, responsible stakeholders and MHCLG during the process.

Building-level data is reported to MHCLG by housing associations and local authorities via the DELTA data collection platform. The data is continually updated via DELTA submissions and engagement with housing associations and local authorities to reflect progress on the ground.

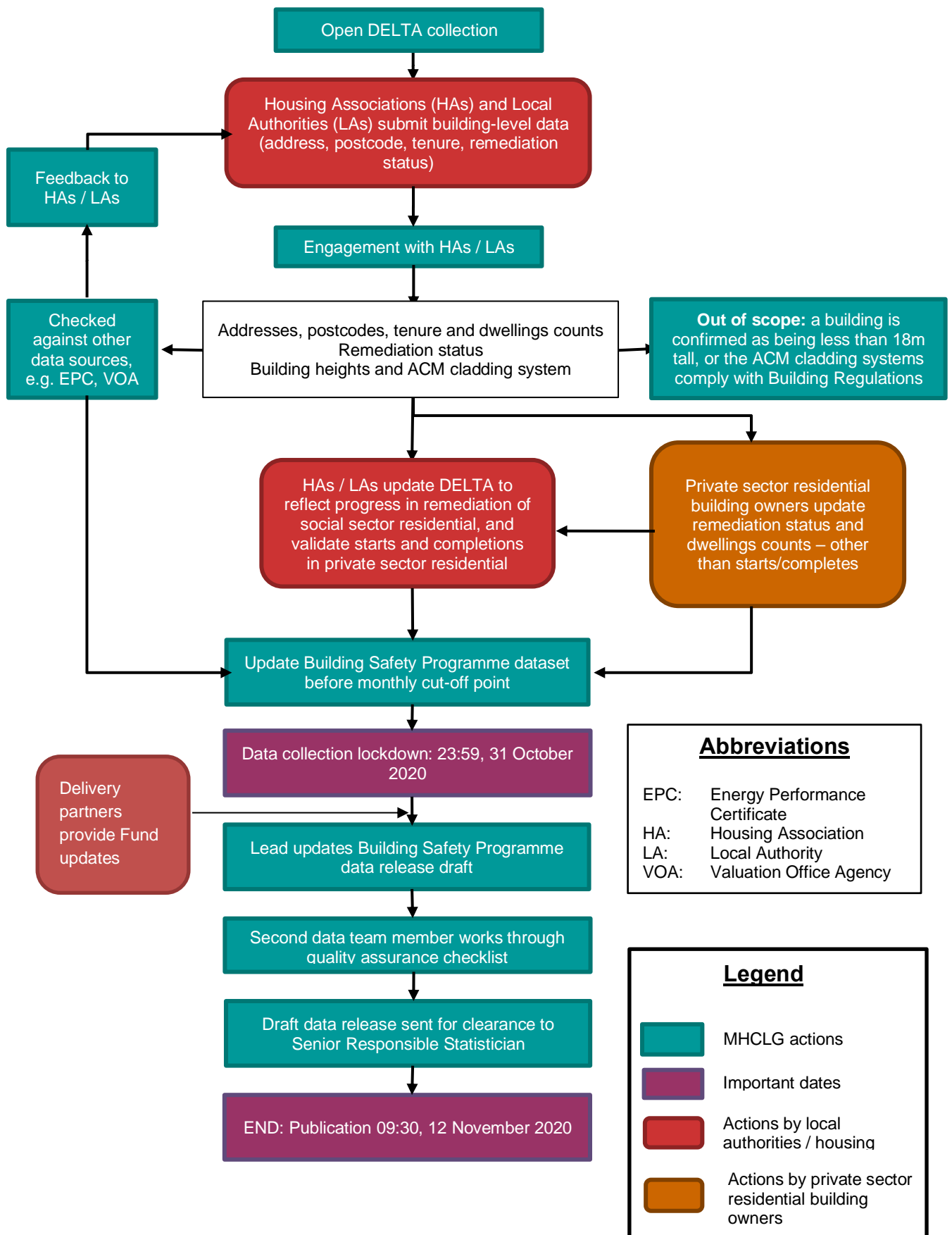
The DELTA collection platform pre-populates forms so that housing associations and local authorities can update records without having to submit complete entries each time.

Communication with data supply partners

MHCLG asks for updates to building-level data, especially remediation status, throughout each month and requests that housing associations and local authorities submit important updates before the data cut-off point (the last day of each month). Building owners, managers and agents report the remediation status of a building periodically. Delivery partners for the Social Sector Remediation Fund and the Private Sector Remediation Fund also provide updates to MHCLG, with weekly updates on the latter.

There is a risk that some housing associations and local authorities have provided postcodes that are no longer in use. If there are any differences between the data supplier's responses and other data sources, MHCLG reconciles any differences and improves the data quality.

Figure 12: Quality assurance flow diagram



Quality Assurance principles, standards and checks by data suppliers

Housing associations and local authorities update DELTA to reflect progress in remediation and these updates are included in the dataset. Starts and completions for private sector residential buildings are confirmed by local authorities before it is updated in the dataset, and subsequently, the data release.

Completions are confirmed with a sign-off certificate from the relevant Building Control body, where necessary. Local authorities also confirm if a building is under 18 metres or the ACM cladding systems comply with Building Regulations, either of which would result in a building falling out of scope of this data collection and reporting.

Producers' Quality Assurance investigations and documentation

When reviewing the dataset using updates from engagement or the DELTA collection system, a conflict checker is used to ensure there are no inconsistencies with previous data releases. MHCLG quality assures the building-level data (i.e. addresses/postcodes, tenure, dwellings, and remediation status) using other data sources such as the Energy Performance Certificates (EPC) database and Valuation Office Agency (VOA) data.

MHCLG have collected data on the number of dwellings from responsible stakeholders and where a response was not given, the Valuation Office Agency data is used. The VOA data is also used to validate the responses from responsible stakeholders with respect to the number of dwellings, as well as addresses and postcodes. In this Data Release there are two yet to be remediated private sector buildings for which we do not have an estimate of dwellings.

For some buildings there is a mismatch between the responses MHCLG received and the VOA data. Where we have data from both sources, the degree of match for private sector buildings is 40% (with 68 exact matches among the 168 buildings with data from both sources) and it is 77% for social sector buildings (101 of the 132 buildings). This results in a range of estimates for the numbers of dwellings in these sectors for both remediated and yet to be remediated buildings. Where the range is up to and including 300 dwellings, it is reported as a combined number. Otherwise, as in the case of private sector buildings – both remediated and yet to be remediated – we report the range. Where we do not yet have an estimate of dwellings, these are not included in calculating the range. For both sectors, where buildings are known to have vacated their residents, the dwellings estimates include the dwellings in these buildings unless stated otherwise.

The VOA data was determined to be a suitable source to validate the number of dwellings based on quality assessment by the VOA and [ONS](#) as part of work on the 2021 Census. Every residential dwelling that is liable for Council tax has a record with the VOA, so the data has good coverage and accuracy. However, there is a slight degree of incompleteness. Property attribute data are only updated when it is brought to the attention of the VOA that a record may be inaccurate. Reliance is placed upon local authorities to flag any changes to the VOA (such as new builds, demolitions, or alterations). As a result, there are some records in the list that are not updated as regularly as others, and the time lag associated with these updates is unclear.

Once the data collection is locked down, two members of the Building Safety Programme data team begin working on updating the monthly data release. One takes the role as the lead producer and the other takes the role of quality assuring the data.

The lead statistician updates the data release, the second data team member then goes through the draft, quality assures the data and the accompanying published data tables. Simultaneously, a Building Safety Programme team member external to the data team reviews and quality assures the release.

A quality assurance checklist, which evolves over time, is used by the second data team member to work through the draft once it is complete. The quality assurance checklist includes:

- ensuring totals in the tables and figures align with the disaggregated data,
- ensuring published figures across the data release and are consistent,
- checking for inconsistencies compared to any previous data releases,
- ensuring the data release map is accurate,
- performing checks related to disclosure so that any ACM clad buildings are not identified in areas with fewer than ten high-rise buildings, and
- making sure all changes in the data are plausible.

Once the data team are content that the items on the checklist have been scrutinised and ticked off, the provisional Data Release is sent to senior staff for approval. Once approved by senior staff, the Data Release is prepared for publication.

Data tables

MHCLG publishes [seven data tables](#) to accompany this Data Release:

Table 1	Number of buildings identified with ACM cladding systems unlikely to meet Building Regulations, by tenure
Table 2	Remediation status of buildings with ACM cladding systems unlikely to meet Building Regulations, by tenure
Table 3	ACM remediation progress by local authority
Table 4	Descriptions of large-scale system tests undertaken by the BRE and the number of buildings with similar cladding systems
Table 5	ACM remediation progress by sources of funding
Table 6	Remediation of ACM buildings funded by the Private Sector Remediation Fund within and outside of London.
Table 7	ACM remediation progress by tenure for Greater Manchester, London and the Rest of England.

Previously, MHCLG published a [table](#) on samples received by BRE for testing which has been discontinued as of October 2019 (see Data Collection).

Revisions Policy

This policy covers two types of revisions:

- ***Non-Scheduled Revisions:*** Where a substantial error has occurred as a result of the compilation, imputation or dissemination processes, the Data Release, data tables and any other accompanying documents will be updated with a correction notice as soon as is practical.
- ***Scheduled Revisions:*** Where new information becomes available post publication, this is incorporated into the next scheduled Data Release, data tables and any other accompanying documents.

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Statistics and the [Ministry of Housing, Communities and Local Government Revisions Policy](#).

Appendix 2: Voluntary compliance with the Code of Practice for Statistics

[The Code of Practice for Statistics](#) was published in February 2018 to set standards for organisations in producing and publishing official statistics and ensure that statistics serve the public good.

Whilst the statistics in MHCLG's Building Safety Programme Data Release have been designated as management information rather than 'official statistics', the principles of transparency of high-quality analytical outputs to inform decision making and the public underpin this data release.

<p>Trustworthiness: trusted people, processes and analysis</p>	<p>Honesty and integrity (T1): The Building Safety Programme Data Release is managed by professional analysts in MHCLG – this involves design of data collection tools, checking of provided data, and analysis. All work is undertaken by professionally qualified and experienced data analysts - professional members of the Government Statistical Service, Government Operational Research Service or Government Social Research profession, where all staff have Personal Development Plans focussed on their long-term professional development (Professional capability – T5).</p> <p>Independent decision making and leadership (T2): The work is governed by the Analysis and Data Directorate in MHCLG, accountable to MHCLG's Chief Analyst and the Head of Profession for Statistics.</p> <p>Orderly release (T3): MHCLG pre-announces the publication date for this data release. As part of our continuous improvement, the data cut-off date for data releases now aligns to the end of the calendar month.</p> <p>Transparent processes and management (T4): MHCLG has robust, transparent, data-management processes.</p> <p>All data are provided by local authorities, housing associations, building owners / developers / managing agents, the DHSC, DfE and the BRE. Responsibility for the data lies with the data provider - as such only data either provided by BRE following testing or data verified by local authorities, housing associations, the DHSC or DfE are published.</p> <p>Data Governance (T6): MHCLG uses robust data collection and release processes to ensure data confidentiality. A published privacy notice clearly sets out why data are collected, data sharing, and the legal basis for processing data. This is consistent with the General Data Protection Regulation.</p>
<p>High quality: robust data, methods and processes</p>	<p>Suitable data sources (Q1): Data originates from a number of sources outside the control of MHCLG: local authorities, local Fire and Rescue Services, housing associations, building owners / developers / managing agents, DHSC, DfE, BRE. Data are triangulated, where possible, and data are always verified by these bodies – who are ultimately responsible for the quality of their data. Where the quality of data is unclear, it is either not published or quality issues are highlighted.</p> <p>All data collections which have contributed to the analysis of the buildings over six storeys but under 18 metres tall have been provided by the Ordnance Survey® (OS®) and Energy Performance Certificates (EPC). Responsibility for the data lies with the data provider.</p> <p>Sound methods (Q2): Data collection tools and processes are robustly designed and tested prior to use, learning lessons from previous Building Safety Programme data collections and best practice from across the government analytical community.</p> <p>Assured Quality (Q3): All data are quality-assured prior to publication.</p> <p>As the quality of data improves, it is our intention to publish further data on the safety of high-rise and complex buildings.</p>

	<p>For transparency, we also published the Building Safety data tables for the first time in the November 2018 data release.</p> <p>A revisions policy is in place to ensure that any revisions are addressed quickly and systematically.</p>
<p>Public value: supporting society's need for information and accessible to all</p>	<p>Relevance to users (V1): The nature of building safety means this data release is of high value to the public, to residents of high-rise buildings and building owners/developers. However, the data release balances disclosure control (risks of disclosing individual buildings) with informing the public and keeping people safe.</p> <p>Periodically, new data are added to the data release once we are content with the quality. Data are also removed if they do not add to understanding of building safety or are superseded by other data in the data release. Where a proposal is made to remove data, this is flagged in the data release with a period of one month given for users to express an interest. User views are then taken into account before final decisions are taken on removing data.</p> <p>Accessibility (V2): Given the immediate nature of building-safety issues, and the need to develop interim solutions and longer-term remediation, data from the BRE are shared with Fire and Rescue Services and Local Authorities once MHCLG are aware of issues. Officials and Ministers also use the data prior to publication to monitor progress and develop timely interventions. This enables immediate action to be taken. Therefore, the data may be used for operational purposes before publication in this data release.</p> <p>To assist with public accessibility the data tables underpinning this data release are now published as .csv files.</p> <p>Clarity and Insight (V3): Complex data are clearly explained in the data release – see Appendix 1 and Appendix 2 for further details. Where insight and interpretation are offered, these have been verified with local authorities, BRE and other knowledgeable bodies.</p> <p>Innovation and improvement (V4): This data release series started in December 2017. As the quality of data improves, it is our intention to publish further data on the safety of high-rise and complex buildings.</p> <p>Efficiency and proportionality (V5): Burdens on data providers have been considered, and MHCLG has worked to minimise the burden. Given the nature of building safety, MHCLG feels the current burden on data providers is appropriate.</p> <p>Given issues of public safety, only aggregate level data are published. Hence, further analysis of primary data is not possible.</p>