



**Ministry of Housing,
Communities &
Local Government**

Meg Hillier MP

Chair, Committee of Public Accounts
By email

Jeremy Pocklington CB
Permanent Secretary

**Ministry for Housing, Communities and Local
Government**
2 Marsham Street
London SW1P 4DF

Tel: 0303 444 2785
PSPerm.Sec@communities.gov.uk
www.gov.uk/mhclg

24 February 2021

Dear Meg,

In our response to the Public Accounts Committee's 16th Report of Session 2019-2021 'Progress in remediating dangerous cladding', MHCLG undertook to write to the Committee in February regarding recommendation 1(b) - the publication of projected completion dates for all remaining high-rise buildings with unsafe Aluminium Composite Material (ACM) cladding.

This letter outlines the department's progress on meeting this recommendation since I last wrote to you and provides an update on the major announcement made by the Secretary of State on the Building Safety Programme on 10 February.

ACM Cladding remediation – publication of projected completion dates

Recommendation 1(b) of your report requested that the department begin publishing monthly updates of projected completion dates for all remaining high-rise buildings with unsafe ACM cladding, to increase the transparency of progress, without identifying individual buildings.

On 11 February 2021 we published our regular monthly data release for January 2021, outlining progress towards remediating high-rise residential buildings with unsafe ACM cladding systems. We continue to recognise the importance of transparency in information sharing and have included updates on both projected start and completion dates. The intention is to continue publishing data on both. The latest data release from MHCLG can be viewed [here](https://www.gov.uk/government/publications/building-safety-programme-monthly-data-release-january-2021).¹

We have made strong progress with 91% of all identified high-rise residential and publicly owned buildings in England (419 buildings) having either completed

¹ <https://www.gov.uk/government/publications/building-safety-programme-monthly-data-release-january-2021>

remediation work to remove and replace unsafe ACM cladding, or started on site as at the end of January 2021. Seventy-one per cent of all identified buildings (329 buildings) no longer have unsafe ACM cladding systems - an increase of 32 buildings since the end of December 2020.

Based on information provided by building owners and agents, by the end of 2021 an estimated 87% of identified buildings will have completed remediation (please note we expect the tail will mainly consist of long-term vacant buildings, or those we expect to have had cladding removed by the end of 2021, so will be effectively de-risked). But it is important to note that this figure is based on plans to date and is expected to change further as updates are received in-year. It remains our expectation of all building owners that they should complete remedial works by the end of 2021 or sooner.

The department, through engaging with building owners and supporting local authorities and fire and rescue services in the use of enforcement powers, continues to drive progress to prioritise and support the swift remediation of buildings with ACM cladding systems unlikely to meet building regulations.

Protecting leaseholders from unaffordable cladding costs

On 10 February 2021, the Secretary of State announced a comprehensive five-point plan to bring an end to unsafe cladding. This decisive action will make homes safer, protect leaseholders from the costs of removing unsafe cladding, and in due course free those who through no fault of their own, have been unable to move from their homes as a result of unsafe cladding.

In summary, the Government will:

- Provide further grant funding of £3.5bn in addition to the £1.6bn already provided to fully fund the removal of unsafe cladding for leaseholders in all residential buildings 18 metres and above.
- Introduce an industry levy and tax to ensure that developers contribute to making homes safe again.
- Provide a generous, optional finance scheme for the removal of unsafe cladding from buildings of 11-18 metres in height - providing reassurance for leaseholders in these buildings, under which leaseholders will contribute no more than £50 a month for unsafe cladding removal.

- Introduce a world-class new safety regime, with a Building Safety Regulator and National Regulator for Construction Products to help ensure a tragedy like Grenfell never happens again.
- Implement these and other measures to provide confidence to this part of the housing market including for lenders and surveyors. This includes working towards a targeted, state-backed indemnity scheme for qualified professionals unable to obtain professional indemnity insurance for the completion of EWS1 forms.

The schemes will be launched in due course, and we will provide further information on how these will work as soon as possible.

A handwritten signature in black ink, reading "Jeremy Pocklington". The signature is written in a cursive, flowing style.

JEREMY POCKLINGTON