

Local Remediation Acceleration Plan for London

June 2026



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Greater London Authority

June 2026

Published by

Greater London Authority

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Foreword

Everyone deserves the basic right of a safe home – but that right has too often been denied to Londoners. Nearly a decade ago, the horror of the Grenfell Tower fire led to the tragic loss of 72 lives. It continues to impact the bereaved, survivors and the local community. It is a stark reminder to us all of the change that must be delivered without any further delay.

While the fire at Grenfell was singular in its scale, it was not unique in its causes. The devastating fire at Lakanal House in 2009 resulted in the loss of six lives. Other serious and life-threatening fires in Clapton, Barking and Poplar have exposed the magnitude of the cladding crisis. As recently as 2024, a fire occurred in Spectrum House, a high-rise residential building undergoing remediation. When the building was demolished, 60 households lost their homes.

It is unacceptable for any Londoner to live in a home with dangerous cladding. For many residents, the cladding crisis has led to years of anxiety and uncertainty about their safety and the future of their home. While enhanced protections for leaseholders have addressed some financial concerns, too many Londoners still live in unsafe homes and face financial consequences as a result.¹ Many cannot sell their homes, leaving residents trapped and unable to plan for their future.

The scale of the challenge in London is unique. According to government figures, London has 2,322 residential buildings 11 metres or over that have faced, or still face, remediation – more than all other regions of England combined.² That's why we have established the Joint Remediation Partnership Board. This brings a coalition of national and local regulators together with the Greater London Authority (GLA), the London Fire Brigade (LFB), the Building Safety Regulator (BSR), London Councils, Homes England, central government and others. The Board's role is to oversee plans to accelerate the removal of unsafe cladding. Good progress has been made with remediating some of the highest risk buildings: 256 buildings (89 per cent) of high-rise (18 metres and above) residential and publicly owned buildings have completed remediation works to remove dangerous and highly flammable Aluminium Composite Material (ACM) cladding.³

But there is more work to do. This government has inherited a cladding crisis, and it will not delay remediation for a moment – unlike its predecessor, which oversaw a system marred by fragmentation and short-term funding. There are 1,488 buildings over 11 metres tall with unsafe cladding that are yet to complete remediation works (includes those projects underway), leaving thousands of Londoners living in unsafe homes.⁴ The reasons for this are wide-ranging and include: a lack of funding from the previous government; workforce and skills gaps across the sector; disputes over responsibility for fixing dangerous cladding; technical design issues; and bad actors who have slowed the pace of remediation.

The government's updated Remediation Acceleration Plan is a renewed call to action to accelerate the pace of remediation across England.⁵ Our partners in London have responded decisively to this challenge. The Joint Remediation Partnership Board has overseen the development of this strategy, focused on the government's national targets:

- **to complete remediation by the end of 2029** on all high-rise (18m+) residential buildings in government-funded schemes.
- **to have a clear completion date, or have completed remediation, by the end of 2029** for all mid-rise (11-18m) residential buildings with unsafe cladding.

No single organisation can solve the cladding crisis alone. Already, councils have increased enforcement against building owners or responsible persons who have failed to fulfil their legal obligations. The LFB has established a process to help identify buildings that need to be prioritised, to reduce risk to the public. Partners with a key role to play – including the GLA, the BSR and the LFB – have all used new funding from the government to scale up remediation efforts. And the GLA is working with partners to go site-by-site, dealing with regulatory and coordination issues to speed up the removal of unsafe cladding.

We need to keep up this work and remediate more buildings quickly. This plan sets out what more we need to do – and will do – to accelerate the pace of remediation; and is informed by the voices of residents. We are committed to making sure that every Londoner lives in a safe home.



Tom Copley

Deputy Mayor for Housing and Residential Development

The building safety crisis has left too many residents living in unsafe homes, often facing uncertain timelines, financial burdens and significant distress. London has the greatest concentration of high and mid-rise buildings in England. Nearly nine years on from the tragedy of the Grenfell Tower fire, more than 60 per cent of buildings over 11 metres with unsafe cladding have not yet been remediated. This pace is not acceptable.

Our Remediation Acceleration Plan set a clear strategy for the improved identification of buildings with unsafe cladding, accelerating works and, where necessary, coordinated enforcement action against those responsible for delays to vital works. We will continue to invest in our regulators, providing more than £30 million this financial year for local authorities, fire and rescue services, Mayors, and the Building Safety Regulator (BSR). We will also strengthen specialist inspection capability in the Joint Inspection Team. These plans will be supported by the forthcoming Remediation Bill, which will further enhance the ability of regulators to act against those who are not making their buildings safe quickly.

I look to the London Mayor and his office to offer the vital leadership necessary to bring together local and national partners, including the BSR, Homes England, the London Fire Brigade and Local Authorities, who are critical in supporting our remediation schemes. Together, we must drive a fundamental culture change in how building owners grip the management of their buildings for the safety of residents. Our close partnership is already bringing the right parties together and I am excited to see work like the pan-London protocol take effect.

The Local Remediation Acceleration Plan for London (LRAP) sets out the strategy to tackle this significant challenge and marks an important step towards making sure everyone in London is living in a safe home. I commend the excellent work of Deputy Mayor Copley and the Greater London Authority in ensuring this work maintains a priority.



Samantha Dixon MBE MP

Minister for Building Safety, Fire and Democracy

Introduction

Every Londoner deserves the right to live in a safe home. That means ensuring the homes we build are safe; and rapidly remediating existing homes that have unsafe external cladding. That's why we are taking a partnership approach to end London's cladding crisis. This document outlines the work we are doing together, to remediate residential buildings of 11m or over – in line with the government targets set out in the national Remediation Acceleration Plan (RAP).⁶

The scale of the challenge in London remains significant, as its concentration of residential mid- and high-rise buildings is much higher than the rest of England. Remediation works are yet to commence on 1,078 buildings that are currently in government remediation programmes – this is more than all other regions of England combined.⁷ Of these buildings: 632 (59 per cent) are in the private sector, including those with ACM and non-ACM cladding; and 445 (41 per cent) are in the social housing sector. In the social sector, most buildings are owned by registered providers of social housing and London boroughs.

We have made important progress to fix unsafe buildings – but more needs to be done. So far, the government has committed £5.1 billion nationally through critical building-safety funding schemes.⁸ In London, this funding has started to make a difference. The GLA has administered more than £1.3 billion across building safety programmes.⁹ This work provides grants for the remediation of high-rise (18m+) residential buildings with dangerous external cladding. Since it was introduced in July 2023, the Cladding Safety Scheme (CSS) has made progress in addressing cladding remediation on mid-rise (11-18m) buildings in London, and across England. Over £1 billion of new investment has been announced to give social landlords equal access to government remediation schemes; this is a hugely welcome commitment. It will speed up remediation and give social landlords the financial security they need to build more decent, safe, social and affordable homes.

As well as funding, the government has strengthened the regulatory framework on building safety by bringing in new protections for leaseholders and working with developers to accelerate pace. The National Remediation System (NRS) is a positive commitment implemented by the government and Homes England, that will provide a single, consistent framework for: identifying unsafe buildings; tracking the progress of grant funding and social sector buildings; and holding responsible parties to account. Once fully functional, the system will enable regulators, mayors and the government to monitor progress and act if progress stalls.¹⁰ More needs to be done to make the system as effective as possible, including to make it fully accessible to all partners across London. However, it represents good progress in improving transparency, and strengthening oversight of buildings across London.

There have been positive steps to identify and prioritise the highest risk buildings; engage with residents; and where necessary, take enforcement action to push building owners to act. The London Fire Brigade (LFB) has put enhanced monitoring in place on buildings that require

remediation. This includes implementing temporary evacuation strategies and actively following up on non-respondents to investigate what further action is needed. The Joint Inspection Team (JIT) is another key enforcement tool in London – parachuting into boroughs to provide specialist advice and assistance on high-rise buildings. The multidisciplinary team (comprising fire engineers, building control surveyors, and environmental health officers) run fire safety assessments in buildings and, in the most serious cases, advise boroughs on Improvement Notices.

The Mayor of London has also taken decisive action to ensure that a crisis like that with cladding safety can never happen again. He has used his influence to ensure that standards of fire safety in new buildings in London are higher than in the rest of the country. The London Plan 2021 introduced a new requirement for all development proposals to achieve the highest standards of fire safety. The Mayor has also introduced building safety standards into his affordable housing funding programmes, which go beyond the national Building Regulations. These include a ban on combustible materials in external walls for all residential buildings, regardless of height.

Together, these actions and more have laid important foundations for progress – but more needs to be done. This strategy sets out how we will build on this progress through our partnership approach. Sustained collaboration across London, and with the government and national regulators will be critical. Our goal is to ensure that unsafe buildings in London are remediated quickly; and improving residents' experiences is at the centre of our mission.

The Impact on Residents and Leaseholders

The cladding crisis in London has had a significant impact on thousands of residents and leaseholders. Many have had to cope with years of uncertainty about their safety, the future of their home, and prolonged instability. Too often there has not been enough clarity about when remediation works will begin or how long they will take when they start.

Leaseholders have also faced significant financial pressures and impacts on their daily lives. This has included huge increases in insurance premiums, and large costs to put in place interim safety measures. Many are also unable to sell or re-mortgage their properties. The path to funding remediation can be complex, inaccessible and difficult to navigate. Residents have too often had to deal with poor and inconsistent communication from landlords about remediation projects affecting their buildings. We need to ensure that residents feel they can trust those responsible for ensuring their safety. This includes making sure they are informed and engaged and able to give their views.

That's why, to improve the experience of residents and leaseholders, the government and the BSR have developed a set of clear expectations about what engagement residents should expect during the remediation process. London boroughs and local regulators are also engaging directly with many residents through surveys, residents' forums and building visits. This work aims to improve policies and inform decisions to accelerate the pace of remediation, while increasing residents' knowledge about remediation works in their homes.

Our overall objective is to ensure that residents feel safe in their homes and can effectively engage in decisions that impact their lives.

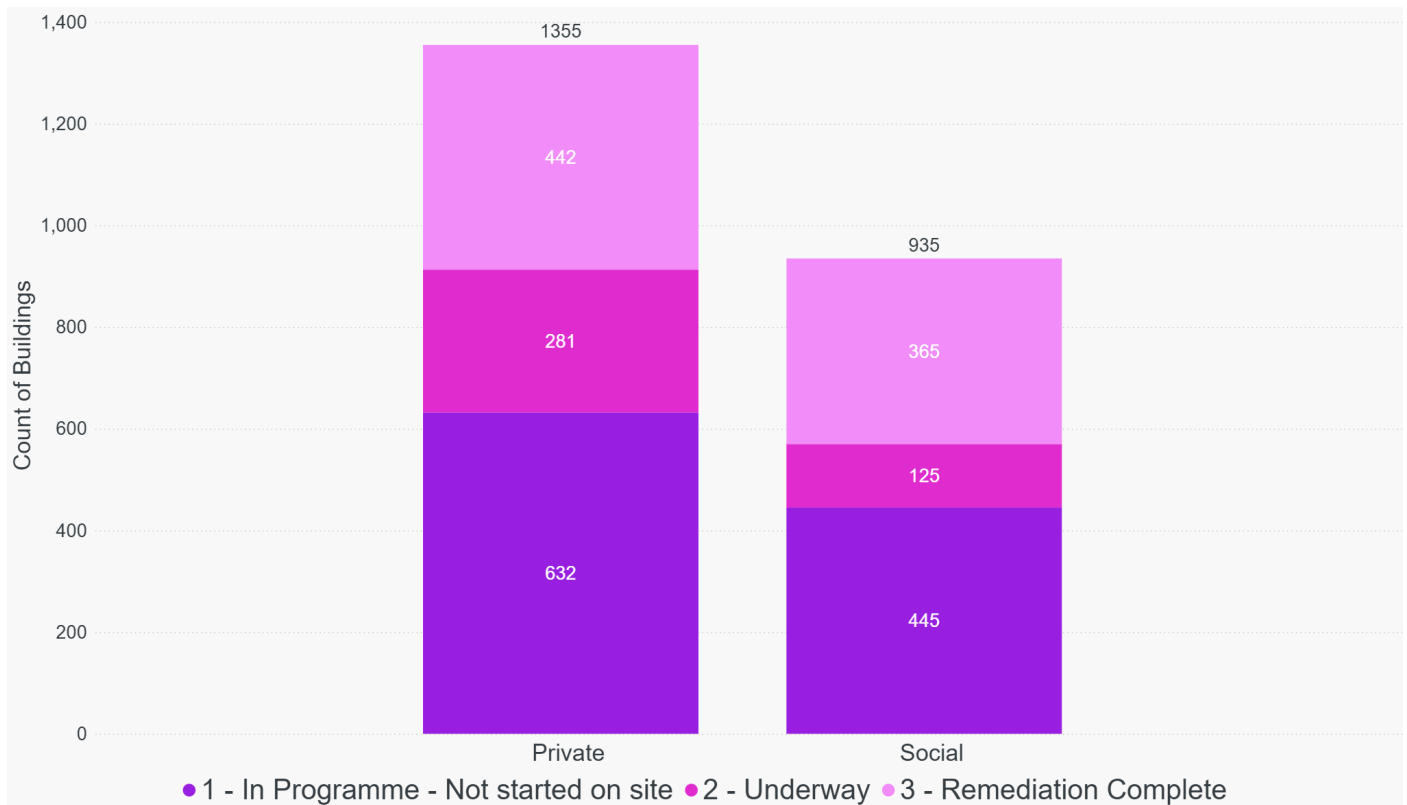


Of the buildings yet to commence external cladding remediation works, 545 are mid-rise buildings (11-18m) and 533 are high-rise buildings (18m+).¹³ This varies across boroughs: some areas are predominately characterised by high-rise buildings, while others have a greater proportion of mid-rise, or a mix of both. This presents different challenges, with implications for how remediation is prioritised and delivered across London.

Remediation progress by sector

Responsibility for remediation spans the private and social housing sectors – including a distinct group of buildings where remediation is led by developers. Across government remediation schemes, mid-rise and high-rise buildings together account for 1,355 buildings in the private sector and 935 buildings in the social sector.¹⁴ These buildings cover all stages of remediation – including: those yet to commence works; those in progress; and those where works are complete.¹⁵ Within this, 904 buildings are identified as developer-led, spanning both sectors: 750 (83 per cent) are in the private sector, and 154 (17 per cent) are in the social sector.¹⁶ Monitoring remediation progress in this way has provided a clear framework for targeting interventions and accelerating progression across the private and social sectors. As shown in Figure 2, remediation progress leans towards the earlier stages – a substantial proportion of buildings are yet to commence works or are still progressing towards completion.

Figure 2: External cladding remediation progress across the private and social sectors (includes developer-led remediation)



Around half of all buildings in government-funded remediation schemes have yet to commence cladding remediation works in both the private and social sectors.¹⁷ 632 (47 per cent) buildings in the private sector, and 445 (48 per cent) buildings in the social sector have not started works, with the remainder of buildings either in progress or completed.¹⁸ This highlights a consistent challenge in mobilisation across the system. It also underlines the need to accelerate remediation from pre-construction into delivery, while ensuring that works already underway are efficiently driven through to completion.

The following sections outline the specific delivery challenges within each sector and the actions being taken to accelerate remediation.

Private sector remediation

So far, London's remediation progress has primarily occurred in the private sector, although there is still much more work to be done. The sector has particular challenges including: issues regarding responsibility; disputes between responsible entities, and developers. These issues, as well as legal and commercial disputes regarding liability, often delay the progress of remediation works. Addressing this challenge requires coordinated action across partners. The GLA will continue to lead the delivery of remediation funding programmes for some of the highest risk residential buildings, while working with Homes England to support delivery through the CSS for all buildings of 11m or over.

Social sector remediation

In London, a significant challenge relates to the scale and complexity of remediation in the social sector, including both housing association (registered providers) and council buildings with unsafe cladding. Of the 935 buildings in government schemes that are owned by boroughs and housing associations, 836 buildings (89 per cent) are the responsibility of housing associations, and the remaining 99 buildings are under local authorities.¹⁹ Within this, responsibility is concentrated among a group of the top 20 key providers.

Historically, access to funding has been the biggest barrier to the pace of remediation in the social sector. The government's decision to allow equal access to building safety funding for social landlords seeks to address this issue. There is a clear shared commitment between the social housing sector and the government to address the funding and delivery challenges: recent joint working has led to the Joint Plan to Accelerate Remediation.²⁰ The government has backed this plan with a commitment of over £1 billion in funding for social housing remediation. This is a notable development in addressing funding pressures. Delivery is also supported through funding programmes administered by the CSS, in Homes England. This includes a commitment to establish multi-year delivery plans for social housing remediation in 2026. These plans are

urgently required to give regulators and residents clarity on progress in this sector, including greater transparency and clearer expectations about what the sector is expected to achieve.

Developer-led remediation

Developer-led remediation must be accelerated, and some developers are significantly behind others. We welcome the joint plan by the government and developers to address known sources of delay. These include disputes between developers and freeholders or responsible entities over: access to buildings; the scope of remedial works; and the quality and processing time of developers' Gateway Two applications to the BSR.²¹ London partners welcome continued engagement – particularly to make sure that developers and other parties accelerate progress so that residents can feel safe in their homes as soon as possible.

The developer remediation contract requires the residential developers who signed it to identify and remediate (or pay to remediate) buildings of 11m or over that they developed or refurbished in the 30 years up to April 2022.²² While further action is needed, London's remediation partners welcome the joint plan set out by the government and developers.²³ In addition to the Responsible Actors Scheme, government has also acted where developers systematically fail to meet their objectives. This includes formal performance action against several developers and publishing quarterly data on progress. This government oversight of developer-led remediation is essential to progressing works. London partners welcome the opportunity for continued engagement – particularly to ensure that the commitments made by developers translate into tangible results.

Workforce

One of the biggest challenges in London is the lack of a sufficient workforce of the size needed to carry out remediation works. Skilled professionals in the sector are under increasing pressure due to the quantity and complexity of projects. More needs to be done to bolster the workforce. There are particularly acute shortages of building inspectors (including those qualified to assess higher-risk buildings and fire engineers). A key issue has been the lack of long-term funding certainty. This has meant many key posts have been staffed by short-term contracts, reducing the resilience and longevity of expertise in crucial teams. This is a particular issue for technical roles in specialist fire and building safety teams, which are in very high demand in London. Multi-year funding to support the delivery of this strategy will provide much-needed certainty, as the funding envelope provided by the Ministry of Housing, Communities and Local Government (MHCLG) for the financial year 2026-27 and minimum funding levels agreed for 2027-28 and 2028-29 are guaranteed. The government also recently pledged £70 million of funding to address building safety professional shortages in the building control and fire engineering workforces. This is a welcome commitment from the government.²⁴

Our approach and the Joint Remediation Partnership Board

As set out, the scale of the challenge in London is unique and the solutions are complex. Addressing this crisis requires multiple partners to play their part. While the role of central government is to set national policy and provide funding, responsibility for delivery in London is shared across multiple organisations. Recognising the many different roles of partners across London, the Joint Remediation Partnership Board (JRPB) has been established. This is jointly chaired by the Building Safety Minister and the Deputy Mayor of London for Housing and Residential Development. Each partner has a different, clearly defined role; and brings to bear their expertise on remediation and building safety.

One of the biggest changes to ways of working in London is the establishment, and closer integration, of the BSR into our structures for oversight and delivery. Since its inception, the BSR has played a critical role in the building safety regime – due to both its dual role as building control authority for high-risk buildings, and its enforcement functions. To monitor the progress of this in London, and to ensure these new structures work, the BSR's representation on the JRPB is critical.

Ongoing representation from all partners on the JRPB is essential for oversight of our wider strategy and delivery.

Achieving Government's Targets

The government's RAP sets out national targets and objectives to accelerate the pace of remediation. It recognises that there are still far too many residential buildings with unsafe cladding. The speed with which this problem is being addressed is far too slow and the impact on residents is unacceptable.

As a result, the government's RAP establishes that, by the end of 2029, every 18m+ residential building in a government-funded scheme will be remediated and every 11m+ building with unsafe cladding will either have been remediated, have a date for completion, or its landlords will be liable for penalties.

Alongside these targets, the RAP sets out three objectives:

Objective 1: fix buildings faster

so that those buildings already known to us can be made safe at pace.

Objective 2: identify all 11m+ residential buildings with unsafe cladding

so that every building with unsafe cladding is found and fixed.

Objective 3: support residents

so that leaseholders and residents of buildings with unsafe cladding can get the support they deserve throughout the remediation process.

The government has designed these objectives to accelerate pace while ensuring that residents are at the heart of delivery. These objectives are critical but achieving them in London is particularly challenging. London has the largest number of buildings requiring remediation; the most complex portfolio due to a range of operational and delivery reasons (like the range of ownership structures); and significant capacity and skills gaps limiting the workforce required to deliver this work at pace. Our partnership approach is designed to ensure consistent collaboration across all actors in the remediation life cycle. The engagement from our partners and commitment to the approach led by the JRPB will be vital in driving ambitions to support the delivery of the government's targets.

The following section sets out our strategy in London for delivering against the government's objectives.

What we're doing – summary

The last government's approach to remediation was fragmented and did not address the cladding crisis fast enough. It took years after the tragedy at Grenfell to fully establish all the government-funded building safety grant programmes. It took even longer for critical leaseholder protections to be enshrined in legislation. This means too many Londoners were unfairly saddled with the costs to fix a cladding crisis that wasn't of their making.

Working together, we're radically changing the way London does remediation so we can get dangerous cladding off London's buildings more quickly. In partnership, we're solving funding and capacity issues; and coordinating the wide range of bodies that are responsible for remediation across the city. That means we can do the following:



Have clear, shared standards on enforcement so that every organisation responsible for enforcement knows when they should enforce, and who they should prioritise. Owners and responsible persons will face swift, consistent enforcement if they don't remediate their buildings quickly enough.



Give boroughs funding and support to resource expert remediation teams working collaboratively with the GLA, the BSR, the LFB, the JIT and local regulators to take coordinated action against the highest risk buildings.



Support remediation partners in their work with Homes England to provide access to joined-up tracking and data of buildings that need remediation through the National Remediation System (NRS), so that everyone involved in the challenge of remediation knows where to prioritise action.



Keep tracking up to date, with Homes England continuing to identify all buildings that need remediation and adding them to the NRS.



Make sure the voices of residents and leaseholders are front and centre throughout this acceleration process via relevant panels, research and surveys, and ensuring landlords are providing timely and comprehensive information on progress.



**Fix Buildings
Faster**

Landlords that fail to address dangerous cladding issues must be held to account. Enforcement can be conducted against these bad actors if they fail to remediate their buildings quickly enough. But regulatory responsibility lies with many different bodies. Nationally, MHCLG has agreed shared standards so that the statutory remit of local authority regulators, the BSR and the LFB is coordinated. This means all regulators know when, and against whom, enforcement action should be prioritised; and no one can get away with dragging their feet on remediation.

Enforcement and regulators

One of the strongest levers to delivering this objective in London is coordinated enforcement action. Enforcement plays a crucial role in driving pace by encouraging behavioural change among building owners and landlords who fail to take action quickly. This action can reduce delays; ensure compliance; and ensure clear legal duties are met. The government's RAP is clear: as the pace of remediation increases, more resource must be put into enforcement activity. This will get more buildings fixed faster, and ensure that regulators can access appropriate capability to enforce.

In London, there are a range of regulators who have legal powers for remediation enforcement. This includes London boroughs; the LFB; and national regulators such as the BSR, MHCLG, and Homes England. These regulators are ramping up enforcement action in London, with 647 instances of enforcement action being taken by London boroughs against buildings of 11m or over.²⁵

Recognising the need to ramp-up enforcement activity and ensure a consistent approach, MHCLG has published Remediation Enforcement Guidance.²⁶ This will help regulators understand their roles and responsibilities, and the enforcement tools available to them. An updated version of this guidance will be published later in 2026. MHCLG's establishment of the Remediation Enforcement Support Fund provides additional capacity for regulators to take legal action allowing local authorities and fire and rescue authorities to apply for up to £100,000 of funding for legal advice on remediation cases.²⁷ Recognising the scale of the challenge, this fund has now been extended until February 2027.

In line with the approach embedded in the JRPB, partners in London have co-developed an agreement that solidifies the expectations on partnership working – particularly on enforcement action. One of the main challenges with undertaking enforcement activity in London is the complexity of organisations that play a crucial role. Historically, coordinating these has been a challenge. As a result, the Pan-London Fire Safety Protocol has been introduced; this establishes a unified framework for collaboration between the LFB, local authorities, and the

BSR. The Protocol sets out clear principles for joint working in line with our partnership approach. This Protocol is now in place; and London boroughs are formally signing up to confirm their commitment.

The Greater London Authority

To support MHCLG's national activity as well as the Protocol, the GLA also has a strategic role in progressing enforcement action in London. This includes working with MHCLG, the LFB, Homes England, London Councils, the BSR, and local authorities to focus on London's highest-risk buildings. This action ensures that all partners have a clear understanding of what is happening with regards to remediation progress for those buildings, what the issues are and what needs to be done to unblock delivery; and ensure that residents are safe. This approach also ensures that regulators can target enforcement action more effectively and focus efforts on those buildings that need it most.

The Building Safety Regulator

As set out above, the BSR plays a critical delivery role in ensuring the pace of remediation. Since the new regime was introduced, the BSR has experienced high levels of demand; this has significantly impacted the time taken to progress Gateway Two building control applications. This is a key process for ensuring that remediation activity is safe and complies with the new building safety regime. These Gateway Two approval delays have significantly delayed the pace of remediation across London. To address this, the BSR has set up a dedicated building control team for external remediation applications to ensure decisions can be taken more quickly. The GLA has also seconded a dedicated member of staff into the BSR to strengthen coordination and joined-up work on remediation; unblock issues; and identify areas for closer working.

The BSR's enforcement powers are a key factor here. To bolster this, and support local regulators to hold responsible parties to account, MHCLG has established a new, dedicated Remediation Enforcement Unit (REU) within the BSR. The REU's role is to take forward enforcement for 18m+ buildings with unsafe cladding, that are not progressing in line with the government's RAP targets. The REU is designed to ensure the BSR can play a more prominent role in enforcing the rules, including the Duty to Remediate. To bolster capacity in London, the REU has a dedicated officer whose role is to ensure partnership working on enforcement across London. This enforcement activity is complemented by the BSR's new External Remediation Improvement Plan; this introduces targeted measures to reduce delays to higher-risk building safety works by strengthening capacity, streamlining approval processes, and improving guidance.²⁸

Alongside its enforcement role, the BSR also has statutory responsibilities in relation to resident engagement under the Building Safety Act 2022. The BSR sets clear expectations for how those responsible for building safety communicate with residents about building safety works. It also ensures residents have opportunities to raise concerns about the safety of their homes. Resident voices help shape the BSR's work through the statutory Residents' Panel, which brings together residents of high-rise buildings from a mixed background of tenures. The panel provides feedback to help inform the BSR's work and has contributed to the Code of Practice for the Remediation of Residential Buildings. This helps to ensure that resident experiences are reflected in guidance on how remediation work should be carried out.

The BSR's resident engagement activity has also highlighted that some resident and leaseholder groups may face additional challenges when navigating building safety processes. This includes Right to Manage companies (RTMs), where leaseholders act as both occupiers and responsible entities managing building safety and remediation activity. To support these leaseholders, the BSR has collaborated with the Leasehold Advisory Service to provide free online training. This gives RTMs the knowledge needed to understand their responsibilities for managing fire and structural risks.²⁹ The diversity of residents' needs and experiences has come through strongly from this engagement. The plan reflects this by emphasising that approaches to remediation and engagement must respond to the diverse circumstances of residents and leaseholders across London.

The role of London boroughs

London boroughs have led the way in pushing enforcement activity in the capital, particularly by leading successful enforcement cases. This action has been vital and has set a strong example for regulators nationwide.

Case study: enforcement action in the London Borough of Newham

Newham Council's enforcement action demonstrates how decisive regulatory intervention can drive progress where building owners have failed to act.

A building within the borough contained multiple forms of dangerous combustible cladding: Aluminium Composite Material (ACM), High-Pressure Laminate (HPL), Expanded Polystyrene (EPS) insulation, and timber. There were also significant fire-stopping and compartmentation failures. Despite a façade survey identifying these risks well in advance, the building owners took no action.

Newham's Building Safety and Projects Team, supported by the JIT, carried out a detailed Housing Health and Safety Rating System inspection using extensive evidence gathered through statutory information notices. The JIT's technical expertise and reporting provided essential assurance; and helped Newham draft a robust Improvement Notice requiring urgent remedial works.

When the owners failed to begin work by the deadline, Newham pursued prosecution – an unprecedented step at the time. Although the defendants argued that funding delays, contractor issues and railway permissions hindered progress, the court rejected these claims. It noted their lack of urgency and failure to comply with the regulatory regime.

This landmark case was the first successful cladding-related prosecution under the Housing Act 2004. It demonstrated the effectiveness of firm, evidence-led enforcement. As a result, major works finally began, and all dangerous cladding was removed. This proves that strong regulatory action can compel remediation where voluntary action has stalled.

Case study: enforcement action in the London Borough of Tower Hamlets

Tower Hamlets Council has taken a major step forward in building safety by issuing one of the first known Remediation Contribution Order (RCO) applications brought by a local authority under the Building Safety Act 2022. The application seeks to secure funding from the developer to fix life-critical fire safety defects in four high-rise buildings. This allows remediation work to proceed without further delay. By pursuing an RCO even though the developer has already signed national remediation commitments, Tower Hamlets is proactively cutting through the current impasse and using every legal tool available to protect residents.

This action reinforces Tower Hamlets' position as a sector leader. The council has already made history by securing the first remediation order against a building owner; and this latest RCO demonstrates continued boldness and innovation in enforcement. If granted, the order will unlock funding; accelerate essential safety works; and align strongly with the government's national push to speed up remediation. The case showcases Tower Hamlets' commitment to decisive enforcement; its willingness to challenge developers who are slow to act; and its effectiveness in deploying new legal powers to safeguard residents.

London Fire Brigade

The LFB has a critical operational role on remediation in London – particularly on enforcement. As the enforcing agency for fire regulation, the LFB can act against non-compliant entities through its powers set out in legislation, including the Regulatory Reform (Fire Safety) Order 2005.

Enforcement action can range from informal advice and letters to statutory enforcement notices. In the most serious cases, criminal prosecution can be sought when there have been significant breaches to fire regulations.

Due to the number of buildings in London with unsafe cladding, one of the biggest issues is how best to prioritise enforcement action to ensure maximum impact. Recognising this challenge, the LFB has worked closely with partners to develop a set of prioritisation principles for enforcement activity in London. These new principles build on the LFB's Prioritisation Matrix – a peer-reviewed scoring tool designed by the LFB to assess and rank the fire safety risk of high-rise residential buildings. Complementary to this, the principles ensure enforcement efforts are focused where the risk to life is greatest. They take into account various risk factors including cladding type, evacuation strategies, fire safety installations, and the history of fire incidents. They are designed to support all partners in London (including London boroughs) with prioritisation efforts and ensure greater consistency in enforcement action across London.

Increasing capacity to deliver in London

Alongside funding and coordination, capacity is one of the main constraints on remediation for regulators. Key remediation partners are responding with joined-up support to make sure they are better resourced with expert remediation teams.

The GLA is developing a centralised support offer to accelerate the pace of remediation. This includes giving regulators more capacity to progress enforcement action. Measures have been taken to increase the capacity required to respond to the needs of regulators and boroughs. Our goal is to reduce duplication; better prioritise resources across the capital; share information; and access specialist and technical expertise to support remediation progress.

As part of this, the GLA has worked with the LFB and London Councils to build capacity and develop new functions. London Councils is bolstering its policy team with a new officer to support the delivery of this strategy – in particular to better coordinate and share information across London boroughs. The LFB is setting up a significant new, dedicated Remediation Team that will act as a shared resource for London partners. The new team will:

- provide technical, administrative, and enforcement support.
- liaise with London boroughs, responsible persons, and the BSR.
- analyse and track remediation data.
- support legal case preparation and enforcement action.

Together, these new functions and teams will provide a centralised support offer for London boroughs. This will, in turn, enable London partners to accelerate the pace of remediation and better respond to the needs of residents.

An expanded Joint Inspection Team

In addition to these new functions, the Local Government Association's JIT is being expanded to accelerate the pace of remediation of particularly high-rise buildings.

The JIT contributes to support remediation at pace by providing vital support to London boroughs in enforcing building safety regulations (particularly for 18m+ buildings). As a multidisciplinary team of fire engineers, building control surveyors, and environmental health officers, JIT offers fire safety assessments and expert advice. This includes helping draft Improvement Notices and support tribunal appeals. Since 2019, the JIT programme has completed over 129 inspections across 23 London boroughs. The JIT also plays a wider strategic role and runs London-wide enforcement training programmes.

JIT's offer in London has unique value, but limited capacity to meet the demand for its services. Recognising this, the government recently expanded the JIT so it can increase its annual inspections by one third. Following the successful JIT parachuting pilot, this programme will be scaled up to place senior environmental health officers in boroughs for short-term, targeted enforcement support and upskilling.

Case study: JIT parachuting pilot in Royal Borough of Greenwich

The JIT recently held a parachuting pilot in Greenwich, where it deployed a senior environmental health officer to provide targeted support and advice to the borough's enforcement team.

Borough officers gained a strong understanding of high-rise and mid-rise fire safety through training that blended theory with real-life examples. This made complex regulations easier to apply. Exercises on prioritisation, Fire Risk Appraisal of External Walls analysis, and inspection techniques also built confidence and enhanced technical skills.

Hands-on activities (including identifying wall systems during local walk-arounds) reinforced learning and made officers better able to spot risks on-site. The programme also provided valuable Housing Health and Safety Rating System risk assessment training – this enabled officers to assess hazards effectively and take informed enforcement action.



Identify All 11m+ Residential Buildings With Unsafe Cladding

Data access, collection, and reporting, remains the biggest challenge to achieving this objective in London. Some good progress has been made – such as the LFB’s data to identify buildings with simultaneous evacuation strategies, and the government’s commitment to providing comprehensive data on a quarterly basis. However, much more needs to be done. Data is held by different partners and regulators; there is no single source of the truth. Our partnership approach is making inroads to improving data sharing and knowledge across London. But without a comprehensive data system, there will always be a ceiling on the success of these efforts.

Delivery of a national remediation data set

The government’s updated RAP committed to putting in place a new NRS (run by Homes England) to track progress, including on social housing buildings. The updated RAP set out that the system will enable residents, regulators, mayors and the government to monitor progress and act if progress stalls. This remains a key requirement for London partners.

The new NRS is intended as a central, end-to-end data platform designed to support the identification, monitoring and acceleration of remediation of unsafe residential buildings.³⁰ A fully operational end-to-end process exists for the CSS funded route for all applicants. The NRS is, however, still being developed. Further work is underway to ensure it meets partners’ needs once fully operational, across all building safety programmes. This includes detailed, accurate and up-to-date information on identified buildings and their remediation progress. When fully operational, the NRS will bring together information from multiple existing sources into a single, consistent framework. This will improve transparency and enable progress to be tracked more effectively at national and local levels. The GLA continues its coordinating work across London to represent partners and ensure sufficient access and training to make the system work as well as possible.

The increased visibility of buildings, through Homes England’s system, should support a more risk-based approach to remediation; strengthen regulatory oversight; and give clearer accountability where building owners or responsible parties are failing to meet their obligations. By improving the quality, consistency and accessibility of data, Homes England’s system and reporting will play a critical role in enabling the government, regulators and delivery partners to target intervention; prioritise high-risk buildings; and drive remediation forward at pace.

Joint work to identify all buildings

A key area of progress is the CSS's 'pull-in' process, led by Homes England with support from boroughs and the GLA.³¹ For residential buildings flagged as possibly requiring external cladding works, Homes England is engaging with local regulators, the LFB, and responsible entities to determine whether these buildings require remediation. Where buildings are identified as being high-risk, coordinated action ensures they are swiftly brought into scope of the appropriate building safety programme. Delivering this objective will require further work between the GLA (acting on behalf of London partners), MHCLG and Homes England to ensure the NRS delivers in London. This is a key priority of our strategy and critical to delivery progress.



Supporting Residents and Leaseholders

The cladding crisis has been devastating for the many residents and leaseholders who face years of uncertainty about their safety – as well as significant practical and financial implications. Many residents have faced huge financial struggles as a result of London’s cladding crisis and frustration at seemingly open-ended remediation works timetables. More needs to be done to protect residents and leaseholders; and ensure that residents’ safety and needs are at the heart of the remediation process. This includes recognising that remediation itself can be a period of heightened risk and disruption; and that residents must be kept safe and supported while works are underway, when buildings and those living in them may be at their most vulnerable.

Recognising this, the government and London partners have taken steps to improve the experience of residents and leaseholders. This includes action by the LFB, which has updated its website to provide clear information and practical safety advice for residents living in buildings undergoing remediation (such as including where cladding is being removed or where buildings are covered in scaffolding).

The government is ensuring that more robust rules are in place to avoid costs related to external cladding remediation being passed on to residents and leaseholders. Work has been done to support those in shared ownership properties; and stronger policies are being developed to require landlords to give leaseholders the information they need. Residents and leaseholders in shared-ownership schemes face a specific set of difficulties in the context of cladding remediation. This can include high service charges and the difficulties in selling or remortgaging. In some instances, those barriers remain even after remediation is complete, leaving some leaseholders with limited options to move on. Recognising this, the government is also developing new provisions to introduce specific protections for shared owners. These include the possibility for leaseholders to sublet at market rates during remediation.³²

The Building Safety Act 2022 requires all Principal Accountable Persons, including councils, to put resident engagement strategies in place for all their 18m+ buildings. Across London boroughs these strategies have enabled proactive information-sharing, with residents, about risks and safety measures in high-risk social housing. They have also established mechanisms for feedback – such as resident panels and holding consultations.

Understanding residents’ experiences

To ensure that action is taken in a way that keeps residents and leaseholders at the heart of the process, it is vital that London partners understand the experience of residents. MHCLG is undertaking work to engage directly with residents to better understand their experience of

remediation. This includes the quality of communication and their level of involvement in decision-making. This engagement is done through a residents' forum, a disabled residents forum and visits to the residents of selected buildings across different funding types, tenure, and geography. These forums – alongside engagement with national groups such as End Our Cladding Scandal – have been vital in informing proportionate, risk-based decision-making, that places residents' safety and experience at its core. Feedback from residents has directly informed the development of this plan. In response, the partnership is committed to placing greater emphasis on timely communication; transparency on remediation timelines; and clearer routes for resident input alongside accessible and tailored engagement approaches that reflect the diversity of residents' needs.

This work is bolstered by an MHCLG-commissioned survey of residents' experiences, due to be issued later in 2026. The survey will be sent to all residents living in buildings that are currently in a remediation scheme. It will capture their experiences of the communication and information they have received; the opportunity they have had to provide feedback and contribute to decisions and the impact on their daily life and wellbeing. The GLA will work with MHCLG to explore how the resident survey data can be aggregated to gain insights on Londoners' experiences. This data will form the basis of a potential longitudinal study to understand how residents' experiences have changed over time.

The BSR also undertakes research to better understand resident experiences of building safety, and how inclusive engagement can be improved. This research has explored the experiences of residents living in high-rise buildings, whose first language is not English; and residents with disabilities. This work emphasises the need for accessible communication and clear information about building safety risks and mitigation measures in place to manage works.³³

Case study: Royal Borough of Greenwich Building Safety Resident Engagement Strategy

The Royal Borough of Greenwich is implementing a Building Safety Resident Engagement Strategy, focused on proactive communication and engagement, for all its high-rise council homes. At the heart of this work is the commitment that residents can access important and relevant information about building safety; their diverse needs are considered; and they can easily report concerns, so their issues can be heard, understood and acted upon.

A resident consultation ran from May to June 2025. This aimed to support residents' understanding of the strategy's aims, and how they could shape it. The borough has also set up specific communication channels for residents to send queries and complaints; these are acted on by the designated resident engagement team.

Four resident liaison safety officers will be recruited to implement the strategy and support face-to-face communication with residents. They will act as the dedicated link between the council and residents on building safety issues and support residents to engage via consultations and meetings, so their voices are fed directly into building safety decision-making.

Access to information

A key concern raised by residents has been inconsistent and poor communication about the remediation of their building. To address this, MHCLG has developed the Code of Practice for the Remediation of Residential Buildings (the Code) to set clear expectations for those managing remediation projects.³⁴ As a delivery partner of key government funding schemes, the GLA promotes the Code to grant applicants and actively monitors adherence to its objectives.

The Code has been developed using the experience and expertise of a wide range of stakeholders – including residents; freeholders; developers; construction companies; landlords; agents; and government and industry organisations. It sets out practical guidance on how all residents should be informed about the remediation of their building; and engaged and considered in decision-making. It also details how impacts should be identified, assessed, and managed, so that they have a minimal effect on those living through remediation. Residents should receive appropriate information on these impacts. The Code is directed at those responsible for a project; and also seeks to help residents understand what they should expect during remediation. All remediation projects are expected to comply with the Code throughout the duration of the project.

Delivery partners

Resident and leaseholder engagement is embedded within the delivery framework of the CSS. Homes England's approach focuses on two key areas:

1. setting expectations for building owners to maintain effective communication with residents and leaseholders throughout the remediation process.
2. ensuring residents can access information about the scheme and raise concerns where appropriate.

Maintaining communication with residents and leaseholders is a requirement of the scheme's funding arrangements. This must be evidenced throughout the life cycle of the remediation project. The communication must help to promote transparency around proposed works, timelines, and progress.

Homes England also provides publicly available guidance to support understanding of the scheme; and the expectations on building owners to engage with residents and leaseholders. Residents and leaseholders can notify Homes England if they believe their building may contain unsafe cladding and could be eligible for the scheme. They can also provide feedback, through surveys, on their experience of engagement with building owners.

These arrangements reinforce expectations on building owners to maintain ongoing engagement with residents and leaseholders. They also give residents with clear routes to access information and share feedback during the remediation process.



Next Steps

No longer will we tolerate a fragmented and too-often delayed approach to London's cladding crisis that was the hallmark of the previous government. We have identified the blockers to remediation – particularly funding and coordination – and we have a plan to overcome them and remediate dangerous cladding. Working together, we will make sure that regulators have the information, funding and resource they need to enforce on slow remediation; prioritise the most at-risk buildings; and make sure the voices of residents and leaseholders are paramount.

Remediation partners in London are steadfastly committed to continue delivering on the following key actions:



Strengthening partner capacity across London – new dedicated funding has been provided to regulators and key partners to bolster their remediation workforce. This will enable enhanced technical, administrative and enforcement support; improved tracking and analysis of remediation data; and make it easier to prepare legal cases and enforcement action.



Working collectively to address system blockages to deliver social sector remediation at scale – particularly through the CSS and with support across all partners.



A unified approach to enforcement across London, with a clear prioritisation framework – particularly to ensure that we can effectively prioritise enforcement on the highest-risk buildings; and give regulators the capacity they need to deliver.



Implementing improvements to the BSR processes through enhanced coordination and application quality – this will significantly reduce delays in Gateway Two applications. Publication of the BSR's Remediation Improvement Plan represents a positive step toward reducing backlogs and accelerating gateway decisions.



Strengthening resident engagement, by continuing to engage with resident groups across London. The Royal Borough of Greenwich is setting a strong example through its Building Safety Strategy.

The government's forthcoming Remediation Bill will reinforce the commitments set out in the RAP and introduce a Legal Duty to Remediate. This will give legal clarity on who is responsible for remediation, what works must be carried out and how they should be identified. It also gives regulators stronger, more streamlined powers to sanction those failing to undertake this work. In most cases, the prospect of sanctions should be sufficient to drive compliance without enforcement. In those cases where action is needed, Homes England and local authorities will have powers through the remediation backstop to intervene and undertake remedial works.³⁵ Relevant regulators will be expected to use available data (including establishing a new register of 11-18m buildings) to identify buildings of concern, test whether credible plans are in place, and deliver enforcement action firmly and swiftly where they are not. The Remediation Enforcement Guidance for Regulators outlines several important principles for the enforcement of remediation.³⁶ This includes establishing Partnership Working Agreements to support regional enforcement coordination, and to designate a lead regulator in each case. These measures will help to ensure avoidance is not an option and there is a backstop to the cladding crisis.

Risks to delivery remain, and we are committed to overcoming these. As the National Remediation System is scaled up to be fully operational across all building safety programmes – in the interim, London partners lack the building data they need to prioritise enforcement action and work together on complex cases. Now that grant funding is available for social housing remediation, targeted action is needed to raise awareness of the opportunities, and develop programmes to ensure that all buildings have a remediation plan in place. Ongoing engagement with the BSR will remain critical – especially to accelerate the pace of applications and to get works started on site. Partners will continue to hold developers to account to ensure they're delivering on their commitments as part of the Developer Pledge.

The JRPB is dedicated to driving progress, addressing these challenges and working across London to resolve them as far as possible. The JRPB will continue to meet quarterly to monitor progress on the delivery of this strategy; and a short progress report will be coordinated and shared by the GLA. The Board will conduct an annual review on the delivery of the strategy, to ensure that progress is being delivered at the pace expected; and that key challenges, such as access to data and delivery on social housing, are being rectified and addressed in a timely fashion.

The Mayor of London and the Building Safety Minister are united in their goal of making all buildings in London safe, and accelerating the pace of remediation.

References

- 1 Ministry of Housing, Communities, and Local Government (2022), [Building safety leaseholder protections: guidance for leaseholders](#). Updated July 2024.
- 2 Ministry of Housing, Communities, and Local Government (2026), [MHCLG Building Safety Remediation: monthly data release - March 2026](#). This figure includes buildings that are in a government cladding remediation scheme that have: not started remediation works; have remediation underway; and have completed remediation works. This also includes 32 non-residential buildings that have combustible Aluminium Composite Material.
- 3 Ibid.
- 4 Ibid.
- 5 Ministry of Housing, Communities, and Local Government (2025), [Remediation Acceleration Plan Update, July 2025](#) - GOV.UK.
- 6 Ibid.
- 7 Ministry of Housing, Communities, and Local Government (2026), Internal MHCLG Programme Data – April 2026.
- 8 Ministry of Housing, Communities, and Local Government (2020), [Building Safety Programme](#). Government Schemes include Building Safety Fund, ACM Programme, Cladding Safety Scheme, Developer-led Remediation, and Social Housing Remediation.
- 9 GLA-delivered schemes include Private Sector Cladding Remediation Fund (PSCRF), the Social Sector Cladding Remediation Fund (SSCRF), and the Building Safety Fund (BSF) for dangerous non-ACM cladding systems.
- 10 Ministry of Housing, Communities, and Local Government (2025), [Remediation Acceleration Plan update, July 2025](#) - GOV.UK.
- 11 Ministry of Housing, Communities, and Local Government (2026), Internal MHCLG Programme Data – April 2026.
- 12 Ibid.
- 13 Ibid.
- 14 Ibid. This excludes the 32 non-residential buildings that have combustible Aluminium Composite Material (see ref. 2).
- 15 Ibid. Refers to buildings where remediation works are complete, including those waiting on or have sign off.
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- 17 Ibid.
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- 27 Ibid.
- 28 Ibid.
- 29 Ministry of Housing, Communities, and Local Government (2026), [Free building safety training for Resident Directors - Making Buildings Safer](#) - GOV.UK.
- 30 Ministry of Housing, Communities, and Local Government (2025), [Remediation Acceleration Plan Update](#). See commitment in the RAP to establish a National Remediation System (operated by Homes England) to serve as the single source of data for all relevant buildings over 11ms to enhance information sharing across partner organisations.
- 31 The “Pull-in” refers to the investigation of buildings 11m or over, overseen by Homes England with the support of local regulators. It aims to determine if they have an issue with unsafe cladding and therefore meet the CSS criteria for funding to remediate.
- 32 Ministry of Housing, Communities, and Local Government (2025) [Remediation Acceleration Plan Update](#) - GOV.UK.
- 33 Health and Safety Executive (2023) [Insight Research on resident engagement and experiences of residents living in high-rise buildings](#).
- 34 Ministry of Housing, Communities, and Local Government (2025) [Code of Practice for the](#)

[vremediation of residential buildings](#) - GOV.UK.

35 The “remediation backstop” references where relevant enforcement options have been exhausted, local authorities and Homes England will be able to apply to the First Tier Tribunal for permission to undertake remedial works themselves directly. Once remedial works have been completed, the responsible entity will be liable for any costs that would not normally have been covered by government.

36 Ministry of Housing, Communities, and Local Government (2024) [Remediation enforcement: guidance for regulators](#) - GOV.UK.

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