

Debate Pack

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Social housing and building safety

There will be a general debate on social housing and building safety in the Commons Chamber on 9 June 2022.

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1 Overview

1.1 Building safety programme progress: ACM cladding

After the Grenfell Tower fire in June 2017, the Government established a Building Safety Programme with the aim of “[ensuring that residents of high-rise residential buildings are safe, and feel safe from the risk of fire, now and in the future.](#)”

The Department for Levelling Up, Housing and Communities (DLUHC)¹ releases a monthly Building Safety Programme bulletin containing data on progress in identifying and remediating high-rise residential buildings² with Aluminium Composite Material (ACM) cladding.

[The most recent release](#) was published on 19 May 2022 and covers the period up to 30 April 2022:

As of 30 April 2022, 160 high-rise social sector residential buildings have been identified with ACM cladding systems unlikely to meet Building Regulations, no change since the end of March. Of these, 107 buildings have completed remediation (67% of all identified social sector residential buildings) including receiving sign-off from building control where necessary – no change since the end of March. This includes two buildings that have vacated their residents and removed cladding prior to demolition. The remediated social sector residential buildings account for approximately 8,200 dwellings.

The remaining 53 social sector residential buildings yet to be remediated have all started remediation. There are approximately 3,700 dwellings in the social sector residential buildings that are yet to be remediated. Of these buildings, 52 are known to have had the cladding removed, 26 of which have completed works and are awaiting building control sign off. Overall, 159 social sector residential buildings have completed remediation or had their ACM cladding systems removed (99% of social sector buildings) – no change since the end of March. Remediation has either completed or started on 160 social sector residential buildings (100% of social sector buildings).

1.2 Funding ACM cladding removal

On 16 May 2018, the Government announced it would meet the reasonable cost of the removal and replacement of unsafe cladding by councils and housing associations. The estimated cost was £400 million:

¹ Previously the Ministry of Housing, Communities and Local Government (MHCLG).

² Buildings of 18 metres or more in height.

The fund follows the government's offer last year of financial flexibilities to assist local authorities with essential fire safety work. From conversations with social sector landlords, it has become apparent that they are having to take decisions about how to prioritise important services, repairs and maintenance work and investment in new homes.

The government has listened to their concerns, discussed the issue in Cabinet, and decided that, although social landlords have made good progress on replacing unsafe cladding, it is right to provide further support. It is therefore today announcing additional funding for the social sector. It recognises the tough decisions that are being made to carry out fire safety work as well as the potential impact on other services.³

Guidance on funding applications was published by MHCLG in July 2018.⁴ Inside Housing reported that the funding was coming from the Affordable Homes Programme:

The cash will come out of the current Affordable Homes Programme, the next programme in 2021/22 will be boosted by the same amount to compromise.⁵

The Government response to the Housing, Communities and Local Government (HCLG) Select Committee's report: [Building regulations and fire safety: consultation response and connected issues](#) (PDF, July 2019)⁶ said the social sector was expected to complete remediation "other than in a small handful of exceptional cases" by the end of 2019.⁷

As noted above, [the bulletin released on 19 May 2022 says](#) (PDF): "Remediation has either completed or started on 160 social sector residential buildings (100% of social sector buildings)."

1.3 Remediation of non-ACM cladding: social landlords' access to funding

During the March 2020 Budget, the Government announced £1 billion in funding in 2020 to 2021 "to support the remediation of unsafe non-ACM

³ ["Government announces it will fully fund unsafe cladding removal in social housing"](#), MHCLG, 16 May 2018

⁴ [Social Sector ACM Cladding Remediation Fund Application guidance for social landlords – January 2021 Update](#) (PDF), MHCLG

⁵ "Government will use grant to fund cladding replacement," Inside Housing, 16 May 2018 [Login required]

⁶ Housing, Communities and Local Government Committee, [Building regulations and fire safety: consultation response and connected issues](#) (PDF), 18 July 2019, HC 2546 2017-19

⁷ [Government response to the Housing, Communities and Local Government Select Committee report 'Building regulations and fire safety: consultation response and connected issues'](#) (PDF), CP 184 October 2019, p7

cladding systems on residential buildings 18 metres and over in both the private and social housing sectors.”⁸

To access funding social landlords had to establish they were “unable to pay”, leading landlords to question whether they would benefit from the fund.⁹ [Specific guidance for social landlords on applying to the fund \(PDF\)](#) was published in July 2020.

[Monthly data is published on progress of applications to the Building Safety Fund](#) which includes the number of applications approved and the amount of funding allocated. On 16 May 2022, [the Government published data](#) on the estimated prevalence of 11-18 metres residential buildings with external wall systems requiring remediation or mitigation together with estimated costs of this work.

Social landlords’ restricted access to funding for non-ACM remediation work has long been an area of concern. This is covered in some detail in the Levelling Up, Housing and Communities Committee’s (LUHC) March 2022 report, [Building Safety: Remediation and Funding](#) (PDF). The following issues for social sector landlords and residents were identified:

- There is no funding to cover costs related to tenants as opposed to leaseholders. This means social tenants’ rent payments are contributing to the cost of remediation works – there is reference to funds being diverted from planned upgrade and maintenance work as well as other services provided by social landlords such as welfare advice.¹⁰
- The Committee received evidence from providers saying some had revised plans to deliver new affordable housing and were reducing development pipelines by between 20-40%. In turn, this would impact on the ability of households in need, such as homeless households, to access affordable housing.¹¹

The Committee called for social landlords to have “full access to funds for building safety remediation”.¹²

The Government response published on 16 May 2022 said:

Social housing providers have access to the £400m Social Sector ACM Cladding Remediation Fund for the removal and replacement of unsafe ACM cladding systems. Social housing providers were also eligible for the Building Safety Fund for other combustible cladding types provided they could demonstrate during the registration process that the costs of remediation

⁸ [Remediation of non-ACM buildings](#), MHCLG, updated 17 June 2021

⁹ [Remediation of unsafe non-ACM cladding systems on residential buildings \(PDF\)](#), letter to stakeholders from Neil O’Connor, Director of Building Safety at MHCLG, 6 April 2020

¹⁰ Levelling Up, Housing and Communities Committee, [Building Safety: Remediation and Funding](#), 11 March 2022, HC 1063 2021-22, paras 42 & 44

¹¹ As above, para 43

¹² As above, para 49

were unaffordable or a threat to their financial viability. They can also submit claims to the Building Safety Fund for the proportion of eligible works which would otherwise be chargeable to residential leaseholders through service charges in their buildings, in line with the Government's commitment to protect leaseholders from costs.¹³

1.4 Impact of the Building Safety Levy

On 13 April 2022, the Government announced agreement with developers to contribute a minimum of £2 billion towards cladding remediation on their buildings of 11 to 18 metres. An additional sum of up to £3 billion will be raised for this purpose through the Building Safety Levy (section 57 of the Building Safety Act 2022) over ten years.¹⁴ The press release said this would “ensure no leaseholder in medium-rise buildings faces crippling bills, even when their developer cannot be traced.”¹⁵

The LUHC Committee raised concerns about social housing providers' potential liability to pay the levy with consequent impacts on the supply of affordable housing.¹⁶ The Committee called for social housing providers to be “exempt from the Building Safety Levy and any other taxes or levies connected to building safety remediation.”¹⁷

During consideration of the Bill in the House of Lords, Lord Greenhalgh said the Government was considering an exemption from the levy “for affordable housing as a whole, including social housing, housing for rent or sale at least 20% below market rent or sales rates, and shared ownership.”¹⁸ There was recognition that applying a levy to affordable housing provision could disincentivise supply.

The Government response to the Committee's report (May 2022) said:

We will consult on the levy; possible exemptions will be considered as part of that consultation and a final decision will be made once it is complete and responses have been analysed. Where residential property is developed by a non-profit registered provider of social housing or its subsidiaries, this will be out of scope of the Residential Property Developer Tax, which is based on profits.¹⁹

¹³ [Building safety: remediation and funding - government response to the Select Committee reports](#), CP 683, 16 May 2022

¹⁴ DLUHC, [Agreement with major developers to fund building safety repairs](#), 13 April 2022

¹⁵ As above.

¹⁶ Levelling Up, Housing and Communities Committee, [Building Safety: Remediation and Funding](#), 11 March 2022, HC 1063 2021-22, para 45

¹⁷ As above, para 50

¹⁸ [HL Deb 29 March 2022 c1483](#)

¹⁹ [Building safety: remediation and funding - government response to the Select Committee reports](#), CP 683, 16 May 2022

There is a [Building Safety Levy: factsheet](#), last updated by the Government on 5 April 2022.

1.5 Liability as developers

The Building Safety Act 2022 contains provisions to prevent the cost of cladding remediation work being passed to leaseholders in respect of blocks of 11 metres or five storeys and above (emphasis added):

Where building owners have the means and wealth to pay in full for historical remediation works in their building, they will not be legally able to charge leaseholders any costs for those works. We have set out in the Bill that we expect all owners with net worth of over £2 million, per affected building they own, to pay in full for these works. **Additionally, where a building requires external cladding to be removed or remediated, the Building Safety Bill sets out that a building owner cannot pass on any of these costs to leaseholders in their building.** The government’s Building Safety Fund is available to fund all cladding remediation above 18 metres; and we plan for contributions from industry to fund all cladding remediation above 11 metres. Accordingly, building owners must draw on these sources of funding, and will be legally prevented from charging leaseholders any amount for this sort of work.²⁰

For non-cladding work, again in respect of blocks of over 11 metres, leaseholder protections will operate with a ‘cascade’ effect:

Developers, followed by building owners and landlords will now be the first port of call to pay for non-cladding historical safety defects, not leaseholders. Building owners will be legally required to prove that there are no other routes for funding before passing any non-cladding remediation costs to leaseholders.

The building owner or landlord will be prevented from passing on any costs to qualifying leaseholders where they are – or are linked to – the developer, or where they have a net wealth over a set threshold. In these circumstances, no costs will be able to be passed on to qualifying leaseholders. Where these conditions are not met, costs for non-cladding defects and interim measures (such as waking watches) will be shared between the building owner and leaseholders, but for leaseholders those costs will be firmly capped and spread over ten years.²¹

LUHC Committee took evidence from social housing providers in which concern was expressed about the impact on finances if they are treated as liable for the cost of works where they are the “customer of a developer,

²⁰ DLUHC, [Building safety leaseholder protections factsheet](#), 5 April 2022

²¹ As above.

commissioning a building through a “design and build” contract or acquiring homes through section 106”.²² The Committee recommended:

Social housing providers must be exempt from requirements to fund and undertake necessary remediation on buildings they played a role in developing where they were the customer of a developer.²³

The Government rejected this recommendation:

Social housing providers that are freeholders/landlords will be required to meet all non-cladding remediation costs where they are – or have links to – the developer, or where costs exceed the leaseholder cap. It is not our default expectation that they will have to fund in-scope remediation works from their own resources; we want them to be able to pursue those responsible for defective work. That is why we are bringing forward an ambitious toolkit of measures to allow those responsible for defective work to be pursued, including a cause of action relating to product manufacturers and the provisions enabling associated companies to be sued.²⁴

A recommendation to publish an impact assessment on the effect of fire safety work on maintaining and building social rented homes was also rejected:

The Government has no plans to publish an impact assessment on the effects of fire safety remediation on maintaining and building social homes, but we will continue to have regular discussions with social housing landlords about this. We recognise that some social landlords face significant remediation costs, and we appreciate that they will need to balance their existing budgets to support this.²⁵

1.6

Conditions in social housing

The English Housing Survey provides information on the condition of the housing stock. [English Housing Survey: headline report](#) for 2020-21 (PDF) was published in December 2021.

The social housing sector records a lower proportion of non-decent homes than the private rented and owner-occupied sectors:

²² Levelling Up, Housing and Communities Committee, [Building Safety: Remediation and Funding](#), 11 March 2022, HC 1063 2021-22, para 46

²³ As above, para 50

²⁴ [Building safety: remediation and funding - government response to the Select Committee reports](#), CP 683, 16 May 2022

²⁵ As above.

In 2020, 13% of dwellings in the social rented sector failed to meet the Decent Homes Standard. This is lower than the proportion of private rented (21%) and owner occupied (16%) homes.²⁶

1.7 Social housing reform and safety

[Chapter 1 of the Government's Social Housing White Paper](#) (November 2020) outlines work done to tackle fire safety issues and included the following commitments:

- Legislate to strengthen the Regulator of Social Housing's consumer regulation objectives to explicitly include safety.
- Legislate to require social landlords to identify a nominated person responsible for complying with their health and safety requirements.
- Expect the Regulator of Social Housing to prepare a Memorandum of Understanding with the Health and Safety Executive to ensure effective sharing of information with the Building Safety Regulator.
- Launch a consultation on mandating smoke and carbon monoxide alarms in social housing.
- Consult on measures to ensure that social housing residents are protected from harm caused by poor electrical safety.
- Build on the work of the Social Sector (Building Safety) Engagement Best Practice Group, supporting the development of statutory and good practice guidance on engaging residents in all tenures on safety issues.²⁷

The 2022 Queen's Speech announced a Social Housing Regulation Bill to:

Increase social housing tenants' rights to better homes and enhance their ability to hold their landlords to account, addressing concerns that the Grenfell Tower tragedy raised.²⁸

The main elements of the Bill include:

- Enabling the Regulator to intervene with landlords who are performing poorly on consumer issues, such as complaints handling and decency of homes, and to act in the interest of tenants to make sure issues are rectified.

²⁶ DLUHC, [English Housing Survey 2020 to 2021: headline report](#), December 2021, p4 [note that the pandemic impacted on the collection of data for this survey]

²⁷ [The charter for social housing residents: social housing white paper](#), November 2020

²⁸ [Background briefing to the Queen's Speech 2022](#). (PDF) May 2022, p65

- Enabling the Regulator to inspect landlords to make sure they are providing tenants with the quality of accommodation and services that they deserve.
- Creating new Tenant Satisfaction Measures which will allow tenants to see how their landlord is performing compared to other landlords and help the Regulator decide where to focus its attention.
- Ensuring tenants of housing associations will be able to request information from their landlord in a similar way to how the Freedom of Information Act works for tenants of Local Authority landlords.
- Guaranteeing that the Regulator will be able to act more quickly where it has concerns about the decency of a home. They will only be required to give 48 hours notice to a landlord before a survey is carried out.
- Providing powers for the Regulator to arrange emergency repairs of tenants' homes following a survey and where there is evidence of systemic failure by the landlord. This will ensure that serious issues are resolved rapidly where a landlord is unable or unwilling to act.
- Ensuring there will be no cap on the fines that the Regulator can issue to a landlord who fails to meet required standards.²⁹

1.8

Fire Safety Act 2021

The [Fire Safety Act 2021](#) came into force on 16 May 2022. The Act clarifies that the structure, external walls and flat entrance doors of multi-occupied residential buildings fall within the scope of the [Regulatory Reform \(Fire Safety\) Order 2005](#) (the Fire Safety Order).³⁰

[Responsible Persons](#) will need to ensure these elements of buildings are included in their fire risk assessments if they aren't included already. A fire risk assessment is required by the Fire Safety Order to assess fire safety risks relevant to both workplaces and buildings with two or more sets of domestic premises. It is the duty of the Responsible Person to ensure this is carried out, although they may appoint someone on their behalf, such as a competent fire risk assessor, to carry it out.³¹

The Government acknowledged it should issue guidance to support responsible persons with prioritising risks.³² The Government published [prioritisation guidance](#) on 18 May 2022, as well as a [Fire Risk Assessment Prioritisation Tool](#) for responsible persons. The use of the Fire Risk Assessment

²⁹ As above.

³⁰ Home Office, [Fire Safety Act 2021 factsheet: Information on commencement of sections 1 and 3 of the Fire Safety Act](#), 18 May 2022

³¹ As above.

³² [HL Deb 17 November 2020, c1363](#)

Prioritisation Tool is also not mandatory, and it is not necessary to use the tool before reviewing or updating a fire risk assessment.³³

The Fire Safety Act applies to all qualifying buildings regardless of height or number of storeys. Any building with two or more domestic premises, and with a shared common area (internal or external), falls within the scope of the Fire Safety Order.³⁴

In addition, the [Fire Safety \(England\) Regulations 2022](#) will make it a legal requirement from 23 January 2023 for responsible persons of existing high-rise residential buildings in England to inform their local fire and rescue service about the design and materials of the building's external walls and any material changes made to them. High rise buildings are defined the Regulations as at least 18 metres in height or at least seven storeys. Responsible persons will also be required to provide additional information to their local fire and rescue service in relation to the level of risk of spread of fire that the external wall structure (its design and materials) pose and the steps they (responsible person) have taken to mitigate these risks.³⁵

Fire is a devolved matter. The Fire Safety Act 2021 applies and extends to England and Wales. The Fire Safety (England) Regulations 2022 extend to England and Wales but apply to England only. For policies in Scotland, see the [Scottish Government website on Fire and rescue](#). For policies in Northern Ireland, see the [Health and Safety Executive Northern Ireland website on Fire safety](#).

For further information on the Fire Safety Act, see the [Library briefing paper on the Fire Safety Bill 2019-21](#).

³³ Home Office, [Fire Safety Act commencement: prioritisation guidance](#), 18 May 2022

³⁴ Home Office, [Fire Safety Act 2021 factsheet: Information on commencement of sections 1 and 3 of the Fire Safety Act](#), 18 May 2022

³⁵ Home Office, [Factsheet: Design and materials of external walls \(regulation 5\)](#), 26 May 2022

2 Parliamentary Material

2.1 Debates

Leaseholders: Safety Remediation Costs

04 Nov 2021 | House of Lords chamber | 815 cc1407-1432

Lords motion to take note of the situation of leaseholders who are facing substantial bills for fire and building safety remediation work; and of the need for safe, green and affordable housing. Agreed to on question.

2.2 Early Day Motions

Unsafe cladding and building safety defects

EDM 331 (session 2021-22)

19 July 2021

Dan Carden

That this House notes with concern the large number of people who, four years after the Grenfell Tower fire, are still living in blocks with unsafe cladding and other building safety defects; is aware that that situation is causing great concern and distress to leaseholders who are currently unable to sell their homes; believes that leaseholders should not have to pay for the cost of replacing cladding, fixing defects, waking watches and higher insurance bills; recognises that leaseholders do not have the money to do that anyway; and calls on the Secretary of State for Housing, Communities and Local Government to come forward with a comprehensive plan to identify all the buildings at risk, establish a body to fund the work needed to fix those buildings and then seek to recover payment from all those responsible for that scandal.

2.3 Parliamentary Questions

Social Rented Housing

07 Mar 2022 | 132311

Asked by: Rachael Maskell

To ask the Secretary of State for Levelling Up, Housing and Communities, what steps he will take to increase the (a) quantity and (b) quality of social housing.

Answering member: Stuart Andrew | Department: Department for Levelling Up, Housing and Communities (DLUHC)

Our £11.5 billion Affordable Homes Programme will provide up to 180,000 new homes across the country, should economic conditions allow. This will build upon the success of our £9 billion Shared Ownership and Affordable Homes Programme, running to 2023, which will deliver approximately 250,000 new affordable homes.

Through the Levelling Up White Paper, the Government has committed that by 2030 renters will have a secure path to home ownership, with the number of first-time buyers increasing in all areas. The White Paper also announced the commitment to halve the number of non-decent rented homes in all tenures by 2030 with the biggest improvements in the lowest performing areas.

We are also driving forward reform of social housing quality through our Social Housing White Paper commitments, including a review of the Decent Homes Standard to ensure it is up-to-date and fit to deliver on the government's ambition to reduce levels of non-decency. Following the announcement of the housing quality mission in the Levelling Up White Paper, we will also look to ensure that this standard for the first time also applies to the Private Rented Sector. In addition, we are reviewing the Housing Health and Safety Rating System, the tool used to assess for hazards in all residential property.

[Social Rented Housing: Safety](#)

03 Mar 2022 | 129105

Asked by: Caroline Lucas

To ask the Secretary of State for Levelling Up, Housing and Communities, what assessment he has made of the implications for his policies of the recommendation in End Our Cladding Scandal's Dereliction of Duty report, published on 20 February 2022, on strengthening the role of the Regulator of Social Housing and Housing Ombudsman to ensure that (a) housing associations are held to account for their obligations relating to building safety and (b) leaseholders are able to obtain appropriate redress in circumstances where a housing association is found to have failed to uphold those obligations; and if he will make a statement.

Answering member: Stuart Andrew | Department: DLUHC

The Regulator of Social Housing's consumer regulation function is primarily responsible for regulating landlords in their delivery of services to tenants, and in some cases shared owners. The Regulator of Social Housing does not

have a legal remit on protections for leaseholders. Leaseholders in properties owned by registered providers have different arrangements than tenants - they operate under the terms of a lease rather than a tenancy agreement, which are subject to separate legal and contractual requirements.

The Housing Ombudsman Service's role is to resolve disputes involving tenants and leaseholders of social landlords (housing associations and local authorities). The Housing Ombudsman's role is set out in the Housing Act 1996 and The Housing Ombudsman Scheme approved by the Secretary of State. We have strengthened the Housing Ombudsman's powers and increased their resources to help improve performance and delivery of services. This has enabled the Housing Ombudsman to publish important work such as their Spotlight reports into leasehold, cladding, damp and mould in social housing.

Through the Building Safety Bill, we will be ensuring that building owners of higher-risk buildings have clear accountabilities for managing building safety as Accountable Persons. This will include housing associations and other social housing providers. Leaseholders and residents will have a clear voice under the new regime and will be empowered to hold their Accountable Person to account. They will have the ability to raise and escalate complaints to the Regulator of Building Safety for breach of building safety obligations. We are also laying a series of amendments to the Building Safety Bill to require that historical safety defects in any building above 11 metres or five storeys owned by a landlord associated with that developer must be fixed by them. Building owners that can afford to pay must not pass any costs relating to remediating those historical safety defects to leaseholders.

Social Rented Housing: Construction

26 Oct 2021 | 60491

Asked by: Preet Kaur Gill

To ask the Secretary of State for Levelling Up, Housing and Communities, what estimate he has made of the number of homes for social rent that will not be built over the next five years as a result of housing association and council liabilities arising from building safety matters in (a) Birmingham, (b) the West Midlands and (c) England.

Answering member: Christopher Pincher | Department: DLUHC

No such estimate has been made. Individual housing associations and councils are responsible for making the necessary investments to ensure their buildings are safe. The Government has supported this by committing up to £400 million to fully fund the removal and replacement of unsafe ACM cladding systems on buildings over 18 metres that are owned by registered providers of social housing. The Government has also committed to meet the cost of removing other types of unsafe cladding on buildings over 18 metres where the costs would otherwise have been borne by leaseholders or where a

registered provider of social housing's financial viability would otherwise be threatened.

The Government is committed to increasing the supply of affordable housing and is investing over £12 billion in affordable, the largest investment in affordable housing in a decade. This includes the new £11.5 billion Affordable Homes Programme, which will provide up to 180,000 new homes across the country, should economic conditions allow.

Council Housing: Insulation

20 Jul 2021 | 33990

Asked by: Helen Hayes

To ask the Secretary of State for Housing, Communities and Local Government, what steps he is taking to ensure that local authorities are adequately resourced to undertake fire safety remediation works on council homes.

Answering member: Christopher Pincher | Department: Ministry of Housing, Communities and Local Government (MHCLG)

The Government is investing over £5 billion supporting the owners of residential buildings over 18m in height to carry out necessary fire safety remediation.

This includes £400 million for the full funding of remediation of unsafe aluminium composite material (ACM) cladding on social sector residential buildings over 18m in height, including council-owned blocks. 98% of social sector buildings in the Fund have started remediation and 69% have completed.

In addition, social sector landlords including councils are eligible to apply to the £4.5 billion Building Safety Fund to support the costs of remediating non-ACM cladding that would otherwise be borne by leaseholders in their buildings, including shared owners.

Buildings: Insulation

17 Jun 2021 | 15250

Asked by: Lucy Powell

To ask the Secretary of State for Housing, Communities and Local Government, how much of the (a) £400 million Social Sector ACM Cladding Remediation Fund and (b) £200 million Private Sector ACM Cladding Remediation Fund has been allocated.

Answering member: Christopher Pincher | Department: MHCLG

Data on the progress of the Social and Private Sector ACM Cladding Remediation Funds, including the amount allocated so far from each one, can be found in the monthly Building Safety Data Release available at: www.gov.uk/guidance/aluminium-composite-material-cladding#acm-remediation-data.

3 Press Material

The following is a selection of news and media articles relevant to this debate.

Please note: the Library is not responsible for either the views or the accuracy of external content.

3.1 Press Articles

['It's soul-destroying': People trapped in unsafe homes as cladding crisis sees flat sales plummet](#)

ITV News

13 May 2022

[What are Wales, Scotland and Northern Ireland doing to deal with the building safety crisis?](#)

Inside Housing

1 April 2022

[Taxpayer may have to contribute more to fix building safety crisis, Gove tells MPs](#)

The Guardian

21 February 2022

[LGA responds to government plans to force developers to meet cladding costs](#)

Local Government Association

10 January 2022

[What will 2022 look like for social housing?](#)

National Housing Federation

4 January 2022

3.2

Press Releases

[Agreement with major developers to fund building safety repairs](#)

Department for Levelling Up, Housing and Communities

13 April 2022

[CIH responds to latest building safety announcements](#)

Chartered Institute of Housing

16 February 2022

[Government announces it will fully fund unsafe cladding removal in social housing](#)

Ministry of Housing, Communities & Local Government

16 May 2018

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