



York and North Yorkshire Remediation Plan

York and North Yorkshire Combined Authority

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Background

The Grenfell Tower Fire in June 2017 marked the most devastating residential fire in the UK since the Second World War, with significant loss of life. Dame Judith Hackitt's Independent Review of Building Regulations and Fire Safety highlighted systemic failures, identifying key issues such as ignorance, indifference, unclear roles and responsibilities, and inadequate regulatory oversight. The review concluded that the existing system was not fit for purpose and recommended a more robust regulatory regime, leveraging the expertise of local authorities, fire and rescue services, and the Health and Safety Executive (HSE).

The urgency of addressing building safety was further underscored by the Dagenham Tower Block Fire in August 2024. This incident drew attention to the ongoing risks in buildings still under review for unsafe materials or other hazards. In response, the Deputy Prime Minister convened a meeting in September 2024, urging accelerated remediation efforts by local councils and Metro Mayors. The emphasis was placed on collaboration among fire and rescue services (FRS), local authorities (LAs), and building safety regulators (BSR).

Later that month, the Deputy Prime Minister wrote to combined authority Mayors, urging them to use their convening power to work with regulators and key partners. The objective was to prepare a *Local Remediation Acceleration Plan*, expanding the scope from high-rise buildings over 18m to include those in the 11-18m range. These plans are intended to outline strategies for accelerating remediation at a local level, as well as identifying the support required from central government to achieve this goal.

The Plan

This plan is locally derived from the National Remediation Acceleration Plan¹ and commits to;

- Fixing buildings faster
- Identifying all buildings with unsafe cladding
- Supporting residents

Progress will be monitored against all key metrics within the National Plan which are;

- A clear expectation for remediation work to start in high-rise private sector residential buildings with unsafe cladding in government funded schemes by the end of 2025 at the latest,
- At the end of March 2025 for the buildings with the most unsafe, ACM cladding.
- To support the aim that by the end of 2029 all 18m+ (high-rise) buildings with unsafe cladding in a government funded scheme will have been remediated.
- By the end of 2029, every 11m+ building with unsafe cladding will either have been remediated, have a date for completion, or face enforcement action and severe penalties.

This plan provides an overview of ongoing building safety work in York and North Yorkshire, identifies next steps, and highlights barriers that need to be addressed. We are committed to working with national government to accelerate remediation programmes and will continue to collaborate closely with local partners. Ensuring the safety of our residents remains our top priority. While progress has been made, we

¹ [Remediation Acceleration Plan - GOV.UK](#)

share concerns about the pace of remediation and recognise the need to accelerate efforts further.

Engagement and Collaboration

The building safety crisis has posed unprecedented challenges for building owners, managers, regulators, and residents. Since the Grenfell Tower Fire, the scale of the issue has become clearer, with over 20 Government-issued Advice Notes on building safety risks between 2017 and 2020. Significant legislative changes have since been introduced, including new duties under the *Building Safety Act* and a shift in how the safety of high-rise buildings is managed.

The Current Position

High-Rise Residential Buildings (HRRBs)

Since 2017, extensive inspections of high-rise buildings have been conducted. In 2021, following a recommendation from the Grenfell Inquiry, North Yorkshire Fire and Rescue Service (NYFRS) was tasked with auditing the fire safety of all HRRBs, ensuring effective operational pre-planning for fire incidents.

- Original Criteria: 18m+ in height or six storeys or more, with at least two residential units.
- Revised Criteria: 18m+ in height or seven storeys or more, with at least two residential units.

This change reduced the number of in-scope buildings from 27 to 14. Despite this, NYFRS continues to maintain fire safety audits, Site-Specific Risk Inspections (SSRIs), and operational plans for all 27 buildings.

Following extensive assessments, none of the 14 in-scope buildings in York and North Yorkshire require remediation for unsafe cladding or other critical safety issues. This outcome reflects the proactive efforts of NYFRS and local authorities to address risks. NYFRS remains a key partner in accelerating remediation efforts, aligning with their ongoing commitment to residential safety.

New Requirements under the Fire Safety (England) Regulations 2022 (FSER)

FSER mandates that specific information about HRRBs be shared electronically with fire and rescue services, including:

- Construction details of external wall systems (e.g. cladding).
- Floor and building plans.

- Lifts and key firefighting equipment.
- Premises information boxes (PIBs).
- Wayfinding signage.
- Evacuation policies (e.g. stay put or simultaneous evacuation).

Building managers and owners must also report faults that could impact firefighting or evacuation (e.g., a dry riser out of action), enabling the fire service to adjust operational tactics and resources accordingly.

Local Remediation Acceleration Plan

In a letter dated 13 September 2024, the Deputy Prime Minister and Secretary of State for Housing, Communities, and Local Government identified one outstanding building in the combined authority's jurisdiction that had yet to begin remediation work.

Moving forward, the Local Remediation Acceleration Plan will prioritise identifying buildings in the 11-18m height range that require remediation. We aim to ensure eligible buildings come forward for funding and progress remediation at an accelerated pace.

Medium-Rise Residential Buildings (MRRB)

The full extent of the building safety crisis affecting medium-rise buildings (11–18m) in York and North Yorkshire is not yet fully understood, reflecting a broader national challenge. Recent changes to how the Ministry of Housing, Communities, and Local Government (MHCLG) collates and shares information on buildings requiring remediation have further complicated efforts to establish a clear picture of building statuses by height.

It is acknowledged that the MHCLG and Homes England are currently undertaking a major exercise to identify 11-18m buildings that have yet to come forward for remediation. This is known as the 'missing buildings' strategy. The department are due to set out further details in due course, In North Yorkshire we support the missing buildings strategy and continue to encourage eligible buildings to apply for the cladding safety scheme.

The *National Audit Office* has raised concerns that remediation of buildings over 11m is unlikely to complete by 2035, citing significant challenges. Identifying buildings remains difficult due to the absence of a qualified and comprehensive list.

MHCLG have reviewed over 212,000 Ordnance Survey records and reduced the estimated number of buildings requiring remediation from 4,000-7,000 down to 500-3,400. Advanced work remains on track to identify the vast majority of relevant 11m+ buildings with potentially unsafe cladding by the end of the year. In North Yorkshire, work has commenced in Scarborough and will expand across other areas. While some buildings in Scarborough, Harrogate, Whitby, and Filey meet the 11–18m criteria, very few feature cladding, and no major concerns are anticipated.

NYFRS remains fully engaged with regulatory partners and is collaborating with local authority planners to refine data collection and support remediation. A governance structure led by the Chief Fire Officer and Director of Delivery and Assurance is in place to convene partners and advance remediation acceleration plans. This includes the convening of meetings with the Mayor and Deputy Mayor for Policing Fire and Crime where necessary. The two local authorities have identified single points of contact who are fully engaging with this process.

Barriers to Remediation

Whilst we do not envisage significant issues in North Yorkshire and York, the following points are offered for consideration:

Broader Risks Beyond Cladding

Government efforts have primarily focused on cladding, but fire safety risks often stem from poor construction quality. Cladding replacement alone cannot be considered sufficient when other significant defects exist.

Regulatory Gaps

The regulatory tools available to local authorities and fire and rescue services (FRS) were not designed to address systemic failures in design and construction. Enforcement mechanisms are limited, and current interventions, such as the *Building Risk Review Programme*, are time-limited and underfunded.

Remediation Enforcement Guidance

North Yorkshire support the implementation of the newly published Remediation Enforcement Guidance for Regulators (REG).

It is acknowledged that all three regulators (LA, FRS and BSR) need to work together to coordinate enforcement activity. This includes putting in place a process to agree which regulator(s) should lead on enforcement on buildings that are not making sufficient progress. Additionally, there is a need to review and revise Memorandums of Understanding/Collaboration agreements between regulators by October 2025 to ensure this process is effectively implemented and to ensure that this is a part of the North Yorkshire Remediation plan moving forward.

MHCLG published a 'Remediation Enforcement Guidance for Regulators' document, which was produced in consultation with the National Fire Chiefs Council, which seeks to provide a framework for determining the lead regulator at a relevant (i.e. unsafe) building. The guidance will support regulators to work together effectively to

enforce remediation where landlords are failing to address their unsafe buildings. Training was delivered on this by MHCLG.

The government recognises that as the pace of remediation increases, more resource will be required in enforcement.

The government's commitments are:

- Provide funding to enable local authorities to double enforcement activity;
- Launch a new remediation enforcement support fund (£2 million) to fund access to specific legal advice and support for pursuing those responsible for fixing unsafe buildings;
- Work with the Building Safety Regulator to consider a more prominent role in enforcement.²

This is legislation upon which regulators will rely upon to get unsafe buildings fixed. Regulators have long-standing powers under the Housing Act 2004 and the Fire Safety Order 2005 to inspect and enforce building safety, including the removal of unsafe cladding. Regulators can serve statutory notices on landlords to force them to fix fire safety issues by a set time, or face prosecution. The Building Safety Act 2022 bolstered these powers by introducing remediation orders and remediation contribution orders. These new tools allow regulators and leaseholders to apply to the First-tier Tribunal for an order requiring landlords to fix, or pay to fix, unsafe buildings. An explanation of enforcement powers under the Housing Act 2004³, Fire Safety Order 2005⁴ and Building Safety Act 2022⁵ can be found in Annex A of the Remediation Enforcement Guidance.⁶

Establishing a Lead Regulator

² [Remediation Acceleration Plan - GOV.UK](#)

³ [Housing Act 2004](#)

⁴ [The Regulatory Reform \(Fire Safety\) Order 2005](#)

⁵ [Building Safety Act 2022](#)

⁶ [Remediation enforcement: guidance for regulators - 5. Annex A: Regulatory regimes - Guidance - GOV.UK](#)

LAs, FRS and the BSR all have regulatory duties which overlap in certain parts of a building. While the BSR duties are contained to high rise buildings, the LA and FRS duties apply to buildings of any height.

Specific to this plan, the Local Authorities Coordinators of Regulatory Services (LACORS) states that Local Authorities should take the lead for inspection and enforcement for “self-contained flats whether purpose build or converted” and Fire and Rescue Services should take the lead for “Premises with mixed commercial and associated residential accommodation and sheltered housing” and “all multiple-occupied accommodation that is owned or managed by the Local Housing Association”. Additionally, Remediation Enforcement Guidance has been published which refers to the set of rules and instructions that regulators use to ensure building owners take action to fix unsafe conditions, particularly in high-rise buildings. It outlines how regulators should enforce remediation when building owners fail to comply with safety regulations and aims to accelerate the process of identifying and addressing safety defects in buildings. The Remediation Enforcement Guidance aligns with LACORS and emphasises that regulators should establish protocols for designating a lead regulator in each case.

Through effective arrangement to regularly discuss buildings and share information, each building will be considered on a case-by-case basis. Regulators will work within the parameters of their regulatory powers as detailed below. Where only one regulator is empowered to act, it is clear which regulator will act.

Building Type	Enforcing Authority	Fire Safety in common parts including external walls	Fire Safety in domestic parts	Structural safety in non-domestic parts including external walls	Structural safety in domestic parts
High-rise residential	Local Authorities	✓	✓	✓	✓
	Fire and Rescue Services	✓			
	Building Safety Regulator	✓	✓	✓	✓
Medium-rise residential	Local Authorities	✓	✓	✓	✓
	Fire and rescue services	✓			

Where there is an overlap of legislation, the enforcing authority will be discussed collaboratively and established through consideration of, but not limited to:

- History of each regulator with the building and/or owner.
- Capacity.
- On going regulatory activity.
- The route the issues have been raised the Governance Working Group. For example, the need for remediation may be identified through a building safety case for the BSR. In this case, the BSR may be best placed to lead and co-ordinate activity.
- The height of the building.
- Location of the defect.
- Defect type.

Where required, the lead regulator will be established on a case-by-case basis.

It is acknowledged there is a need for an escalation process for any issues that cannot be resolved at a regional level. As such, as part of the governance arrangements, this will be a standing agenda item at the governance meetings to ensure that we can work together to ensure that all necessary steps are taken to address these challenges effectively.

Fragmented Data Collection

There is no unified dataset accessible to all stakeholders for tracking high-rise and medium-rise buildings, the lack of a centralised system undermines validation, monitoring, and effective collaboration.

Inconsistent National Guidance

Shifts in the national approach, from focusing on unsafe cladding to promoting "proportionate remediation," have created ambiguity. The absence of updated, consistent guidance leaves regulators and building owners without clear benchmarks for determining appropriate safety standards.

Unfunded Defects Beyond Cladding

Significant fire safety defects beyond cladding, such as issues with compartmentation and fire doors, remain unfunded, creating further obstacles to comprehensive remediation efforts.

Accelerating Remediation

We remain committed to accelerating remediation efforts while recognising the complexity of the building safety crisis and the national government's role in leading long-term solutions. A key priority is addressing the regulatory and practical gaps for medium-rise buildings (under 18m), which fall outside the enhanced safety regime introduced by the *Building Safety Act*.

Key Actions to Accelerate Remediation

1. Establish Clear Standards and Expectations. National Timelines for Remediation: Government must define reasonable timescales for remediation works that account for funding complexities and regulatory approvals.
2. Unified Data Sharing: A single data set accessible by the Building Safety Regulator, local authorities, and North Yorkshire Fire and Rescue Service (NYFRS) is essential to track progress consistently and enable proportionate enforcement.
3. Updated National Guidance: Prioritise the publication of updated guidance on *Fire Safety in Purpose-Built Blocks of Flats*, including clear legal positions on Personal Emergency Evacuation Plans (PEEPs) to support vulnerable residents.
4. Close the Regulatory Gap. While the *Building Safety Act* and the *Fire Safety England Regulations* have introduced significant improvements for high-rise buildings, they have created a two-tier regulatory system. For buildings under 18m, regulatory changes are limited to external wall assessments and resident communication, leaving a significant gap.
5. Expanded Regulation for Medium-Rise Buildings: Consider extending certain high-rise regulatory requirements—such as mandatory building registration and fault reporting—to medium-rise residential buildings.
6. Develop a Single Data Set. A centralised, coordinated data system is critical for tracking building safety progress and avoiding duplication of effort. The

data set should include unique property reference numbers (UPRNs), responsible entities, and key building information. There is an awareness that several Mayoral Strategic Authorities have expressed a desire to collaborate with Homes England on their case management platform. It is anticipated that there will be a training session delivered by Homes England in the new year. The January 2025 quarterly data return from MHCLG will be used to agree a baseline data set, between partners and MHCLG. Which will help to monitor the progress of remediation.

7. Identification of buildings. It remains the case that the identification of buildings is a significant issue. It would be useful to have clear guidance on how this should be carried out practically in terms of measuring buildings manually.
8. Provide Clarity on Funding. The evolution of funding mechanisms has impacted the pace of remediation. While the Cladding Safety Scheme offers a holistic funding approach, certain aspects remain underfunded or poorly understood.

Accelerating Remediation in York and North Yorkshire

The scale of the building safety crisis presents a challenge to our resources and priorities and the effectiveness of these measures is contingent on adequate funding and support. These are vital to ensure delivery of this plan.

Progress to Date

North Yorkshire Fire and Rescue Service (NYFRS) has undertaken due diligence and initiated key activities, including:

- Governance Framework: Establishing oversight to monitor and track remediation progress. (This process is detailed later within this document.)
- Building Triage: Reviewing the MHCLG list of known buildings requiring remediation (information sharing agreement has been submitted)

- Resource Assessment: Evaluating the time and resources required, while considering the impact on ongoing NYFRS and YNYCA operations.
- Audit Program: Coordinating audits with the Local Authority and regulatory partners to address identified issues.
- Regional and National Initiatives: Monitoring broader initiatives to align efforts and commitments.
- Funding Analysis: Identifying the financial and logistical support required for remediation and enforcement.

Governance

The acceleration of cladding remediation is an endeavour of all partners. To ensure effective collaboration, engagement and political oversight, LRAP will determine robust governance arrangements. A multi-tiered approach, consisting of a Mayoral-led roundtables and officer-led steering groups, will provide a comprehensive structure to address complex challenges. Both groups will be supported by effective reporting and monitoring arrangements. Governance arrangements may be subject to change, to ensure needs are being met and that progress is being made. When it is identified that there are issues these arrangements will be reviewed and increased governance and scrutiny may be introduced.

YNYCA will continue to attend and has attended Mayoral-led roundtables and Host a Local Roundtable later in 2025 to:

- a) Facilitate collaboration and partnership working between regulators and key partners.
- b) Identify and challenge barriers to cladding remediation, and to agree how to improve the pace of cladding remediation.
- c) Provide a collective forum to engage with HMG, principally with ministers and officials in the MHCLG, including to ensure necessary data and sufficient resources are available to expedite remediation efforts.
- d) Act as a forum for stakeholders to share learning and information, creating a holistic understanding of the scale of the problem and identifying opportunities to accelerate the pace of cladding remediation.

Locally, there will be an officer-led steering group, comprising local regulators who are more closely aligned to operations and delivery, This will ensure that specific challenges faced in the two local authorities are identified The steering group will include lead officers from YNYCA, NYFRS, the two local authorities and regulators where necessary. The group will meet monthly to monitor and report, as well as supporting regulators (where necessary) to coordinate and maximise their activity.

Next Steps

Long-Term Planning

Informed by the National Audit Office report, we recognise the need for a long-term approach to remediation. Developing a detailed *Remediation Acceleration Plan (RAP)* requires:

- Recognising interdependencies with stakeholders' work.
- Establishing realistic timelines and resource allocation
- Stakeholder consultation and engagement

We propose a York and North Yorkshire RAP built on collaboration, with consultation planned to:

- Identify barriers to remediation.
- Address capacity issues across stakeholders.
- Shape delivery arrangements and manage expectations.

Resource Determination

Further work is required to determine the level of resources needed, as it is difficult to assess the full extent when the number of buildings are unknown. Key points include:

- Immediate Resourcing Needs: Initial funding for dedicated roles to support RAP development and high-rise building remediation.
- Mid-Term Requirements: A data-driven approach to incorporate medium-rise residential buildings (MRRBs) into the next Risk and Resource Model (RRM), ensuring they are accounted for in future Protection strategies.

- Capacity Building: Significant investment is required to proactively inspect 11-18m buildings, with a lead time of at least nine months for recruitment and training.

Indicative Delivery Structure

Given the complexity of this work, a delivery structure must address:

- Identification and Inspections: Comprehensive data collection and triage.
- Stakeholder Coordination: Collaborative efforts across local authorities, regulators, and fire safety partners.
- Resident Engagement: Building trust and awareness among affected communities. To ensure that building owners are adhering to the Code of Practice⁷ we will promote the Leaseholder and Resident Service,⁸ which gives high-level updates on Building Safety Fund (BSF) applications and provides standard information at key milestones in the process. The service is designed to help residents to get more detailed updates from the person or organisation responsible for their building or their managing agent. Additionally, promote the “tell us tool”⁹ so residents can tell Homes England if they have concerns about the safety of its cladding. YNYCA will also utilise the expertise of the MHCLG's resident engagement team if required.

Funding

It is difficult to fully assess requirements when the extent to which remediation is required remains unknown. Given the size of the County and the work involved in identification and subsequent remediation it is envisaged that the funding required will be as follows, for at least 4 years, until 2029. It may be the case that as the work is undertaken that this needs to be reviewed and revisited. We would seek

⁷ [Code of Practice for the remediation of residential buildings - GOV.UK](#)

⁸ [Leaseholder and Resident Service](#)

⁹ [Tell us Tool](#)

assurance that should this be the case that MHCLG will reassess the funding ask and that there will be the ability to resubmit any funding requests.

It is acknowledged that recruitment may prove difficult as it is likely that all local authorities will be recruiting at the same time, and that there may be a limited number of people with the required skills to carry out this work. Therefore, this could slow down the process. It may be useful if training is required across the Country that MCHLG could facilitate the arrangement of this.

The money which York and North Yorkshire Combined Authority has received so far, amounting to £50k will be used by North Yorkshire Fire and Rescue Service to increase capacity within its Protection team by appointing one Fire Safety Advisor (Level 4 qualified).

This fixed-term post will run from 1st July 2025 to 30th June 2026.

The role will:

- Support joint case management with the Local Authority;
- Act as a point of contact for coordinated enforcement activity;
- Provide additional capacity to assess and follow up on buildings requiring remediation.

The postholder's time will be ringfenced specifically for remediation work. In more complex cases, such as those requiring legal enforcement, prosecution, or fire engineering input oversight and support will be provided by more senior officers.