

Latest fire remediation survey published by RSH

26.3.2026 - | Her Majesty's Revenue and Customs

The report is based on data sourced from the Fire Safety Remediation Survey, collected on a quarterly basis.

The Regulator of Social Housing has today published the findings of its latest survey of the fire safety of 11 metre plus buildings in the social housing sector.

Of the 17,010 relevant buildings reported, 1,924 were identified as having a life-critical fire safety defect relating to the external wall system. Over 99.5% of all relevant reported buildings have had a fire risk assessment carried out.

1,468 relevant buildings (76.3%) are expected to be remediated within the next five years.

Of the 2,723 buildings identified as having LCFS defects since June 2017, 970 (35.6%) have been remediated (or are completed awaiting a new building works assessment).

RSH will continue to monitor the performance of social landlords in remediating 11 metre plus buildings and the progress they are making against their plans.

Will Perry, Director of Strategy at RSH, said:

“Landlords must act swiftly to address fire safety defects so tenants are, and feel, safe in their homes.

“We will continue to closely monitor progress, engage through our regulatory work, and follow up with any landlord whose plans or pace of remediation raise concerns.”

Notes to editors

1. The data referred to in this publication were reported in the Q3 2025/2026 survey, which ran from 12 December 2025 to 22 January 2026, with data being reported as at 31 December 2025.
2. Most relevant buildings reported (88.24%) have been assessed to have no outstanding or historic EWS related LCFS defects in any building works assessment since 14 June 2017.
3. LCFS defects are defined as defects, shrinkages, faults or other failings in a building that give rise to fire safety risks identified by a Fire Risk Appraisal of External Wall construction or a fire risk assessment (or equivalent) undertaken to industry standards.
4. RSH advises caution in interpreting changes in data over time, as they may be influenced by a change in the number of reported buildings and their assessment status at each quarter end.

5. In this quarter, one local authority landlord, London Borough of Brent was not able to provide full information as they were undertaking a review of their data. As a result, only their total number of relevant buildings, which they confirmed were accurate as at 31 December 2025, was included.
6. For general enquiries email enquiries@rsh.gov.uk. For media enquiries please see our Media Enquiries page.

<https://www.gov.uk/government/news/latest-fire-remediation-survey-published-by-rsh>