

T: 0300 244 4000  
E: [scottish.ministers@gov.scot](mailto:scottish.ministers@gov.scot)

Ariane Burgess MSP  
Convener, Local Government, Housing  
and Planning Committee  
The Scottish Parliament  
Edinburgh  
EH99 1SP

By Email:  
[localgov.committee@parliament.scot](mailto:localgov.committee@parliament.scot)

05 June 2025

Dear Convener

### **Cladding Remediation Programme update**

Thank you for your letter dated 22 April asking for information relating to the Cladding Remediation Programme.

As I have outlined previously, we were already planning a quarterly data release, with the first one intended for the end of July; however, we have released [an ad hoc update today](#), 5 June, to align with the Committee's request. This ad hoc release covers the period up to and including the 30 April and provides available data in relation to the questions you have asked on Single Building Assessments, remediation and the Single Open Call.

The next update is planned for the end of July and will report on the period to the end of June. Quarterly releases will commence thereafter.

As this is an Official Statistics in Development publication, we intend to develop these statistics to include information from new and improved data sources as they become available. We will also engage with stakeholders to maximise the use of available data and develop effective processes. This will allow us to include a broader range of metrics and more detailed breakdowns over time.

This quarterly reporting is additional to the annual report to Parliament as detailed in section 30 of the Housing (Cladding Remediation) (Scotland) Act 2024.

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## Number of buildings and flammable cladding

A Single Building Assessment (SBA), which involves an intrusive and comprehensive evaluation of a building, is the only definitive method of identifying the risk posed to a building by problematic cladding. As a result, data on the number of buildings and homes in Scotland requiring remediation can only be gathered over time, as further SBAs are carried out.

The Committee will be interested to note that today we have also released [Scotland's cladding remediation estimates: June 2025](#), an ad hoc Official Statistics publication summarising the Cladding Remediation Programme's latest estimates of the number of residential buildings in Scotland where works may be required to alleviate external wall system life-safety fire risks.

It is important to clarify that risk to life is dependent on a range of factors not solely the presence or type of cladding. It is through a Single Building Assessment which comprises a Fire Risk Assessment and a Fire Risk Appraisal of the External Wall that as consideration of risk will be made. It is entirely possible that cladding can be left on a building if a competent person conducting that assessment deems that the risk to life is tolerable.

Officials have therefore asked each relevant Local Authority to provide an updated status on each individual high-rise building (those over 18m in height) that was identified, via the HRI, as in their ownership and having ACM or HPL cladding or any other type of external wall panels and identify any other of their buildings that were not captured.

In addition, officials via the Scottish Housing Regulator, have written to every Registered Social Landlord in Scotland to ask for information on all individual buildings over 11m in their ownership including what, if any, assessment has been undertaken to determine the risk to life from the external wall. Where the RSL does not have any housing stock over 11m, we have asked for that to be acknowledged.

These exercises for social housing will provide a comprehensive picture of the sector and where I am not satisfied that a relevant assessment has been carried out and/or there are no current robust fire risk measures in place I will take further action as needed, including, ensuring building owners are doing everything they can to mitigate risk. I am happy to provide a update to the Committee in person to describe in more detail what these information returns are indicating.

In response to your other questions, the High-Rise Inventory (HRI) which was published in November 2021 (<https://www.gov.scot/publications/high-rise-inventory/>) set out several findings including that Aluminium Composite Material (ACM) panels were identified in a small number of buildings (5%, 38 buildings).

Of these 38 buildings, 23 were reported to have the most flammable (category 3) type of ACM cladding. Beyond these findings information on the external wall was given for each building reported.

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## Pilot update

The 107 buildings on the Pilot were put on a pathway to assessment, starting with pre assessment checks made by an appointed fire engineer consultant. 51 were assessed as being out of scope of the Housing (Cladding Remediation) (Scotland) Act following a review by the appointed fire engineering consultants.

Of the 56 buildings within scope:

- 10 of the buildings have been taken on by the developer
- two were identified by the fire engineers as being low risk and not requiring an SBA.
- 12 have had or are undergoing an SBA commissioned by Scottish Government
- 32 will require an SBA – these will now have the opportunity to be funded for assessment through the Single Open Call.

## Next steps

I will outline what the next steps are for the Programme and particularly the Open Call Stage Two, when I set out an update to the Plan of Action at the end of June.

## Further questions

I have provided answers to your additional questions below.

- Which developers are included in the developer remediation contract, and provide an update once negotiations are concluded.

The developers that are being asked to sign the developer remediation contract are those that signed the [development commitment letter](#)). Negotiations are ongoing but the broad principles of the contract have been agreed, I will of course give a further update when negotiations are concluded.

- When the cladding remediation programme is expected to be completed.

It is not possible to state when the programme will be completed, and I do not want to give an arbitrary timetable which would be not helpful to the Committee, stakeholders or the wider public.

- What milestones the Scottish Government will put in place to measure progress toward completion.

As noted, a quarterly information release will provide transparency and give a regular update as to progress in the Programme. I also remain committed to giving the Committee regular updates as the programme continues to mature.

- The process by which the numbers of applicants, the categorisation of these and their current progress status is monitored.

As and when buildings become known to us, we will take urgent action if an immediate and significant risk to life has been identified.

For those buildings that require urgent measures, and others including those that we identify via the social housing sector targeted ask; through the open call and those going forward

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from the Pilot, records are kept as to number, category and status. As outlined above, that information will be drawn upon each quarter to produce an update.

### **Release of capital cost forecasts**

I wanted to take this opportunity to inform the Committee of a further release today:

- Capital cost forecasts for Cladding Remediation (<https://www.gov.scot/publications/cladding-remediation-capital-spend-forecasting>)

This information on capital costs will in addition form part of the Financial Memorandum for the Building Safety Levy.

I hope this is helpful to the Committee and I will ask my office to arrange a suitable time with the Committee to discuss in person additional detail on the Cladding Remediation Programme.

Yours sincerely,

**PAUL MCLENNAN**  
**MINISTER FOR HOUSING**

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