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Social Justice, Housing and Local Government
Committee

by email - SJHLG.committee@parliament.scot

15 September 2026

Dear Convenor,

I am writing to inform Committee members that I have laid the first progress report on Cladding Remediation before the Scottish Parliament. As required by the Housing (Cladding Remediation) (Scotland) Act 2024, the report details progress of Single Building Assessments and remediation work in Scotland. This report covered the period from 6 January 2025 until 30 June 2026.

Alongside this report, the latest release of Management Information on the progress of the Cladding Remediation Programme in Scotland was also published today, also reporting on progress up to 30 June 2026.

The report highlights that:

- following our offer to building owners of financial support for 'Single Building Assessments', we have received eligible expressions of interest in relation to **956 buildings**
- we have so far provided or offered funding in relation to **526 buildings**, in addition to the 16 buildings where a Scottish Government funded SBA has already been completed. This includes **£31.5m** provided to local authorities to enable them to take forward assessment and, where necessary, urgent mitigation measures
- Scottish Government funded SBAs were underway for **219 buildings**
- SBAs funded by developers are reported to be underway for a further **31 buildings**
- Urgent Interim Measures are in place for all **9** of the early SG funded buildings, where such measures were recommended
- Urgent Interim Measures were also in place in a further **13 buildings**
- Remediation work funded by Scottish Government has been completed in **1 building** and underway in a **further 2 buildings**
- Remediation work is underway in **2 buildings** for which a developer is responsible.

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It is of the greatest importance now that the owners of these buildings move quickly to commission and complete Single Building Assessments, to allow the necessary works to move forward. I have written to Local Authorities and Registered Social Landlords, whose buildings comprise over three quarters of the currently eligible buildings, to ask that they do so at pace. In addition, confirmation of funding for a Single Building Assessment has been made to all building owners who submitted expressions of interest and therefore provides those building owners with certainty in planning delivery of assessments.

I commend the report to you. I look forward to appearing in front of the tomorrow, 16 September, where I would be happy to address any questions you may have.

Yours sincerely,

SHIRLEY-ANNE SOMERVILLE

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Report to the Scottish Parliament on the Cladding Remediation Programme

September 2026

The Cladding Remediation Programme – Parliamentary report

Purpose of report

1. As required by Section 30 of the Housing (Cladding Remediation) (Scotland) Act 2024 ('the Act'), this report describes progress with the Cladding Remediation Programme in Scotland. In doing so, it reports on the progress made in the arranging and carrying out of:

- Single Building Assessments (SBAs) and Additional Work Assessments (AWAs)
- 'Urgent Interim Measures' and remediation works carried out further to the recommendations of these assessments.

2. This report covers the period from 6 January 2025 until 30 June 2026. This is to align with the established schedule of publication of Management Information (MI) from the programme, the most recent of which provides data as at 30 June.

Development of the Cladding Remediation Programme

3. Following the tragic events of Grenfell Tower fire disaster in London in 2017 which exposed systemic failures in building safety management across the UK, the Scottish Government immediately convened a Ministerial Working Group of Building and Fire Safety to provide advice on what action should be taken to identify and address life-safety risks in multi-residential buildings. Following a cladding related fire in Irvine in 1999, Scotland had already banned combustible cladding in high-rise buildings (or set out the need to pass an extensive fire safety test).

4. Stemming from the Ministerial Working Group, a review of building standards was carried out by Professor James Cole. This concluded that the system was "not broken but it needed improvement", specifically around the process of certifying building compliance. There was also an immediate response by the Scottish Fire and Rescue Service (SFRS) and by November 2017 it had carried out 900 operational visits to high-rise domestic buildings. A fire safety leaflet was distributed to all occupiers of high-rise buildings.

5. In addition, SFRS led on a range of recommendations directed towards 'blue light' services and made several changes and improvements to their approach to managing fires in high-rise buildings. This included the update of their standing operating procedures when attending an incident at a high-rise domestic building.

6. The Scottish Government led an extensive information-gathering exercise on high-rise housing stock across all tenures, carried out in collaboration with Local Authorities. In April 2022, further legislation was introduced on combustible materials, going further than 2005, by removing the option of a fire test and extending the ban to domestic buildings and other buildings such as care homes over 11 metres.

7. Further to this work to strengthen and review the system of building and fire safety, a Cladding Remediation Programme was launched. This initially took the form

of a pilot phase. This identified several substantial challenges, including the need for a robust, consistent and holistic form of risk assessment, along with issues arising from Scotland's distinctive tenure system. (In Scotland there is typically no single 'owner' of a residential block who can take forward assessment and remediation – unlike in England.)

8. To address these challenges, it was necessary to develop and introduce the 'Housing (Cladding Remediation) (Scotland) Bill', coupled with a new specification and statutory Standards for a 'Single Building Assessment' (SBA). The Act and Standards both commenced on 6 January 2025 – enabling the Cladding Remediation Programme to move into an active delivery phase. (We are here defining an SBA as an assessment that meets the statutory specification and standards, even if the building concerned is not within the scope of the Act – meaning that it does not activate the relevant powers within the Act.)

Launch of 'Single Open Call'

9. On 25 March 2025, the Cladding Remediation 'Plan of Action' announced the launch of the 'Single Open Call', through which the owners of affected buildings (whether privately owned or in social housing) would be able to apply for Scottish Government support for assessment of their building.

10. This approach was based on the concept of the 'distributed delivery model' - where owners retain full responsibility, including for commissioning assessments and works, but can seek financial support from the Scottish Government for key stages of the necessary work. The 13 buildings which had been part of the pilot programme and for which the Scottish Government had directly commissioned and funded SBAs would also revert to this model once their SBAs had been completed.

11. On 8 August 2025 the 'Next Phase: Plan of Action' extended this offer to support for mitigation and remediation measures which had been found by an SBA to be necessary, again on a tenure-neutral basis.

12. It also remained the case that buildings for which a developer had taken responsibility would be for the developer concerned to fund and take forward assessment and remediation. The Scottish Government concluded substantive negotiations on a Developer Remediation Contract in October 2025. All relevant developers subsequently signed the contract.

13. By the end of March 2026, 1,799 expressions of interest had been submitted via the Single Open Call. Following initial eligibility checks, and as at 30 June 2026, 956 of these expressions of interest had been identified as likely to be eligible for Scottish Government funding for an SBA. Eligibility for a funded SBA does not necessarily indicate the presence of cladding related life-safety risks.

Provision of financial support to enable owners to take forward SBAs

14. Further to the expressions of interest submitted by Local Authorities, between January and March 2026 the Scottish Government made £31.5m available to those

Local Authorities to fund SBAs and associated mitigation measures. This funding related to 376 expressions of interest. Offers of funding have also been issued to Registered Social Landlords in relation to a further 138 expressions of interest, and to factors or property managers in relation to a further 12 expressions of interest.

15. As at 30 June 2026, therefore, Scottish Government had provided or offered funding in relation to a total of 526 buildings. (This is in addition to the 16 buildings where an SBA funded by the Scottish Government has already been completed – see paragraph 19 below.) A ‘building’ is defined here as a property which has been the subject of a single expression of interest. In some cases, this may not match the definition of a building for the purposes of an SBA.

16. The most recent figures indicate that Scottish Government-funded SBAs are underway for 219 buildings. Of these 219, 140 were estimated to be 18m or over in height and 79 were estimated to be 11-18m in height.

17. Local authorities were responsible for taking forward SBAs for 97 of these 219 buildings, Registered Social Landlords were responsible for taking forward 121, and a factor or property manager was responsible for the remaining one. SBAs funded by developers are reported to be underway for a further 31 buildings.

18. A key current priority for the programme is to enable and encourage building owners who receive Scottish Government funding to take forward SBAs in a timely manner. To this end:

- we have put in place clear grant funding conditions. Owners receiving grant funding are required to commence assessment activity within specified timescales
- we have commissioned local delivery plans from local authorities which will provide greater visibility of assessment plans, key milestones and anticipated timescales
- we have held workshops with the industry on how the SBA works in practice and to identify any challenges in application
- we have engaged directly with factors to better understand barriers to commissioning assessments and to support a more consistent and timelier approach across the private sector.

Completed SBAs

19. The most recent figures indicate that 17 SBAs have been completed. These comprise:

- the 13 SBAs that were directly commissioned and funded by the Scottish Government
- three SBAs that were commissioned by Registered Social Landlords and funded by Scottish Government
- one SBA that has been funded by a developer.

20. A further 29 SBA reports received by the Scottish Government have not been carried out in full accordance with the published specification or were submitted in advance of being fully completed. We are working with the commissioning parties to ensure that the SBAs concerned are updated as required.

'Urgent Interim Measures' and remediation works

21. SBAs can then be considered for financial support for the measures and works they recommend. These can be recommendations for 'Urgent Interim Measures' (UIMs), which are considered necessary for the building to remain habitable, or remediation works, intended to bring a building to a final state of 'tolerable risk to life' (as defined by the PAS 9980 standard). Priority will generally be given to supporting UIMs, where these are appropriate for financial support from the Scottish Government.

22. Of the 13 buildings for which an SBA was directly commissioned by the Scottish Government, recommendations for UIMs were included in nine SBAs. As at 30 June 2026, UIMs were in place in all of these nine buildings. UIMs were also in place in a further 13 buildings (not all of which will yet have a completed SBA).

23. In relation to remediation works beyond UIMs, remediation work funded by Scottish Government has been completed in one building. Remediation work funded by Scottish Government is also underway in two further buildings. Remediation work is also underway in a further two buildings for which a developer is responsible.

The Cladding Assurance Register

24. In line with section 1 of the Housing (Cladding Remediation) (Scotland) Act 2024, Scottish Ministers have established a Cladding Assurance Register (CAR). This provides a single official record of relevant buildings that have been subject to a Single Building Assessment (SBA) and (where required) subsequent remediation works, helping to provide transparency and assurance to residents, lenders, insurers and the wider housing market.

25. A building may be entered on the CAR once a completed and compliance-checked SBA has been received. The 17 buildings referred to above have completed SBAs and have therefore been recorded on the CAR.

26. The CAR is being developed as a resource which will be available online to facilitate public access to this information. In the interim, individuals seeking information held on the CAR may submit a request in writing to the Cladding Remediation Programme. Requests will be considered on a case-by-case basis and processed in accordance with the relevant statutory requirements.

Next steps and further reporting

27. The Cladding Remediation Programme continues to take forward the following as priorities:

- providing financial support to owners of eligible affected buildings to enable them to commission SBAs, and encouraging their prompt completion
- based on the recommendations of completed SBAs, providing financial support for Urgent Interim Measures where appropriate

- providing financial support for remediation works beyond UIMs on a prioritised basis.

28. The 'Programme for Government' published by the Scottish Government on 1 September 2026 includes the following commitment:

“Work at pace to provide financial support to owners of buildings affected by dangerous cladding – so that as quickly as practicable appropriate action has been taken in relation to every high-risk residential building over 18 metres, and that those over 11 metres are on a pathway to resolution”

29. Management Information releases that report on the Cladding Remediation Programme will continue to be published on the Scottish Government website.

30. The next report to Parliament will cover the period up to 30 June 2027.

Scottish Government
September 2026



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Any enquiries regarding this publication should be sent to us at
The Scottish Government
St Andrew's House
Edinburgh
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ISBN: 978-1-80775-470-9 (web only)

Published by The Scottish Government, September 2026

Produced for The Scottish Government by APS Group Scotland, 21 Tennant Street, Edinburgh EH6 5NA
PPDAS1779846 (09/26)