

Local Government, Housing and Planning Committee
Tuesday 7 October 2025
26th Meeting, 2025 (Session 6)

Scottish Government's "The Cladding Remediation Programme: Next Phase Plan of Action" and Cabinet Secretary for Housing's portfolio priorities

Introduction

1. The Cabinet Secretary for Housing, Màiri McAllan MSP wrote to the Local Government, Housing and Planning Committee on 7 August 2025 to provide the Committee with an update on the Scottish Government's "The Cladding Remediation Programme: Next Phase Plan of Action".
 - [Letter from the Cabinet Secretary for Housing on the Scottish Government's "The Cladding Remediation Programme: Next Phase Plan of Action" – 7 August 2025](#)
2. She offered to attend a meeting of the Committee to discuss the update. The Committee considered this at its meeting on 16 September and agreed to invite the Cabinet Secretary to discuss this and other priorities in her new portfolio.
3. This paper provides background information to support the evidence session with the Cabinet Secretary for Housing. A SPICe briefing is provided at Annexe C.
4. The Committee has requested quarterly updates from the Scottish Government on progress on cladding remediation. The first of these arrived on 5 June and is available at Annexe A. The Committee agreed to consider this at an appropriate point in its work programme.

This meeting

5. On 7 October 2025, the Committee will hear from the Cabinet Secretary for Housing on her priorities across her new portfolio, including the latest update on cladding and first of the quarterly updates.

Next steps

6. The Committee will consider the updates on cladding remediation and the evidence heard.

Clerks to the Committee
September 2025

Annexe A – Letter from the then Minister for Housing on Cladding Remediation

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.

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.

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 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

Annexe B – Update from the Cabinet Secretary for Housing on the “The Cladding Remediation Programme: Next Phase Plan of Action”

7 August 2025

Dear Convener,

I write to inform the committee of the publication of the Cladding Remediation Programme: Next Phase Plan of Action.

Since my appointment as the Cabinet Secretary for Housing, I have reviewed progress of cladding remediation and the plan of action for cladding remediation published in March 2025, available here: [Cladding remediation: plan of action - gov.scot](https://www.gov.scot). There has been measurable progress in expansion and pace demonstrated by the Single Open Call, priority Single Building Assessments, and the information-gathering exercise. The Single Open Call had received 600 expressions of interests by 30 June. As of 24 July 258 initial grant funding offers had been issued, all priority Single Building Assessments via the Scottish Government-led assessment process remain on track to be returned by end of August, and the status of all high-rise buildings with known cladding is expected to be confirmed by end of October 2025.

Notwithstanding this progress and increase in pace, there remains an urgent need for further acceleration of our programme of work to speed up the assessment of buildings to the new statutory standards, and to rapidly deliver mitigations, in anticipation of remediation works, where such works are found to be necessary. To that end, I have published the Cladding Remediation Programme: Next Phase Plan of Action today, 07 August 2025.

The Cladding Remediation Programme: Next Phase Plan of Action focuses on moving decisively from identification to resolution. I remain determined to end the scourge of dangerous cladding as timeously as possible. It is my view that developers, local authorities, Registered Social Landlords and private owners must all play their part in taking forward building assessments, mitigation and remediation works. Our role is to ensure that despite the multiplicity of issues and challenges in Scotland, we provide clear and supported pathways for those responsible to take swift action.

Today I have set my expectations for all actors across the system about the pace at which we want this work delivered, and how we will support them. I have set clear targets for the remainder of the financial year, whilst committing the Scottish Government to ambitious but necessary long-term goals. I have taken the following action to ensure the success of this next phase of work:

I have committed to ensuring funding will be made available on an equitable basis for mitigation and remediation works for both private residential properties and social housing.

- I have allocated an additional £10 million funding to support the success of Stage One of the Single Open Call, ensuring Single Building Assessments for all eligible SOC EOIs received in 2025.
- I have allocated £10 million to fund the installation of interlinked fire alarm systems where required, ensuring interim life-safety protections in many of Scotland's most vulnerable buildings.
- I have launched Stage Two of the Single Open Call, providing owners with a pathway to be considered for further government support for any required mitigation and/or essential cladding remediation works identified through an SG-funded Single Building Assessment. Funding will be made available, with applications prioritised against risk.
- I have set a deadline of 31 October 2025 for developers to sign the Developer Remediation Contract, which will hold developers formally accountable to fully fund and deliver remediation on the buildings they are responsible for.

I have also set a long-term strategic goal for the Scottish Government:

- By 2029 every high-risk residential building over 18 metres in Scotland will have been resolved - whether made safe, decommissioned or replaced - and every building between 11 and 18 metres will be on a defined pathway to resolution — supported by robust assessment, planning and funding for essential cladding remediation.

Actions detailed in this publication are being prioritised to significantly advance the programme and lay the foundations for a longer-term trajectory toward complete remediation of Scotland's affected buildings. I will be asking for regular updates from my officials on progress of these actions, whilst frequently reviewing plans and considering any new information as it becomes available.

I intend on upholding my predecessor's commitment to provide the Committee with regular updates on the Cladding Remediation Programme. I look forward to providing the next update in due course and if requested, would welcome the opportunity to appear before the committee to discuss these matters.

I trust you found this update helpful, if you have any further questions, please let me know.

Yours sincerely,

MÀIRI MCALLAN

Annexe C – SPICe Briefing



Introduction

The Cabinet Secretary for Housing, Màiri McAllan MSP wrote to the Local Government, Housing and Planning Committee on 7 August 2025 to provide the Committee with an update on the Scottish Government’s “The Cladding Remediation Programme: Next Phase Plan of Action”.

- [Letter from the Cabinet Secretary for Housing on the Scottish Government’s “The Cladding Remediation Programme: Next Phase Plan of Action” – 7 August 2025](#)

Cabinet Secretary for Housing

Màiri McAllan MSP was appointed as the [Cabinet Secretary for Housing](#) in June 2025. It is a newly created portfolio. She is responsible for the following matters which fall within the remit of the Committee:

- Affordable Housing Supply Programme
- Housing to 2040 strategy
- cladding remediation
- regulation of existing housing systems
- tenants’ rights
- building standards
- heat networks
- Heat in Buildings programme
- heating and domestic energy transformation
- domestic energy efficiency

Cladding Remediation

The Committee considered building safety issues prior to the summer recess, including cladding remediation. [It heard from the then Minister for Housing on 22 April 2025](#).

Following this session, the Committee [agreed to seek a quarterly update on cladding remediation](#) from the Scottish Government. The first of these was received on 5 June 2025 (Annexe A).

On 7 August 2025, the Cabinet Secretary wrote to the Committee with an update on [“The Cladding Remediation Programme: Next Phase Plan of Action”](#), details of which are considered below, within the context of previous Scottish Government action.

The Single Building Assessment pilot and the Cladding Remediation Programme

The Scottish Government announced the establishment of a pilot [Single Building Assessment programme](#) in March 2021. The aim being to develop a system of publicly funded fire safety assessments for all affected buildings, paving the way for remediation work on buildings found to have unsafe cladding systems – a process now referred to as the Cladding Remediation Programme.

Despite being launched in March 2021, Scottish Government standards for the conduct of Single Building Assessments only came into force on 6 January 2025, although the [technical specifications](#) for assessments were published in June 2024. The standards document states that “Where assessments have been carried out before the publication of these Standards, it will be necessary to have a new SBA carried out.” This means that all Single Building Assessments carried out prior to 6 January 2025 must be revisited. Where remediation has already begun, or been completed, also needs to be reviewed.

The UK Government, having worked with professional bodies, building industry stakeholders, and the British Standards Institute, published PAS9980 [“Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice”](#) in January 2022. This has been used by relevant professionals to undertake cladding appraisals in England and Wales over the last three years. The Scottish Single Building Assessment technical specifications, published 18 months later states that “This SBA Specification Document aligns with the PAS 9980: 2022 guidance.”

Progress: [Scottish Government figures](#), published in July 2025, show that as of 30 June 2025, three Single Building Assessments had been completed, with a further 12 underway. All three completed SBAs identified that remedial works were required. Works had commenced for two of these but not the other.

It is worth noting that, although never formally ended, the Cladding Remediation Programme: Next Phase Plan of Action published in August 2025 now refers to the “...earlier pilot programme”. The status of the pilot programme is now unclear. The

Committee has [raised this in correspondence](#) with the Cabinet Secretary on its work on building safety.

Scottish Safer Building Accord

The [Scottish Government announced the creation of the Scottish Safer Building Accord](#) on 12 May 2022, which the then Cabinet Secretary [described as](#):

"It is my clear expectation that developers linked to buildings with problematic cladding will fund remediation where this is identified. That will ensure that when public funds are needed to be spent, we can use them to focus on buildings and works where a developer cannot be identified or no parent developer exists.

The creation of our Accord with the housebuilding sector and homeowners will form the basis of a way to address each building's needs. However I want to also make clear that if required, I will make full use of the powers available to us to bring parties to the table, including if necessary, using legislation to do so."

The then Cabinet Secretary's letter to the [Local Government, Housing and Planning Committee](#) on 27 March 2023 provided a progress update on the development and implementation of the Accord, which stated:

"Unfortunately, there remain a small number of outstanding, but critical issues on which we have not been able to agree. The main point of impasse being an unwillingness of developers to accept the need to work to legal Scottish Building Standards. Developers want to apply a single approach to Building Standards across the UK even when remediating buildings in Scotland."

There is still no agreement between the Scottish Government and developers. The [Cladding Remediation Plan of Action](#), published 25 March 2025, stated:

"We are finalising an agreement with the larger developers on the 'Developer Remediation Contract', enabling them to take forward assessment and remediation on properties for which they have accepted responsibility. This follows intensive negotiations since the sharing of draft terms in September 2024, with significant progress made in agreement in principle of key terms. We are working towards final agreement as soon as is practicable."

The [Cladding Remediation Programme: Next Phase of Action](#), published on 7 August 2025., states "Developers who previously signed a broad in principle agreement are invited to sign the Developer Remediation Contract by a deadline of 31 October 2025. This legally commits them to assessing and remediating, in line with Scottish Government standards, all buildings over 11 metres for which they have accepted responsibility."

Single Open Call and information gathering

The Scottish Government launched a "Single Open Call" in March 2025, which allows local authorities, Registered Social Landlords, and residents or their representatives to apply for a fully funded Single Building Assessment. As of 30

June, 600 Expressions of Interest had been received and as of 24 July, 258 initial grant funding offers had been issued by the Scottish Government.

Next phase

The Cladding Remediation Programme: Next Phase Plan of Action sets out five priority actions for the period to March 2026:

- 1) Continue to facilitate rapid expansion of SBAs across all housing sectors.
- 2) Accelerate mitigation measures where risks to life have been identified.
- 3) Initiate remediation pathways for buildings that have a completed SBA.
- 4) Secure full reassurance for all in scope publicly owned residential buildings over 11 metres; and
- 5) Establish a clear remediation pathway for all in scope residential buildings over 18 metres.

Targets

The Scottish Government has set the following targets for the cladding remediation programme.

October 2025: Complete information gathering on 11-18-metre-tall buildings from local authorities and RSLs.

31 October 2025: Developers sign the Cladding Remediation Contract

March 2026: All eligible expressions of interest received through the Open Call will receive confirmation of funding

Match 2026: Where an SBA identifies a need for urgent action, such as interlinked fire alarms or a waking watch, this will be taken immediately.

March 2026: All buildings identified as needing essential cladding remediation following a Single Building Assessment will "...be on a pathway to remediation".

2029: every high-risk residential building over 18 metres in Scotland will have been resolved, whether made safe, decommissioned or replaced. Every building between 11 and 18 metres will be on a defined pathway to resolution.

Housing

The Committee published a report on its housing inquiry on 15 May 2025, a year after the housing emergency was declared by several local authorities.

- [Local Government, Housing and Planning Committee Report on its Inquiry into Housing](#) – 15 May 2025

The Cabinet Secretary for Housing provided a response to the Committee's report on 1 July 2025.

- [Letter from the Cabinet Secretary for Housing to the Committee](#) – 1 July 2025

On the 2nd September the Scottish Government published its [Housing Emergency Action Plan](#).

In addition, the Committee considered the Housing (Scotland) Bill at Stage 2 earlier this year. The Scottish Government has written to the Committee providing updates in the lead up to Stage 3.

- Letter from the Cabinet Secretary for Social Justice, [10 June 2025](#)
- Letter from Cabinet Secretary for Housing, [5 September 2025](#)

Subordinate legislation on rent control areas and repairs in the social housing sector (focused on damp and mould) are anticipated.

On the 2nd September the Scottish Government published its [Housing Emergency Action Plan](#). The plan focuses on three key areas – ending children living in unsuitable accommodation, supporting the housing needs of vulnerable groups and supporting growth and investment in the housing sector. Some of the key actions noted in the plan include:

- A new commitment to invest up to £4.9 billion over the next four years, delivering around 36,000 affordable homes by 2029-30
- Doubling investment in acquisitions through the Affordable Housing Supply Programme this year to £80 million, to help take children out of temporary accommodation.
- Implement Awaab's Law from March 2026, starting with damp and mould, subject to parliamentary approval, to ensure landlords promptly address issues hazardous to tenants.
- A new £1 million national 'fund to leave' to provide financial support for up to 1,200 women and their children to leave an abusive partner.
- Introduce a new all-tenure delivery ambition, working with the housebuilding sector to increase delivery across all sectors by at least 10% each year over the next three years.
- Unlocking land for housing in rural areas by working with the Scottish National Investment Bank, landowners and public bodies.
- A new Ministerial direction to planning authorities.

The Scottish Government's response to the [Committee's inquiry report noted that a cross portfolio Housing Emergency Delivery Action and Assurance Group](#) has been established. It is not clear from the action plan how the actions contained in it will be measured and progress reported.

[The housing emergency action plan](#) notes that Housing to 2040 remains the Scottish Government's overarching strategy and that vision has not changed. The Scottish Government intends to work with the Housing to 2040 Board to examine how best to achieve this vision whilst also recognising the ongoing and immediate challenges presented by the housing emergency.

Since publication of the Committee's inquiry report, the Scottish Government has published the [Affordable Housing Supply Programme Deliverability Review](#) (published 22 May 25) and the report of the [Housing Investment Taskforce](#) (published 9 June 25).

On 30 September 2025, the Scottish Government's [quarterly housing statistics revealed](#) that there were 18,869 homes built (completed) in the year to end of June 2025, 6% lower than the previous year. In the same period there were 15,202 new builds started, 3% lower than the previous year.

In terms of the Affordable Housing Supply Programme, in the year to the end June 2025, there were 4,680 approvals, 5,313 starts, and 6,851 completions of affordable homes. Compared to the previous year, the number of completions were down by 27%, approvals were down by 33% and starts were down by 22%.

These statistics are used to inform progress against Scottish Government affordable housing delivery target to deliver 110,000 affordable homes by 2032. By June 2025, 29,680 affordable homes had been completed towards the target. This means that within the remaining 5.5 years of the target there would need to be [around 14,500 completions per year, an increase of over 50% from the average number of completions over the last four years](#).

In addition, the Committee considered the Housing (Scotland) Bill at Stage 2 earlier this year. The Scottish Government has written to the Committee providing updates in the lead up to Stage 3.

- Letter from the Cabinet Secretary for Social Justice, [10 June 2025](#)
- Letter from Cabinet Secretary for Housing, [5 September 2025](#)

Subordinate legislation on repairs in the social housing sector (focused on damp and mould) is anticipated. During the [Stage 3 debate on the Housing \(Scotland\) Bill](#), the Cabinet Secretary outlined her commitment to implement Awaab's across the social and private rented sectors from March 2025. She indicated that her officials had already begun the series of round-table discussions with stakeholders to help bring the law into force.

Other recent housing developments that might be of interest to members include:

- [A recent report on Affordable Housing Need in Scotland Post-2026 commissioned by Shelter, SFHA and the CIH Scotland](#) setting out a nearly 50% increase in estimated need relative to a similar exercise carried out in 2020. The almost 15,700 homes required annually would need investment of £1.64bn annually, and £8.20bn over the next Scottish Parliament. The report also highlighted housing need pressures in the east of the country.
- A recent report by [Professor Duncan MacLennan for the David Hume Institute Prosperity begins at home: Housing Policies for Faster, Fairer Economic Growth](#). It states that Scotland cannot solve its housing crisis with piecemeal measures. It requires bold, system-wide reform to:
 - Treat housing as economic infrastructure.
 - Align policy with net zero, economic growth, productivity, and fairness goals.
 - Mobilise non-profits, private sector partners, and regional authorities as delivery agents.
 - Commit to ending homelessness through both housing reform and cross-sector public health approaches.
 - Step-change in investment in all housing tenures.

Building safety

The Committee has considered other issues relating to building safety this year. It held a call for views, took evidence from stakeholders and the then Minister for Housing and concluded by writing to the Cabinet Secretary for Housing on 26 September.

- [Letter from the Committee to the Cabinet Secretary for Housing on Building Safety](#) – 26 September 2025

It also wrote to the Finance and Public Administration Committee to support its consideration of the Building Safety Levy (Scotland) Bill.

Building standards and heat in buildings

The Committee heard from the then Minister for Climate Action at the beginning of the year on heat in buildings related topics.

- [Meeting of the Local Government, Housing and Planning Committee](#) – 21 January 2025

The Committee has agreed to participate in collaborative scrutiny of the Scottish Government's draft climate change plan focused on the chapter on buildings.

A heat in buildings bill is also anticipated following the [Programme for Government](#) in June. A Ministerial statement was made on [3 April 2025](#). The then Minister for Climate Action announced that there would be a bill in 2025 and that it would—

- Set a target for decarbonisation of heating systems by 2045.
- Boost “...heat network development, by creating particular requirements for large, non-domestic premises and including powers to require public sector buildings to connect to district heating when it is available.”
- Include “...powers to set minimum energy efficiency standards for owner-occupier and non-domestic properties, as part of a plan to reduce greenhouse gas emissions that are caused by heating systems.”

The Committee is aware of forthcoming regulations on reform of the system of energy performance certificates and energy efficiency standards for private rented accommodation.

The next steps on a new Social Housing Net Zero Standard for Social Housing are not clear. The Committee’s housing inquiry report identified the need for clarity as a matter of urgency to housing providers on the intended statutory requirement for homes to meet net zero standards.

**Kate Berry and Alan Rehfish, SPICe Research
2 October 2025**

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