



# Regulator of Social Housing

## Fire Safety Remediation Survey for 11+ metre buildings (FRS)

Guidance notes

2025/26 Quarter 4

Survey deadline: 23 April 2026



## Contents

Introduction .....	2
Completing the FRS .....	5
Section 1- Responsible Entity confirmation.....	7
Section 2 - Buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height .....	11
Section 3 - Buildings of at least 18 metres in height or which have at least 7 storeys .....	52
Submission process .....	94
Glossary .....	97
Change history .....	102

## Introduction

The Fire Safety Remediation Survey (FRS) for buildings of 11 or more metres in height or five or more storeys is a survey conducted by the Regulator of Social Housing (the regulator) and completed by registered providers of social housing (providers) in England.

**This survey will be required from all large providers**, with a 'nil' return required from providers who are not Responsible Entities for any buildings of relevant height (11 or more metres in height or five or more storeys) and **from all small providers who have confirmed they are the Responsible Entity for buildings of relevant height**.

Small providers do not need to continue to submit nil returns once they have confirmed they are not the Responsible Entity for any buildings of relevant height. However, if they identify a building within scope or in the future take responsibility for any relevant height buildings, they should inform the regulator as soon as possible.

The survey should be completed on a registered group basis where this applies. The term 'providers' is used in this guidance to mean reporting at this level. For providers not in a group, this will form an individual return. For those in a registered group, this will be a group return.

## Using the NROSH+ system

NROSH+ is the regulator's data collection website. Submission of data must be made electronically via the NROSH+ system <https://nroshplus.regulatorofsocialhousing.org.uk/>. The stages of submission are detailed in the NROSH+ System User Guide available on the NROSH+ system.

## Help and support

The NROSH+ website contains guidance documents and FAQs which are designed to help users through the process of submitting returns and using the system.

However, if you have any further queries, you should contact our Referrals and Regulatory Enquiries (RRE) team. Their contact details and availability are:

Telephone: 0300 1245 225      Email: [NROSHenquiries@rsh.gov.uk](mailto:NROSHenquiries@rsh.gov.uk)

Availability: Monday to Friday; 9am to 5pm (excluding bank holidays)

The RRE team will not input or change data on a user's behalf and the responsibility for completing the submission remains with the provider.

## Query resolution

We aim to respond to all queries within five working days. Please note that queries made to us within five working days of a survey deadline may not receive a response until after the deadline has passed. This may result in submissions not meeting the survey deadline. Extensions to the deadline will not be granted due to late queries.

We may contact providers where queries arise during the review and validation of submitted data. Subsequent to that, we may be in further contact with a minority of providers where there are any regulatory issues arising from analysis of the validated data.


## Data entry and templates

Each return in NROSH+ can be completed through either manual entry of data into NROSH+ or by importing templates populated with data. Data import templates for each section of the return can be exported via your survey's Parts list in the NROSH+ system.

 **Note: exported templates are specific to your organisation and cannot be used for multiple providers.**

Further information on using templates is available in the NROSH+ System User Guide but users should note the following:


- You can only input data into green cells and text boxes.
- Cells shaded purple will automatically calculate based on data entered in other fields.
- Cells labelled as prior quarter data will display the value submitted in the previous quarter, these cells are shaded orange. This will always be visible in the NROSH+ web view and will show in the excel import template if macros are enabled.
- When copying data into the templates, users must use the Paste Special function (values only, no formatting) or users risk corrupting the template.
- The 'definitive data' is that which is saved on the NROSH+ system and visible to users on-screen.
- Please note that if you have included more decimal places in your data in the template, than is expected by the system, these will be rounded on submission. This means that totals based on these may be different in the system than in your template.
- When importing data using a template file, users have the option to "ignore blank cells" or "don't ignore blank cells". These options are covered in more detail in the NROSH+ System User Guide.

-  **Note: when importing a file using the "don't ignore blank cells" option, any data that has already been added will be overwritten by the upload; if a cell is left blank in the template, any prior value will be removed from the database.**

## Validation checks before submission

There are a number of ways in which validation errors can be viewed in NROSH+, these include:

- **Live validations within a survey part** - Validation issues can be viewed and resolved directly in the web view. Navigate to the web view by clicking the 'Edit' link next to a Part with hard or soft validation issues, then toggle to 'Show validations' to see the validations panel in the browser. For more information about this function please see the NROSH+ System User Guide.
- **Export validations** – Validations can be exported to an Excel file by clicking the export button on the survey summary page, validation issues page, from the web view, or cross-part validations page. Review cross part validations button at the bottom of the Parts List.
- **Validation Issues Page** – Navigate to the validation issues page by clicking the 'Submit' button beneath the survey summary table. Any unresolved validation issues, including cross-part validations, will be listed here. For single-part validation issues, clicking 'Go to part' will navigate to the web view, where validations can be addressed as outlined above.

-  **Note: the NROSH+ website is the final authority on the number of validation issues present on a return.**

Where you are unable to resolve soft validation issues, you should add a comment or upload a supporting document providing contextual information and narrative, which will assist us in reviewing the return and which will minimise the amount of follow up work required.

If you are unable to resolve hard validation issues, you should contact the RRE Team using the contact details given in the Help and Support section of this document.

We also encourage the submission of supporting documentation to provide detail on areas which you feel may need clarification. These supporting documents should be provided in a Word, Excel or PDF document and uploaded on to NROSH+ using the 'Upload new document' button in the supporting documents section which can be found below your surveys parts list (a full list of supported document types is available in the NROSH+ System User Guide).

## Completing the FRS

Working with the Ministry of Housing, Communities and Local Government (MHCLG), formerly known as the Department for Levelling Up, Housing and Communities (DLUHC), we are seeking assurance from all registered providers that for all buildings of 11 metres or more in height or which are five or more storeys (including those over 18 metres) for which you are responsible, you have:

- Met your obligations under the Fire Safety (Regulatory) Order 2005 for assessing fire safety risks associated with the relevant parts of those buildings;
- That where there are risks, you understand what they are and how they should be addressed, particularly in relation to cladding and;
- Where you have identified life-critical fire safety risks, you have a plan in place to remediate those buildings in a timely manner.

To do this we have introduced this survey.

**!** **Note: It may be necessary to share data with the Ministry of Housing, Communities, and Local Government (MHCLG), the Building Safety Regulator (BSR) or other regulators with a health and safety remit including local authorities and Fire and Rescue authorities where appropriate, which we have powers to do under section 109 of the Housing and Regeneration Act 2008. Please also note that the regulator is a public authority and is subject to Freedom of Information Act 2000 and Environmental Information Regulations 2004.**

### Submission launch and deadline

- The **Fire Safety Remediation Survey (FRS) Q4 2025/26** will launch on NROSH+ on **25 March 2026**.
- The deadline for submission of this return on NROSH+ will be 23 April 2026.

It is recommended that providers complete and submit their return as soon as possible, as this will allow more time to resolve any queries the regulator may raise with the submission.

### Note on guidance and definitions

We ask all providers to read these guidance notes carefully in order that they provide accurate data to RSH.

This guidance is intended to support the completion of the FRS via the NROSH+ system. Whilst examples and definitions are provided, providers are reminded that it

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

is their responsibility to correctly categorise and record stock accurately according to the latest applicable rules and legislation.

### Structure of the return

The FRS is comprised of one “Part” in the system, so only a single survey template needs to be completed.

This is made up of three sections, which are visible as separate tabs in the template and the website view. Guidance notes are provided for each section in the remainder of this document:

The glossary provides additional definitions (see entries for text highlighted **like this**).

## Section 1- Responsible Entity confirmation

This section requires providers to answer two questions relating to their status as a Responsible Entity for buildings of relevant height. These questions will determine which sections of the return providers will need to complete.

**!** **Note: Providers should refer to the definitions in the glossary for more information on how we define ‘Responsible Entity’ and ‘relevant height’.**

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

Providers who answer ‘No’ to both questions 1 and 2 should leave both section 2 and section 3 of the return blank and submit the return. This is considered a ‘nil’ return and fulfils the requirement of this survey for those providers who are not the Responsible Entity for any buildings of relevant heights.

Providers who answer ‘Yes’ to both questions should note that they will need to complete both section 2 and section 3, ensuring that buildings are only recorded in the section which covers the relevant height band into which the building falls. Each building must be reported only once across section 2 and section 3 of the survey.

### Question 1

Providers must confirm if they (or a registered provider within their group structure) are the Responsible Entity for buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height) that contain at least one unit of dwelling stock (either social or non-social).

Is your organisation the Responsible Entity for any buildings with a height of between 11 metres and 18 metres OR which have 5 or 6 storeys but are below 18 metres in height that contain at least one unit of dwelling stock?	Yes / No
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**If a provider answers ‘Yes’ to this question, they must complete *Section 2 - Buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height.***

**If a provider answers ‘No’ to this question, they must leave *Section 2 - Buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height* completely blank and not insert any zero values.**

## Question 2

Providers must confirm if they (or a registered provider within their group structure) are the Responsible Entity for buildings of 18 metres or more or which have 7 or more storeys (relevant height) that contain at least one unit of dwelling stock (either social or non-social).

Is your organisation the Responsible Entity for any buildings with a height of 18 metres or more OR which have 7 or more storeys that contain at least one unit of dwelling stock?	Yes / No
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**If a provider answers ‘Yes’ to this question, they must complete *Section 3 - Buildings of 18 metres or more OR which have 7 or more storeys*.**

**If a provider answers ‘No’ to this question, they must leave *Section 3 - Buildings of 18 metres or more OR which have 7 or more storeys* completely blank and not insert any zero values.**

### Note regarding vacancies / vacant flats / vacant units / vacant properties

If your organisation is the responsible entity for a building on 31 March 2026, on the basis of the definition given in our guidance document, then you should include that building in the relevant section of the survey (section 2 or 3).

Inclusion in the survey is *not* affected by whether units / flats within the building are vacant or have never been occupied, or whether there is an intention to dispose of them.

The provider may exercise their own judgement in each specific case.

### Question 3

Providers must confirm if they have identified all buildings for which they are the Responsible Entity, which are 11 metres or more in height or which have five or more storeys.

This question also requires you to confirm whether all these buildings have been included in this return.

Providers are not permitted to leave this question blank.

Please confirm if your organisation has identified all buildings of relevant height (11m or more in height or which have five or more storeys) for which you are the Responsible Entity AND whether these are all included in this return.

Yes - we have reviewed all buildings for which we are the responsible entity and confirm we have no buildings of relevant height to report

Yes - we have identified all buildings of relevant height for which we are the responsible entity and have included them all in this return

No - we have identified all buildings of relevant height for which we are the responsible entity but HAVE NOT included them all in this return

No - we HAVE NOT confirmed the height of all buildings for which we are the responsible entity, and may have excluded some buildings of relevant height from this return

Your answer to Question 3 should reflect your answers to Question 1 and Question 2.

If you have answered “No” to both Question 1 and Question 2, then your answer to Question 3 is expected to be either-

*“Yes - we have reviewed all buildings for which we are the responsible entity and confirm we have no buildings of relevant height to report”*

or

*“No - we HAVE NOT confirmed the height of all buildings for which we are the responsible entity, and may have excluded some buildings of relevant height from this return”*

### Question 3a

If you select either of the 'No' options in Question 3, you are required to provide a relevant explanation in the text box in Question 3a.

If you have not identified all buildings OR have omitted some buildings you know to be 11m+ please provide a brief explanation.


Free text

If the space available is insufficient, please upload a supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in Question 3a that you have done so.

## Section 2 - Buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height

This section should be completed by those providers who have responded 'Yes' to Section 1 – Question 1.

If a provider answered 'No' to Section 1 – Question 1, this section must be left blank.

 **Note: All questions should be answered with the position as at the 31 March 2026.**

### Question 1 – Building overview

Please report the total number of buildings of relevant height for which you (or a registered provider within your group structure) are the Responsible Entity that contain at least one unit of dwelling stock (either social or non-social).

How many buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height that contain at least one unit of dwelling stock are you [or a registered provider within your group structure] the Responsible Entity?	Number
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**Exclude** any buildings for which unregistered entities within your group structure are the Responsible Entity.

**Exclude** any buildings that **only** contain commercial or non-dwelling stock.

If you have reported a change in the number of buildings of a relevant height of which you (or a registered provider within your group structure) are the Responsible Entity compared to your reporting in the previous quarter, please provide an explanation for this change in the text box below Question 1.

If you have reported a change in the number of buildings of between 11 and 18 metres in height OR which have at least 5 or 6 storeys but are below 18 metres in height that contain at least one unit of dwelling stock that you [or a registered provider within your group structure] are the Responsible Entity for, please provide an explanation for this change.	Free text
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## Question 2 – Building Works Assessment coverage

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

This question asks providers about the number of buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has or has not been undertaken.

The total number of buildings reported across question 2a and question 2b line 1 should be equal to the number of buildings reported in question 1 in this section.

### Question 2a – Number of buildings where a building works assessment has been undertaken

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**.

It is for RPs to determine validity of assessments in line with legislation, seeking legal advice where necessary.

Total number of buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height for which you [or a registered provider within your group structure] are the Responsible Entity where a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) <b><u>has been undertaken</u></b> .	Number
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NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

**Question 2b – Number of buildings where a building works assessment is due**

*Line 1*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has NOT been undertaken**.

Total number of buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height for which you [or a registered provider within your group structure] are the Responsible Entity where a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) <b><u>has NOT been</u></b> undertaken.	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing an assessment <b>in the next quarter (01 April 2026 to 30 June 2026)</b> .	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing an assessment <b>after the next quarter but within the next six months (01 July 2026 to 30 September 2026)</b> .	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing <b>after six months (beyond 30 September 2026)</b> .	Number

*Lines 2-4*

Of those buildings reported in question 2b line 1, please indicate how many of these works assessments are planned to be completed between the given time periods. Each building should only be reported once, and the total of lines 2 to 4 should equal the total in line 1.


**PLEASE NOTE - The above time periods have been updated since the previous survey round.**

**Providers should ensure that buildings are reported within the correct time period.**

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

If you have reported a change in the number of buildings where a compliant assessment has not been undertaken compared to the previous quarter, this will cause a soft validation (V\_S02\_143) to fail. Please provide a comment in the soft validation comment box in NROSH+ web view of the survey to explain this change.

### Question 3 – Building Works Assessment outcomes

 **Note: All questions should be answered with the position as at the 31 March 2026.**

#### Question 3a

This question asks providers about the number of buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety defects which require remediation.

Where fire safety remediation works have already been carried out:

- If all the works are complete on a building, and it has subsequently had a fire risk assessment (FRA) which resulted in a finding of no life-critical fire safety defects, then you should not include it in this question.
- If any remediation works remain outstanding, or are in progress, or if any FRA carried out after the works were complete has identified fire risks, then you should include that building in the return (and reflect any ongoing and future costs in question 9)

The total number of buildings reported in question 3a line 1 must be less than or equal to the value reported in question 2a.

#### *Line 1*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety defects which require remediation.

The number of buildings reported in line 1 must be less than or equal to the value reported in question 2a. Please do not include buildings where a relevant FRA **has NOT been undertaken**.

*Lines 2-4*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety defects which require remediation.

The number of buildings reported across lines 2 to 4 (inclusive) should equal line 1. Please report each building only once across lines 2 to 4.

Based on the most recent Fire Risk Assessment that complies with the requirements of the Fire Safety Order (as amended by the Fire Safety Act 2021), the total number of buildings assessed to have life-critical fire - safety defects that require remediation.	Number
Of these:	
The total number of buildings assessed with life-critical EWS fire-safety defects that require remediation	Number
The total number of buildings assessed with other life-critical fire - safety defects that require remediation	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance


<p>The total number of buildings assessed with BOTH life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation</p>	<p>Number</p>
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If you have reported a change in the number of buildings assessed to have life-critical fire - safety defects compared to the previous quarter, please provide an explanation in the text box below Question 3a.

<p>If you have reported a change in the number of buildings assessed to have life-critical fire -safety defects based on their most recent Fire Risk Assessment that complies with the requirements of the Fire Safety Order (as amended by the Fire Safety Act 2021), please provide an explanation for this change.</p>	<p>Free text</p>
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**Question 3b**

In answering this question, please select the option that reflects the ‘other’ fire safety defects that are the most life critical in terms of risk. We recognise that ‘other’ defect remediation can include a combination of works but ask that you select only one option (the most life critical in terms of risk) for each building. This should be based on the judgement of your fire risk assessor.

 **Note: the order of the options should not be interpreted as a view of the relative risk life critical non-EWS defects pose.**

	<p>Most life critical 'other' LCFS defect for each building</p>
<p>Defective walls, ceilings or floors that can cause a loss of compartmentation between dwellings or between dwellings and common parts</p>	<p>Number</p>
<p>Inadequate/defective fire doors</p>	<p>Number</p>

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Inadequate fire stopping around cables or pipes	Number
Incorrect or missing fire escape signage	Number
Inadequate/defective fire detection and alarm systems	Number
Unprotected means of escape	Number
Inadequate/defective firefighting equipment or installations	Number
Other	Number
Don't Know	Number

If you identified life critical non-EWS defects, but they are not related to any of the options listed, please select 'other' and provide more details in the free text box at Q3b line 10.

If you do not know which category the 'other' fire safety defects relate then you should select 'don't know'.

If you have reported buildings as being assessed with 'other life-critical fire -safety defects' that require remediation, and you have selected 'other' in the above (line 8), please provide a brief outline of the nature of these defects.	Free text
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### Question 3c

FRAs may result in a recommendation for further specialised assessments to be undertaken to assess the external walls or cladding of a building.

Examples of specialist assessments:

- **FRAEW (Fire Risk Appraisal of External Wall)** - assesses the risk of a fire spreading over or within the external walls of multi-storey multioccupancy residential buildings.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

A FRAEW should be carried out in line with the methodology set out in PAS 9980 by an appropriately qualified and competent professional with suitable experience. Not all multi-storey residential buildings will require a FRAEW. More information on PAS 9980 can be found on: [Fire Appraisal of Walls & Cladding of Flats PAS 9980:2022 | BSI \(bsigroup.com\)](#).

A FRAEW may be applicable where the risk is known, or suspected, to arise from the form of construction used for the external wall build-up, such as the presence of combustible material.

- **Consolidated Advice Note (CAN)** - for building owners provided guidance on how to assess a building's external walls, smoke control systems and identified short-term interim measures that could be put in place if significant risks to life safety were identified. The CAN was withdrawn in January 2022.

*Line 1*

Please confirm how many of the FRAs undertaken (as reported in Question 2a) resulted in a recommendation for further specialist assessments to assess the external walls or cladding of a building.

*Line 2*

If any of your FRAs resulted in a recommendation for further specialised assessment to assess the external walls or cladding of a building, please confirm the number of specialist assessments which have been undertaken.

*Column 1*

Please report the number of FRAEWs recommended/undertaken.

*Column 2*

Please report the number of CANs recommended/undertaken.

*Column 3*

Please report the number of other specialist assessments to assess the external walls or cladding of a building recommended/undertaken.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

	<b>FRAEW</b>	<b>Consolidated Advice Note (CAN)</b>	<b>Other specialist assessment</b>
How many of the most recent Fire Risk Assessments that comply with the requirements of the Fire Safety Order (as amended by the Fire Safety Act 2021) identified that a specialist assessment to assess the external walls or cladding of a building (such as a FRAEW) is required?	Number	Number	Number
Of these required specialist assessments, how many have been conducted?	Number	Number	Number

### Question 4 – Historic remediation works

This question seeks to understand the extent of EWS LCFS defect remediation which has been identified as being required through an FRA and which was completed between 14 June 2017 and 31 March 2026.

You should record the number of buildings for which an FRA undertaken since 14 June 2017 identified a LCFS defect and then resulted in EWS remediation being undertaken and completed, and for which the most recent FRA does not show any EWS defects (and where there are no current EWS remediation taking place).

You should not include buildings which have previously had EWS remediation, but which are reported in Q3a (line 2 + line 4) as having current EWS remediation required based on the most recent FRA.

The total number of buildings here should not exceed the total number of buildings you report in Q2a, less those reported in Q3a (line 2 + line 4).

#### *Column 1*

Please report the number of buildings that currently have 'other' defects as reported in Q3a.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

*Column 2*

Please report the number of buildings that do not currently have any defects should be reported in column 2.


	<b>Buildings that currently have 'other' defects reported in Q3a</b>	<b>Buildings that do not currently have any defects reported in Q3a</b>
Since 14 June 2017 and before 31 March 2026, in how many buildings have you fully completed remediation works to address life-critical fire safety defects relating to EWS?	Number	Number

### Question 5 – External Wall System materials

This question asks providers about the materials being used in External Wall Systems (EWS):

- on buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**.

The total number of buildings reported in question 5 line 16 (column 2+column 3) should equal the number of buildings reported in question 2a.

 **Note: Where the safety of the material is not known, providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.**

### Column guidance

#### *Column 1 – buildings where the material is used in EWS*

For each of the material types listed please report the total number of buildings:

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and which use that material in the EWS.

Multiple materials may be used within EWS on each building. We expect providers to report the total number of buildings which use each type of material. This is likely to mean that the total of column 1 (lines 1 to 15) will be greater than the total number of buildings reported in question 2a.

### *Column 2 – buildings where the material used in EWS is considered safe*

For each of the material types listed please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and for which the use of that material in the EWS is considered safe.

The number of buildings reported across column 2 and column 3 should equal the number of buildings reported in column 1 (for each line).

Where the safety of the material is not known, providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.

### *Column 3 – buildings where the material used in EWS is considered unsafe*

For each of the material types listed please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and for which the use of that material in the EWS is considered unsafe.

The number of buildings reported across column 2 and column 3 should equal the number of buildings reported in column 1 (for each line).

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Where the safety of the material is not known, providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.

**Line guidance**

*Lines 1-14*

Material types in use in EWS. Please refer to the glossary for more information on material types.

*Line 15*

You should report the number of buildings for which the material used in EWS is not known.

**!** **Note: If the material is not known, we ask that you upload a supporting document to outline why the material type was not identified during the FRA and how you have assessed the safety of this material.**

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list.

	Which materials are used in EWS on buildings for which you are the Responsible Entity	On how many of the buildings in column 1 is the selected <b>material considered to be safe.</b>	On how many of the buildings in column 1 is the selected <b>material considered to be unsafe.</b>
Glass (excluding windows)	Number	Number	Number
High Pressure Laminate	Number	Number	Number
Aluminium Composite Material	Number	Number	Number
Other Metal Composite Material	Number	Number	Number
Metal Sheet Panels	Number	Number	Number
Render System	Number	Number	Number
Brick Slips	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Brick	Number	Number	Number
Stone Panels or Stone	Number	Number	Number
Tiling Systems	Number	Number	Number
Timber or Wood	Number	Number	Number
Plastic	Number	Number	Number
Concrete	Number	Number	Number
Other	Number	Number	Number
For how many buildings (of relevant height) do you not know the EWS material in use?	Number	Number	Number

*Line 16*

Please provide the total number of individual buildings for which all the material (or materials) in use in the EWS are considered safe (column 2) and the total number of individuals buildings for which one or more materials are considered unsafe (column 3).

In total, on how many <b>individual</b> buildings are the EWS materials considered safe or unsafe?		Number	Number
--	--	--------	--------

This should be the total number of individual buildings, so does not need to match the total of the materials in the column above. The sum of column 2 and column 3 of this line should equal the number of buildings reported in question 2a.

Where a building has a combination of safe and unsafe EWS materials, this should be recorded as unsafe in this part of the question.

**!** **Note:** We anticipate the total number of buildings reported as having unsafe EWS materials in Question 5 Column 3 Line 16 to align with the total number of buildings reported as having life-critical EWS defects in Question 3a (Lines 2 + 4).

*Line 17*

If you have reported buildings using 'other' material, please briefly confirm the material used and the number of buildings covered. If you have several different materials and buildings, please upload a supporting document.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 17 that you have done so.

<p>If you have reported buildings using 'other' material, please briefly confirm the material used and the number of buildings covered. If you have several different materials and buildings, please upload a supporting document.</p>	<p>Free text</p>
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If you have reported a change in the EWS materials compared to the previous quarter, this will cause a soft validation (V\_S02\_145) to fail. Please provide a comment in the soft validation comment box in NROSH+ web view of the survey to explain this change.

## Question 6 – Remediation progress

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

This question asks providers about the status of remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation.

Where a building has a number of different defects which fall into the definition of life critical fire safety defects:

For lines 1-4:

- group together the totality of works required for each building that are EWS/other/both and treat them as a whole,
- use the least progressed state of any defect as the remediation status category the building is recorded under.

For example, if there are three EWS defects and two are complete but one is only started, then record the building as in the “Remediation works have started” column.

For lines 5 and 6:

- only buildings with both EWS and other defects are required to be reported in these lines,
- report the progress of EWS and other defects separately. In line 5, report the progress of the EWS defects, based on the least progressed EWS defect. In line 6, report the progress of the other defects, based on the least progressed other defect.

For example, if there is a building with two EWS defects and one other defect, and for one EWS defect the remediation work is complete and the other EWS remediation work is only started, this building should be reported in the ‘Remediation works have started’ column in line 5. Where the one other defect plans are unclear, the ‘remediation plans are unclear or incomplete or awaiting further advice’ column should be completed in line 6. See image below for visual representation of how this would look within the return.

# NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

**Question 6 – Remediation progress**

6

Remediation work complete (including building control sign off if needed)	Remediation work complete but awaiting building control sign off	Remediation works have started - cladding removed	Remediation works have started	Remediation plans are in place	Remediation plans are unclear or incomplete or awaiting further advice	Neither remediation plans nor works started	Work is not required
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the total number of buildings assessed to have life-critical fire-safety defects that require remediation					1		

Of these buildings assessed to have life-critical fire-safety defects (sub-categories of buildings reported in line 1 above):

The total number of buildings assessed to have life-critical EWS fire-safety defects that require remediation							
The total number of buildings assessed to have other life-critical fire-safety defects that require remediation							
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire-safety defects that require remediation					1		

Of these buildings assessed to have both EWS and other life-critical fire-safety defects (sub-categories of buildings reported in line 4 above):

The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire-safety defects that require remediation - report progress of EWS defects				1			
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire-safety defects that require remediation - report progress of other defects					1		

The total number of buildings reported in question 6 line 1 (columns 1 to 8) should equal the number of buildings reported in question 3a line 1.

## Column guidance

*Column 1 – Remediation work complete (including building control sign off if needed).*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation work to correct the fire safety issue identified is complete (including building control sign off if needed).

We assume that buildings reported in this column are awaiting a further assessment to confirm the remediation work has been successful in resolving the fire safety issue.

*Column 2 – Remediation work complete but awaiting building control sign off.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation work to correct the fire safety issue identified is complete but is awaiting building control sign off.

We assume that all substantive remediation works will require building control sign off but if the works do not require building control sign off and are complete, then they should be reported in column 1.

### *Column 3 – Remediation works have started - cladding removed.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation work to correct the EWS (cladding) defects has begun.

You should include all buildings where the cladding has been removed but where the work to remediate this or other fire safety issue(s) is not yet complete.

If the removal of cladding is the ONLY remediation required and it is complete, then buildings should be reported in column 2 or column 1 depending on the necessity of building control sign off.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

	Remediation work complete including building control sign off	Remediation work complete but awaiting building control sign off	Remediation works have started - cladding removed	Remediation works have started	Remediation plans are in place	Remediation plans are unclear or incomplete or awaiting further advice	Neither remediation plans nor works started	Work is not required
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the total number of buildings assessed to have life-critical fire -safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number
<b>Of these buildings assessed to have life-critical fire -safety defects (sub-categories of buildings reported in line 1 above):</b>								
The total number of buildings assessed to have life-critical	Number	Number	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

EWS fire-safety defects that require remediation								
The total number of buildings assessed to have other life-critical fire -safety defects that require remediation	Number	Number	N/A	Number	Number	Number	Number	Number
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire -safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number
<b>Of these buildings assessed to have both EWS and other life-critical fire -safety defects (sub-categories of buildings reported in line 4 above):</b>								
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire -safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- report progress of EWS defects								
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation - report progress of other defects	Number	Number	N/A	Number	Number	Number	Number	Number

For those units reported under 'work is not required', please give a brief overview of why they do not require remediation work.	Free text
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For those units reported under 'remediation plans are unclear or incomplete or awaiting further advice', please give a brief overview of why the plans have not been completed.	Free text
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## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

*Column 4 – Remediation works have started.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation work has begun.

You should include all buildings where the remediation work has started but is not yet complete.

Where remediation work includes EWS (cladding) removal, and where this has been completed, but where the work to remediate this or other life-critical fire safety issue(s) is not yet complete, report buildings in column 3.

*Column 5 – Remediation plans are in place.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which remediation plans are in place.

You should include all buildings where the remediation work has been planned. Providers are asked to consider the clarity and completeness of their plans for remediation work and judge whether they consider the plans to be 'in place'.

*Column 6 – Remediation plans are unclear or incomplete or awaiting further advice.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation plans are currently unclear or incomplete or where you are awaiting further advice.

**Providers are asked to consider the clarity and completeness of their plans for remediation work and judge whether they consider the plans to be ‘in place’ or if they are unclear or incomplete.**

**If you have reported buildings in this column, please complete the text box in line 8 to provide an explanation and upload supporting documents, if necessary.**

### *Column 7 – Neither remediation plans nor works started.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- but for which there are no remediation plans currently in place (and therefore where work has not started).

Please report any buildings where plans for remediation have not been established, or where the status of the remediation plans/ works is not known and where they are not reported in any other column.

### *Column 8 – Work is not required.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- but for which you have determined work is not required.

**NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance**

If you have determined work is not required to remediate the life-critical fire safety defects identified in the FRA, then please upload a supporting document to confirm why this determination has been made.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 7 that you have done so.

**Line guidance**

*Line 1 – Total number of buildings assessed to have life-critical fire safety defects that require remediation.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified life-critical fire safety defects which require remediation.

The total number of buildings reported in question 6 line 1 (columns 1 to 8) should equal the number of buildings reported in question 3a line 1.

*Line 2 – The total number of buildings assessed to have life-critical EWS fire safety defects that require remediation.*

*Please report the total number of buildings:*

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified EWS life-critical fire safety defects which require remediation.

The total number in line 2 must be less than or equal to the total in line 1 for each column.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Please do not include buildings in line 2 which have **both** EWS life-critical fire safety defects AND other life-critical fire safety defects. Report these buildings in line 4.

*Line 3 – The total number of buildings assessed to have other life-critical fire safety defects that require remediation.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified other life-critical fire safety defects which require remediation.

The total number in line 3 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 3 which have **both** EWS fire safety defects AND other life-critical fire safety defects. Report these buildings in line 4.

*Line 4 – The total number of buildings assessed to have both life-critical EWS fire safety defects and other life-critical fire safety defects that require remediation.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified **both** EWS and other life-critical fire safety defects which require remediation.

The total number in line 4 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 4 which have only EWS **OR** other life-critical fire safety defects. Report these buildings in line 2 or 3 as appropriate.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Please report buildings in line 4 according to the progress of the least progressed defect.

*Line 5 – The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation - report progress of EWS defects.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified **both** EWS and other life-critical fire safety defects which require remediation.

Please report buildings in this line based on the progress of the EWS defects.

*Line 6 - The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation - report progress of other defects.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified **both** EWS and other life-critical fire safety defects which require remediation.

Please report buildings in this line based on the progress of the other defects.

*Line 7 - For those units reported under 'work is not required' please give a brief overview of why they do not require remediation work.*

If you have reported buildings in column 8 indicating that work is not required, please briefly explain why this is. If the space provided is not sufficient for your explanation, please upload a supporting document.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 7 that you have done so.

*Line 8 - For those units reported under 'remediation plans are unclear or incomplete or awaiting further advice' please give a brief overview of why the plans have not been completed.*

If you have reported buildings in column 6 indicating that remediation plans are unclear or incomplete or awaiting further advice, please briefly explain why this is. If the space provided is not sufficient for your explanation, please upload a supporting document.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 8 that you have done so.

## Question 7 – Remediation commencement

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

This question asks providers about the actual or estimated start of remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation.

### Column guidance

#### Column 1

The data in the column will be prepopulated from your responses to question 6 columns 1 to 4 inclusive.

The total number of buildings reported in question 6 columns 1 to 4 are those for which work is recorded as having started in this return (which is the position as at the 31 March 2026). This means work must have begun before 1 April 2026.

	Prior to April 2026	Between 1 April 2026 and 30 September 2026	Between 1 October 2026 and 31 March 2027	Between 1 April 2027 and 31 March 2031	Between 1 April 2031 and 31 March 2036	On or after 1 April 2036	No date planned to start remediation / unknown
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which remediation work	Q6 – total of columns 1-4 (1st row)	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

has, or is estimated to begin, in each time period							
Of these how many relate to remediation work to address life-critical EWS fire-safety defects	Q6 – total of columns 1-4 (2nd row & 5th row)	Number	Number	Number	Number	Number	Number

*Columns 2-6*

Please provide the number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the works assessment has identified life-critical fire safety defects and where remediation work is required,
- by the time period in which you estimate the remediation work to begin.

**PLEASE NOTE – The time periods have been updated since the previous survey round.**

**Providers should ensure that buildings are reported within the correct time period.**

*Column 7*

Please provide the number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- where the works assessment has identified life-critical fire safety defects and where remediation work is required,
- for which you have yet to schedule or do not know the planned start date of remediation work.

### Line guidance

#### *Line 1*

Please report the total number of buildings with life-critical fire safety defects.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the number of buildings reported in question 6 columns 1 to 8.

Where a building has BOTH life-critical EWS fire-safety defects, *and* other life-critical fire safety defects that require remediation – you should use the latest start date for which any remediation works began to report the building on this line. You will be able to report the specific start dates for EWS works on the following line.

#### *Line 2*

Please report the estimated remediation start dates for buildings where remediation work is required to address EWS (cladding) life-critical fire safety defects.

Where a building has BOTH life-critical EWS fire-safety defects, *and* Other life-critical fire safety defects that require remediation – on this line you should use the specific date for which the EWS component of the work will begin. In instances where the EWS component of the work will begin later than the Other component, a building may be reported in a later time period column in this line if needed.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the total number of buildings reported in question 6 lines 2 and 5.

## Question 8 – Remediation completion

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

This question asks providers about the actual or estimated completion of remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation.

For remediation work to be considered complete, we expect the building to have had all remediation work completed and with this work having received building control sign off, if required.

### Column guidance

#### *Column 1*

The data in the column will be prepopulated from your responses to question 6 above.

The total number of buildings reported in question 6 column 1 will be used to confirm those completed before 1 April 2026. For work to be recorded as being complete in this return (which is the position as at the 31 March 2026), this must have completed and have received building control sign off before 1 April 2026.

#### *Columns 2-6*

Please provide the number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the building works assessment has identified any type of fire safety issue and where remediation work is required,

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- by the time period in which you estimate the remediation work to be completed.

**PLEASE NOTE – The time periods have been updated since the previous survey round.**

**Providers should ensure that buildings are reported within the correct time period.**

### *Column 7*

Please provide the number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the building works assessment has identified any type of fire safety issue and where remediation work is required,
- for which you have yet to schedule or do not know the planned completion date of remediation work.

### **Line guidance**

#### *Line 1*

Please report the total number of buildings for which all remediation work is planned to complete in each time period.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the number of buildings reported in question 7 columns 1 to 7.

The number of completions for each time period should be less than or equal to the number of estimated commencements for that and previous time periods as reported in question 6. Please ensure that estimated completion dates are reported as being AFTER the estimated commencement date.

Where a building has BOTH life-critical EWS fire-safety defects, *and* other life-critical fire safety defects that require remediation – you should use the date for which all required remediation works will have completed on this line. You will be able to report the specific completion dates for EWS works on the following line.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

*Line 2*

Please report the total number of buildings for which remediation work to remove unsafe EWS (cladding) will be completed in each time period.

Where a building has BOTH life-critical EWS fire-safety defects, *and* other life-critical fire safety defects that require remediation – on this line you should use the specific date for which the EWS component of the work will complete. In instances where the EWS component of the work will complete earlier than the Other component, a building may be reported in an earlier time period column on this line if needed.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the total number of buildings reported in question 7 line 2 (columns 1 to 7).

	Prior to April 2026	Between 1 April 2026 and 30 September 2026	Between 1 October 2026 and 31 March 2027	Between 1 April 2027 and 31 March 2031	Between 1 April 2031 and 31 March 2036	On or after 1 April 2036	No date planned to start remediation / unknown
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which ALL remediation work is planned to be completed in each time period	Q6 – column 1 (1st row)	Number	Number	Number	Number	Number	Number
Based on the most recent building works assessment that complies with	Q6 – column 1 (2nd row)	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

<p>the requirements of the Fire Safety Order, what is the number of buildings for which remediation work relating to the removal of life-critical EWS fire-safety defects will be completed in each time period</p>	<p>&amp; 5th row)</p>						
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**Question 9 – Remediation costs**

This question asks providers about the cost relating to the remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation.

**Question 9a - Total number of buildings for which costs have been identified**

Please provide the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects,
- for which remediation work is required,

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- for which you have identified the costs relating to the remediation work.

Total number of buildings (of relevant height) which have been assessed to have any type of life-critical fire safety issue/issues and which require remediation, for which costs have been identified	Number
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### Question 9b – Identified costs (incurred and planned)

Of those buildings as identified in question 9a above, please provide the costs as required.

#### Column guidance

##### *Columns 1-6*

Please provide the costs identified (as indicated per line) for the time periods shown.

**PLEASE NOTE – The time periods have been updated since the previous survey round.**

**Providers should ensure that buildings are reported within the correct time period.**

Where fire safety remediation works have already been carried out:

- If all the works are complete on a building, and it has subsequently had a fire risk assessment (FRA) which resulted in a finding of no life-critical fire safety defects, then you should not include it in the return. As such, we would not expect costs for this to be reported in this section of the survey.
- If any remediation works remain outstanding, or are in progress, or if any FRA carried out after the works were complete has identified that the life-critical fire safety defects were not remediated, then you should reflect any incurred or planned costs in this question.

##### *Column 7*

This is an automatically generated total of costs identified for the rows.

The indication of whether the total cost is estimated or actual will be taken from your responses across columns 1 to 6 (inclusive). If costs in any time period are 'estimated' then the overall cost will also be 'estimated'.

## Line guidance

### *Lines 1 and 2*

In line 1 please provide the costs identified and incurred (or planned) for ALL remediation work for each time period shown.

You should include the costs for each building in the time period in which the remediation will be completed.

Indicate if the costs for this time period are 'estimated' or 'actual' in line 2.

### *Lines 3 and 4*

In line 3 please provide the costs identified and incurred (or planned) for the work required to remove EWS (cladding) for each time period shown.

You should include the costs for each building in the time period in which the removal will be completed.

Indicate if the costs for this time period are 'estimated' or 'actual' in line 4.

If you have reported a change in the total remediation costs compared to the previous quarter, this will cause a soft validation (V\_S02\_146) to fail. Please provide a comment in the soft validation comment box in NROSH+ web view of the survey to explain this change.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

	Prior to April 2026	Between 1 April 2026 and 30 September 2026	Between 1 October 2026 and 31 March 2027	Between 1 April 2027 and 31 March 2031	Between 1 April 2031 and 31 March 2036	On or after 1 April 2036	Unknown date of completion	Total cost
Cost for ALL remediation work that has been incurred or is planned in each time period	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	=sum of all columns
Is the cost above an estimate or actual?	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual
Of the cost for ALL remediation work, how much is associated with External Wall System defect resolution that has been incurred or has been planned in each time period?	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	=sum of all columns
Is the cost above an estimate or actual?	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

**Question 9c – Business plan**

Please confirm if your approved business plan includes the costs shown in lines 1 and 3 in question 9b.

By 'approved' we mean board approval for private registered providers and the relevant business plan approval for local authority registered providers. If you do not have a business plan, then you should indicate 'no'.

Does your approved business plan incorporate these estimated/actual costs over the relevant years?	Yes/No
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**Question 9d – Not yet identified costs***Line 1*

Please provide the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects,
- for which remediation work is required, for which you have NOT identified the costs relating to the remediation work.

Total number of buildings (of relevant height) assessed to have one or more life-critical fire safety defects of any type which require remediation for which costs have not yet been identified	Number
Does your approved business plan incorporate any contingency for remediation work on buildings where the costs have not yet been identified?	Yes/No
If your plans do include contingency, please provide a brief overview on your assumptions	Free text

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

*Line 2*

Please confirm if your approved business plan includes the costs shown in lines 1 of question 9d.

By 'approved' we mean board approval for private registered providers and the relevant business plan approval for local authority registered providers. If you do not have a business plan, then you should indicate 'no'.

*Line 3*

If you have responded 'Yes' to line 2 above, please provide a brief overview of the assumptions used when establishing the level of contingency for remediation work on buildings where costs have not yet been identified.

## Question 10 – Developer remediation contracts

This question asks providers about any developer remediation contracts in place relating to the remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects.

### Line 1

Please report the number of buildings (as per the question criteria above) which are covered by a developer remediation contract.

### Line 2

If you have reported one or more buildings in line 1, then please provide details of the developers for the buildings. If there are multiple buildings and contractors, you may wish to upload this as a supporting document.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 2 that you have done so.

Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, how many of the buildings identified as having life-critical fire safety defects above are covered by a developer remediation contract?	Number
If you have reported buildings covered by developer remediation contracts, please provide details of the developers for the building(s).	Free Text

## Question 11 – Prioritisation and risks

This question asks providers about their prioritisation of remediation work and the risks foreseen in the delivery of work relating to the remediation work for buildings:

- of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects.

### *Line 1*

Please provide a brief outline of how you are prioritising buildings requiring works in order to deliver remediation work.

If necessary, submit a supporting document with further details of your methodology.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 1 that you have done so.

### *Lines 2 and 3*

If you have foreseen any risks to your planned prioritisation or delivery against your work plan, please indicate this and outline those risks here.

If necessary, submit a supporting document with further details.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 3 that you have done so.

### *Lines 4 and 5*

If you responded yes in line 2, then please confirm if and outline how the risks you detail in line 3 will result in variation to your remediation plans.

If necessary, submit a supporting document with further details.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 5 that you have done so.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

<p>How are you prioritising buildings requiring works for life-critical fire safety defects?</p> <p>Please provide a brief summary and, if necessary, submit a supporting document with further details of your methodology.</p>	Free text
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Do you foresee any barriers to delivery against your work plan?	Yes/No
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<p>If you do foresee any barriers to delivery against your work plan, please provide a brief summary, and, if necessary, submit a supporting document with further details.</p>	Free text
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Will any of the barriers foreseen, result in variation to your remediation plans?	Yes/No/Don't know
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<p>If the barriers will result in variation to your remediation plans, please provide a brief summary, and, if necessary, submit a supporting document with further details.</p>	Free text
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## Section 3 - Buildings of at least 18 metres in height or which have at least 7 storeys

This section should be completed by those providers who have responded 'Yes' to Section 1 – Question 2.

If a provider answered 'No' to Section 1 – Question 2 this section must be left blank.

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

### Question 1 – Building overview

Please report the total number of buildings of relevant height for which you (or a registered provider within your group structure) are the Responsible Entity that contain at least one unit of dwelling stock (either social or non-social).

For how many buildings of at least 18 metres in height or which have at least 7 storeys that contain at least one unit of dwelling stock are you [or a registered provider within your group structure] the Responsible Entity?	Number
---	--------

**Exclude** any buildings for which unregistered entities within your group structure are the Responsible Entity.

**Exclude** any buildings that **only** contain commercial or non-dwelling stock.

If you have reported a change in the number of buildings of a relevant height of which you (or a registered provider within your group structure) are the Responsible Entity compared to your reporting in the previous quarter, please provide an explanation for this change in the text box below Question 1.

If you have reported a change in the number of buildings of between 11 and 18 metres in height OR which have at least 5 or 6 storeys but are below 18 metres in height that contain at least one unit of dwelling stock that you [or a registered provider within your group structure] are the Responsible Entity for, please provide an explanation for this change.	Free text
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## Question 2 – Building Works Assessment coverage

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

This question asks providers about the number of buildings:

- of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has or has not been undertaken.

The total number of buildings reported across question 2a and question 2b line 1 should be equal to the number of buildings reported in question 1 in this section.

### Question 2a – Number of buildings where a building works assessment has been undertaken

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken.**

It is for RPs to determine validity of assessments in line with legislation, seeking legal advice where necessary.

Total number of buildings of at least 18 metres in height or which have at least 7 storeys for which you [or a registered provider within your group structure] are the Responsible Entity where a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) <b><u>has been undertaken.</u></b>	Number
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NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

**Question 2b – Number of buildings where a building works assessment is due**

*Line 1*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has NOT been undertaken**.

Total number of buildings of at least 18 metres in height or which have at least 7 storeys for which you [or a registered provider within your group structure] are the Responsible Entity where a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) <b><u>has NOT been</u></b> undertaken.	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing an assessment <b>in the next quarter (01 April 2026 to 30 June 2026)</b> .	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing an assessment <b>after the next quarter but within the next six months (01 July 2026 to 30 September 2026)</b> .	Number
Of those buildings where a compliant assessment has not yet been undertaken, how many do you anticipate completing <b>after six months (beyond 30 September 2026)</b> .	Number

*Lines 2-4*


Of those buildings reported in question 2b line 1, please indicate how many of these works assessments are planned to be completed between the given time periods. Each building should only be reported once and the total of lines 2 to 4 should equal the total in line 1.

**PLEASE NOTE - The above time periods have been updated since the previous survey round.**

**Providers should ensure that buildings are reported within the correct time period.**

If you have reported a change in the number of buildings where a compliant assessment has not been undertaken compared to the previous quarter, this will cause a soft validation (V\_S03\_143) to fail. Please provide a comment in the soft validation comment box in NROSH+ web view of the survey to explain this change.

### Question 3 – Building Works Assessment outcomes

 **Note: All questions should be answered with the position as at the 31 March 2026.**

#### Question 3a -

This question asks providers about the number of buildings:

- on buildings of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety defects which require remediation.

Where fire safety remediation works have already been carried out:

- If all the works are complete on a building, and it has subsequently had a fire risk assessment (FRA) which resulted in a finding of no life-critical fire safety defects, then you should not include it in this question.
- If any remediation works remain outstanding, or are in progress, or if any FRA carried out after the works were complete has identified fire risks, then you should include that building in the return (and reflect any ongoing and future costs in question 9)

The total number of buildings reported in question 3a line 1 must be less than or equal to the value reported in question 2a.

#### *Line 1*

Please report the total number of buildings:

- of relevant height,

**NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance**

- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety defects which require remediation.

The number of buildings reported in line 1 must be less than or equal to the value reported in question 2a. Please do not include buildings where a relevant FRA **has NOT been undertaken**.

*Lines 2-4*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**,
- and for which that assessment identified one or more life-critical fire safety defects which require remediation.

The number of buildings reported across lines 2 to 4 (inclusive) should equal line 1. Please report each building only once across lines 2 to 4.

Based on the most recent Fire Risk Assessment that complies with the requirements of the Fire Safety Order (as amended by the Fire Safety Act 2021), the total number of buildings assessed to have life-critical fire safety defects that require remediation.	Number
Of these:	
The total number of buildings assessed with life-critical EWS fire-safety defects that require remediation	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance


The total number of buildings assessed with other life-critical fire safety defects that require remediation	Number
The total number of buildings assessed with BOTH life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation	Number

If you have reported a change in the number of buildings assessed to have life-critical fire safety defects compared to the previous quarter, please provide an explanation in the text box below Question 3a.

If you have reported a change in the number of buildings assessed to have life-critical fire safety defects based on their most recent Fire Risk Assessment that complies with the requirements of the Fire Safety Order (as amended by the Fire Safety Act 2021), please provide an explanation for this change.	Free text
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**Question 3b -**

In answering this question, please select the option that reflects the ‘other’ fire safety defects that are the most life critical in terms of risk. We recognise that ‘other’ defect remediation can include a combination of works but ask that you select only one option (the most life critical in terms of risk) for each building. This should be based on the judgement of your fire risk assessor.

 **Note: the order of the options should not be interpreted as a view of the relative risk life critical non-EWS defects pose.**

	Most life critical 'other' LCFS defect for each building
Defective walls, ceilings or floors that can cause a loss of compartmentation between dwellings or between dwellings and common parts	Number

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Inadequate/defective fire doors	Number
Inadequate fire stopping around cables or pipes	Number
Incorrect or missing fire escape signage	Number
Inadequate/defective fire detection and alarm systems	Number
Unprotected means of escape	Number
Inadequate/defective firefighting equipment or installations	Number
Other	Number
Don't Know	Number

If you identified life critical non-EWS defects, but they are not related to any of the options listed, please select 'other' and provide more details in the free text box at Q3b line 10.

If you do not know which category the 'other' fire safety defects relate, then you should select 'don't know'.

If you have reported buildings as being assessed with 'other life-critical fire safety defects' that require remediation, and you have selected 'other' in the above (line 8), please provide a brief outline of the nature of these defects.	Free text
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### Question 3c -

FRAs may result in a recommendation for further specialised assessments to be undertaken to assess the external walls or cladding of a building.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Examples of specialist assessments:

- **FRAEW (Fire Risk Appraisal of External Wall)** - assesses the risk of a fire spreading over or within the external walls of multi-storey multioccupancy residential buildings.

A FRAEW should be carried out in line with the methodology set out in PAS 9980 by an appropriately qualified and competent professional with suitable experience. Not all multi-storey residential buildings will require a FRAEW. More information on PAS 9980 can be found on: [Fire Appraisal of Walls & Cladding of Flats PAS 9980:2022 | BSI](#)

A FRAEW may be applicable where the risk is known, or suspected, to arise from the form of construction used for the external wall build-up, such as the presence of combustible material.

- **Consolidated Advice Note (CAN)** - for building owners provided guidance on how to assess a building's external walls, smoke control systems and identified short-term interim measures that could be put in place if significant risks to life safety were identified. The CAN was withdrawn in January 2022.

#### *Line 1*

Please confirm how many of the FRAs undertaken (as reported in Question 2a) resulted in a recommendation for further specialist assessments to assess the external walls or cladding of a building.

#### *Line 2*

If any of your FRAs resulted in a recommendation for further specialised assessment to assess the external walls or cladding of a building, please confirm the number of specialist assessments which have been undertaken.

#### *Column 1*

Please report the number of FRAEWs recommended/undertaken.

#### *Column 2*

Please report the number of CANs recommended/undertaken.

#### *Column 3*

Please report the number of other specialist assessments to assess the external walls or cladding of a building recommended/undertaken.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

	<b>FRAEW</b>	<b>Consolidated Advice Note (CAN)</b>	<b>Other specialist assessment</b>
How many of the most recent Fire Risk Assessments that comply with the requirements of the Fire Safety Order (as amended by the Fire Safety Act 2021) identified that a specialist assessment to assess the external walls or cladding of a building (such as a FRAEW) is required?	Number	Number	Number
Of these required specialist assessments, how many have been conducted?	Number	Number	Number

### Question 4 – Historic remediation works

This question seeks to understand the extent of EWS LCFS defect remediation which has been identified as being required through an FRA and which was completed between 14 June 2017 and 31 March 2026.

You should record the number of buildings for which an FRA undertaken since 14 June 2017 identified a LCFS defect and then resulted in EWS remediation being undertaken and completed and for which the most recent FRA does not show any EWS defects (and where there are no current EWS remediation taking place).

You should not include buildings which have previously had EWS remediation, but which are reported in Q3a (line 2 + line 4) as having current EWS remediation required based on the most recent FRA.

The total number of buildings here should not exceed the total number of buildings you report in Q2a, less those reported in Q3a (line 2 + line 4).

#### Column 1

Please report the number of buildings that currently have ‘other’ defects as reported in Q3a.

#### Column 2

Please report the number of buildings that do not currently have any defects should be reported in column 2.

	<b>Buildings that currently have 'other' defects reported in Q3a</b>	<b>Buildings that do not currently have any defects reported in Q3a</b>
Since 14 June 2017 and before 31 March 2026, in how many buildings have you fully completed remediation works to address life-critical fire -safety defects relating to EWS?	Number	Number

## Question 5 – External Wall System materials

This question asks providers about the materials being used in External Wall Systems (EWS):

- on buildings of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) **has been undertaken**.

The total number of buildings reported in question 5 line 16 (column 2+column 3) should equal the number of buildings reported in question 2a.



**Note: Where the safety of the material is not known, providers are asked to report these as ‘unsafe’ until assurance is obtained to confirm their safety.**

### Column guidance

#### *Column 1 – buildings where the material is used in EWS*

For each of the material types listed please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and which use that material in the EWS.

Multiple materials may be used within EWS on each building. We expect providers to report the total number of buildings which use each type of material. This is likely to mean that the total of column 1 (lines 1 to 15) will be greater than the total number of buildings reported in question 2a.

#### *Column 2 – buildings where the material used in EWS is considered safe*

For each of the material types listed please report the total number of buildings:

- of relevant height,

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and for which the use of that material in the EWS is considered safe.

The number of buildings reported across column 2 and column 3 should equal the number of buildings reported in column 1 (for each line).

Where the safety of the material is not known, providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.

### *Column 3 – buildings where the material used in EWS is considered unsafe*

For each of the material types listed please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- and for which the use of that material in the EWS is considered unsafe.

The number of buildings reported across column 2 and column 3 should equal the number of buildings reported in column 1 (for each line).

Where the safety of the material is not known, providers are asked to report these as 'unsafe' until assurance is obtained to confirm their safety.

### **Line guidance**

#### *Lines 1-14*

Material types in use in EWS. Please refer to the glossary for more information on material types.

#### *Line 15*

You should report the number of buildings for which the material used in EWS is not known.

- ⚠ **Note: If the material is not known, we ask that you upload a supporting document to outline why the material type was not identified during the FRA and how you have assessed the safety of this material.**

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list.

	Which materials are used in EWS on buildings for which you are the Responsible Entity	On how many of the buildings in column 1 is the selected <b>material considered to be safe.</b>	On how many of the buildings in column 1 is the selected <b>material considered to be unsafe.</b>
Glass (excluding windows)	Number	Number	Number
High Pressure Laminate	Number	Number	Number
Aluminium Composite Material	Number	Number	Number
Other Metal Composite Material	Number	Number	Number
Metal Sheet Panels	Number	Number	Number
Render System	Number	Number	Number
Brick Slips	Number	Number	Number
Brick	Number	Number	Number
Stone Panels or Stone	Number	Number	Number
Tiling Systems	Number	Number	Number
Timber or Wood	Number	Number	Number
Plastic	Number	Number	Number
Concrete	Number	Number	Number
Other	Number	Number	Number
For how many buildings (of relevant height) do you not know the EWS material in use?	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Line 16

Please provide the total number of individual buildings for which all the material (or materials) in use in the EWS are considered safe (column 2) and the total number of individuals buildings for which one or more materials are considered unsafe (column 3).

In total, on how many <b>individual</b> buildings are the EWS materials considered safe or unsafe?		Number	Number
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This should be the total number of individual buildings, so does not need to match the total of the materials in the column above. The sum of column 2 and column 3 of this line should equal the number of buildings reported in question 2a.

Where a building has a combination of safe and unsafe EWS materials, this should be recorded as unsafe in this part of the question.

**! Note: We anticipate the total number of buildings reported as having unsafe EWS materials in Question 5 Column 3 Line 16 to align with the total number of buildings reported as having life-critical EWS defects in Question 3a (Lines 2 + 4).**

Line 17

If you have reported buildings using 'other' material, please briefly confirm the material used and the number of buildings covered. If you have several different materials and buildings, please upload a supporting document.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 17 that you have done so.

If you have reported buildings using 'other' material, please briefly confirm the material used and the number of buildings covered. If you have several different materials and buildings, please upload a supporting document.	Free text
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**NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance**

If you have reported a change in the EWS materials compared to the previous quarter, this will cause a soft validation (V\_S03\_145) to fail. Please provide a comment in the soft validation comment box in NROSH+ web view of the survey to explain this change.

## Question 6 – Remediation progress

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

This question asks providers about the status of remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation.

Where a building has a number of different defects which fall into the definition of life critical fire safety defects:

For lines 1-4:

- group together the totality of works required for each building that are EWS/other/both and treat them as a whole,
- use the least progressed state of any defect as the remediation status category the building is recorded under.

For example, if there are three EWS defects and two are complete but one is only started, then record the building as in the “Remediation works have started” column.

For lines 5 and 6:

- only buildings with both EWS and other defects are required to be reported in these lines,
- report the progress of EWS and other defects separately. In line 5 report the progress of the EWS defects, based on the least progressed EWS defect. And in line 6 report the progress of the other defects, based on the least progressed other defect.

For example, if there is a building with two EWS defects and one other defect, and for one EWS defect the remediation work is complete and the other EWS remediation work is only started, this building should be reported in the 'Remediation works have started' column in line 5. Where the one other defect plans are unclear, the 'remediation plans are unclear or incomplete or awaiting further advice' column should be completed in line 6.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

Question 6 – Remediation progress

6

Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the total number of buildings assessed to have life-critical fire-safety defects that require remediation

Remediation work complete (including building control sign off if needed)	Remediation work complete but awaiting building control sign off	Remediation works have started - cladding removed	Remediation works have started	Remediation plans are in place	Remediation plans are unclear or incomplete or awaiting further advice	Neither remediation plans nor works started	Work is not required
					1		

Of these buildings assessed to have life-critical fire-safety defects (sub-categories of buildings reported in line 1 above):

The total number of buildings assessed to have life-critical EWS fire-safety defects that require remediation

The total number of buildings assessed to have other life-critical fire-safety defects that require remediation

The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire-safety defects that require remediation

					1		

Of these buildings assessed to have both EWS and other life-critical fire-safety defects (sub-categories of buildings reported in line 4 above):

The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire-safety defects that require remediation - report progress of EWS defects

The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire-safety defects that require remediation - report progress of other defects

			1				
					1		

The total number of buildings reported in question 6 line 1 (columns 1 to 8) should equal the number of buildings reported in question 3a line 1.

Column guidance

Column 1 – Remediation work complete (including building control sign-off if needed).

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation work to correct the fire safety issue identified is complete (including building control sign off if needed).

We assume that buildings reported in this column are awaiting a further assessment to confirm the remediation work has been successful in resolving the fire safety issue.

Column 2 – Remediation work complete but awaiting building control sign off.

Please report the total number of buildings:

- of relevant height,

**NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance**

- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation work to correct the fire safety issue identified is complete but is awaiting building control sign off.

We assume that all substantive remediation works will require building control sign off but if the works do not require building control sign off and are complete then they should be reported in column 1.

*Column 3 – Remediation works have started - cladding removed.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation work to correct the EWS (cladding) defects has begun.

You should include all buildings where the cladding has been removed but where the work to remediate this or other fire safety issue(s) is not yet complete.

If the removal of cladding is the ONLY remediation required and it is complete, then buildings should be reported in column 2 or column 1 depending on the necessity of building control sign off.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

	Remediation work complete including building control sign off	Remediation work complete but awaiting building control sign off	Remediation works have started - cladding removed	Remediation works have started	Remediation plans are in place	Remediation plans are unclear or incomplete or awaiting further advice	Neither remediation plans nor works started	Work is not required
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the total number of buildings assessed to have life-critical fire safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number
<b>Of these buildings assessed to have life-critical fire safety defects (sub-categories of buildings reported in line 1 above):</b>								
The total number of buildings assessed to have life-critical	Number	Number	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

EWS fire-safety defects that require remediation								
The total number of buildings assessed to have other life-critical fire safety defects that require remediation	Number	Number	N/A	Number	Number	Number	Number	Number
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number
<b>Of these buildings assessed to have both EWS and other life-critical fire safety defects (sub-categories of buildings reported in line 4 above):</b>								
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation	Number	Number	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- report progress of EWS defects								
The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation - report progress of other defects	Number	Number	N/A	Number	Number	Number	Number	Number

For those units reported under 'work is not required', please give a brief overview of why they do not require remediation work.	Free text
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For those units reported under 'remediation plans are unclear or incomplete or awaiting further advice,' please give a brief overview of why the plans have not been completed.	Free text
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## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

### *Column 4 – Remediation works have started.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation work has begun.

You should include all buildings where the remediation work has started but is not yet complete.

Where remediation work includes EWS (cladding) removal, and where this has been completed, but where the work to remediate this or other life-critical fire safety issue(s) is not yet complete, report buildings in column 3.

Please ensure that buildings which are reported in column 3 are not also reported within this column.

### *Column 5 – Remediation plans are in place.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which remediation plans are in place.

You should include all buildings where the remediation work has been planned. Providers are asked to consider the clarity and completeness of their plans for remediation work and judge whether they consider the plans to be ‘in place’.

### *Column 6 – Remediation plans are unclear or incomplete or awaiting further advice.*

Please report the total number of buildings:

- of relevant height,

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- and for which the remediation plans are currently unclear or incomplete or where you are awaiting further advice.

Providers are asked to consider the clarity and completeness of their plans for remediation work and judge whether they consider the plans to be 'in place' or if they are unclear or incomplete.

### *Column 7 – Neither remediation plans nor works started.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- but for which there are no remediation plans currently in place (and therefore where work has not started).

Please report any buildings where plans for remediation have not been established, or where the status of the remediation plans/ works is not known and where they are not reported in any other column.

### *Column 8 – Work is not required.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation,
- but for which you have determined work is not required.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

If you have determined work is not required to remediate the life-critical fire safety defects identified in the FRA, then please upload a supporting document to confirm why this determination has been made.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 7 that you have done so.

### Line guidance

*Line 1 – Total number of buildings assessed to have life-critical fire safety issue.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified life-critical fire safety defects which require remediation.

The total number of buildings reported in question 6 line 1 (columns 1 to 8) should equal the number of buildings reported in question 3a line 1.

*Line 2 – The total number of buildings assessed to have EWS (cladding) defects.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified EWS (cladding) life-critical fire safety defects which require remediation.

The total number in line 2 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 2 which have **both** EWS (cladding) life-critical fire safety issue AND other life-critical fire safety defects. Report these buildings in line 4.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

*Line 3 – The total number of buildings assessed to have other life-critical fire safety defects.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified other life-critical fire safety defects which require remediation.

The total number in line 3 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 3 which have **both** EWS (cladding) fire safety issue AND other life-critical fire safety defects. Report these buildings in line 4.

*Line 4 – The total number of buildings assessed to have both EWS (cladding) and other life-critical fire safety defects.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified **both** EWS (cladding) and other life-critical fire safety defects which require remediation.

The total number in line 4 must be less than or equal to the total in line 1 for each column.

Please do not include buildings in line 4 which have only EWS (cladding) **OR** other life-critical fire safety defects. Report these buildings in line 2 or 3 as appropriate.

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

*Line 5 – The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation - report progress of EWS defects.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified **both** EWS (cladding) and other life-critical fire safety defects which require remediation.

Please report buildings in this line based on the **progress of the EWS defects**.

*Line 6 - The total number of buildings assessed to have both life-critical EWS fire-safety defects and other life-critical fire safety defects that require remediation - report progress of other defects.*

Please report the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the FRA has identified **both** EWS (cladding) and other life-critical fire safety defects which require remediation.

Please report buildings in this line based on the **progress of the other defects**.

*Line 7 - For those units reported under 'work is not required' please give a brief overview of why they do not require remediation work.*

If you have reported buildings in column 8 indicating that work is not required, please briefly explain why this is. If the space provided is not sufficient for your explanation, please upload a supporting document.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 7 that you have done so.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

*Line 8 - For those units reported under 'remediation plans are unclear or incomplete or awaiting further advice' please give a brief overview of why the plans have not been completed.*

If you have reported buildings in column 6 indicating that remediation plans are unclear or incomplete or awaiting further advice, please briefly explain why this is. If the space provided is not sufficient for your explanation, please upload a supporting document.

Please upload supporting documents to NROSH+ using the supporting document feature in the survey parts list and confirm in the text box in line 8 that you have done so.

## Question 7 – Remediation commencement

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

This question asks providers about the actual or estimated start of remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation.

### Column guidance

#### Column 1

The data in the column will be prepopulated from your responses to question 6 columns 1 to 4 inclusive.

The total number of buildings reported in question 6 columns 1 to 4 are those for which work is recorded as having started in this return (which is the position as at the 31 March 2026). This means work must have begun before 1 October 2025.

	Prior to April 2026	Between 1 April 2026 and 30 September 2026	Between 1 October 2026 and 31 March 2027	Between 1 April 2027 and 31 March 2031	Between 1 April 2031 and 31 March 2036	On or after 1 April 2036	No date planned to start remediation / unknown
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which remediation work has, or is estimated to	Q6 – total of columns 1-4 (1st row)	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

begin, in each time period							
Of these how many relate to remediation work to address life-critical EWS fire-safety defects	Q6 – total of columns 1-4 (2nd row & 5th row)	Number	Number	Number	Number	Number	Number

*Columns 2-6*

Please provide the number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the works assessment has identified life-critical fire safety defects and where remediation work is required,
- by the time period in which you estimate the remediation work to begin.

**PLEASE NOTE – The time periods have been updated since the previous survey round.**

**Providers should ensure that buildings are reported within the correct time period.**

*Column 7*

Please provide the number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the works assessment has identified life-critical fire safety defects and where remediation work is required,

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- for which you have yet to schedule or do not know the planned start date of remediation work.

**Line guidance***Line 1*

Please report the total number of buildings with life-critical fire safety defects.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the number of buildings reported in question 6 columns 1 to 8.

Where a building has BOTH life-critical EWS fire-safety defects, *and* other life-critical fire safety defects that require remediation – you should use the latest start date for which any remediation works began to report the building on this line. You will be able to report the specific start dates for EWS works on the following line.

*Line 2*

Please report the estimated remediation start dates for buildings where remediation work is required to address EWS (cladding) life-critical fire safety defects.

Where a building has BOTH life-critical EWS fire-safety defects, *and* other life-critical fire safety defects that require remediation – on this line you should use the specific date for which the EWS component of the work will begin. In instances where the EWS component of the work will begin later than the other component, a building may be reported in a later time period column on this line if needed.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the total number of buildings reported in question 6 lines 2 and 5.

## Question 8 – Remediation completion

**!** **Note: All questions should be answered with the position as at the 31 March 2026.**

This question asks providers about the actual or estimated completion of remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation.

For remediation work to be considered complete, we expect the building to have had all remediation work completed and with this work having received building control sign off, if required.

### Column guidance

#### *Column 1*

The data in the column will be prepopulated from your responses to question 6 above.

The total number of buildings reported in question 6 column 1 will be used to confirm those completed before 1 October 2025. For work to be recorded as being complete in this return (which is the position as at the 31 March 2026), then this must have completed and have received building control sign off before 1 October 2025.

#### *Columns 2-6*

Please provide the number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the building works assessment has identified any type of fire safety issue and where remediation work is required,

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- by the time period in which you estimate the remediation work to be completed.

**PLEASE NOTE – The time periods have been updated since the previous survey round.**

**Providers should ensure that buildings are reported within the correct time period.**

### *Column 7*

Please provide the number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment),
- where the building works assessment has identified any type of fire safety issue and where remediation work is required,
- for which you have yet to schedule or do not know the planned completion date of remediation work.

### **Line guidance**

#### *Line 1*

Please report the total number of buildings for which all remediation work is planned to complete in each time period.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the number of buildings reported in question 7 columns 1 to 7.

The number of completions for each time period should be less than or equal to the number of estimated commencements for that and previous time periods as reported in question 7. Please ensure that estimated completion dates are reported as being AFTER the estimated commencement date.

Where a building has BOTH life-critical EWS fire-safety defects, *and* other life-critical fire safety defects that require remediation – you should use the date for which all required remediation works will have completed on this line. You will be able to report the specific completion dates for EWS works on the following line.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

*Line 2*

Please report the total number of buildings for which remediation work to remove unsafe EWS (cladding) will be completed in each time period.

Where a building has BOTH life-critical EWS fire-safety defects, *and* other life-critical fire safety defects that require remediation – on this line you should use the specific date for which the EWS component of the work will complete. In instances where the EWS component of the work will complete earlier than the Other component, a building may be reported in an earlier time period column on this line if needed.

The total number of buildings reported in this line (across column 1 to 7) should be equal to the total number of buildings reported in question 7 line 2 (columns 1 to 7).

	Prior to April 2026	Between 1 April 2026 and 30 September 2026	Between 1 October 2026 and 31 March 2027	Between 1 April 2027 and 31 March 2031	Between 1 April 2031 and 31 March 2036	On or after 1 April 2036	No date planned to start remediation / unknown
Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which ALL remediation work is planned to be completed in each time period	Q6 – column 1 (1st row)	Number	Number	Number	Number	Number	Number
Based on the most recent building	Q6 – column	Number	Number	Number	Number	Number	Number

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

works assessment that complies with the requirements of the Fire Safety Order, what is the number of buildings for which remediation work relating to the removal of life-critical EWS fire-safety defects will be completed in each time period	1 (2nd row & 5th row)						
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**Question 9 – Remediation costs**

This question asks providers about the cost relating to the remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects which require remediation.

**Question 9a - Total number of buildings for which costs have been identified**

Please provide the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects,

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

- for which remediation work is required,
- for which you have identified the costs relating to the remediation work.

Total number of buildings (of relevant height) which have been assessed to have any type of life-critical fire safety issue/issues and which require remediation, for which costs have been identified	Number
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**Question 9b – Identified costs (incurred and planned)**

Of those buildings as identified in question 9a above, please provide the costs as required.

**Column guidance**

*Columns 1-6*

Please the costs identified (as indicated per line) for the time periods shown.

**PLEASE NOTE – The time periods have been updated since the previous survey round.**

**Providers should ensure that buildings are reported within the correct time period.**

Where fire safety remediation works have already been carried out:

- If all the works are complete on a building, and it has subsequently had a fire risk assessment (FRA) which resulted in a finding of no life-critical fire safety defects, then you should not include it in the return. As such, we would not expect costs for this to be reported in this section of the survey.
- If any remediation works remain outstanding, or are in progress, or if any FRA carried out after the works were complete has identified that the life-critical fire safety defects were not remediated, then you should reflect any incurred or planned costs in this question.

*Column 7*

This is an automatically generated total of costs identified for the rows.

The indication of whether the total cost is estimated or actual will be taken from your responses across columns 1 to 6 (inclusive). If costs in any time period are 'estimated' then the overall cost will also be 'estimated'.

**Line guidance***Lines 1 and 2*

In line 1 please provide the costs identified and incurred (or planned) for ALL remediation work for each time period show.

You should include the costs for each building in the time period in which the remediation will be completed.

Indicate if the costs for this time period are 'estimated' or 'actual' in line 2.

*Lines 3 and 4*

In line 3, please provide the costs identified and incurred (or planned) for the work required to remove EWS (cladding) for each time period show.

You should include the costs for each building in the time period in which the removal will be completed.

Indicate if the costs for this time period are 'estimated' or 'actual' in line 4.

If you have reported a change in the total remediation costs compared to the previous quarter, this will cause a soft validation (V\_S03\_146) to fail. Please provide a comment in the soft validation comment box in NROSH+ web view of the survey to explain this change.

NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

	Prior to April 2026	Between 1 April 2026 and 30 September 2026	Between 1 October 2026 and 31 March 2027	Between 1 April 2027 and 31 March 2031	Between 1 April 2031 and 31 March 2036	On or after 1 April 2036	Unknown date of completion	Total cost
Cost for ALL remediation work that has been incurred or is planned in each time period	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	=sum of all columns
Is the cost above an estimate or actual?	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual
Of the cost for ALL remediation work, how much is associated with External Wall System defect resolution that has been incurred or has been planned in each time period?	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	Currency, 1000's	=sum of all columns
Is the cost above an estimate or actual?	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual	Estimate/ Actual

## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

**Question 9c – Business plan**

Please confirm if your approved business plan includes the costs shown in lines 1 and 3 in question 9b.

By 'approved' we mean board approval for private registered providers and the relevant business plan approval for local authority registered providers. If you do not have a business plan, then you should indicate 'no'.

Does your approved business plan incorporate these estimated/actual costs over the relevant years?	Yes/No
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**Question 9d – Not yet identified costs***Line 1*

Please provide the total number of buildings:

- of relevant height,
- for which you (or a registered provider within your group structure) are the Responsible Entity,
- for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects,
- for which remediation work is required, for which you have NOT identified the costs relating to the remediation work.

Total number of buildings (of relevant height) assessed to have one or more life-critical fire safety defects of any type which require remediation for which costs have not yet been identified	Number
Does your approved business plan incorporate any contingency for remediation work on buildings where the costs have not yet been identified?	Yes/No
If your plans do include contingency, please provide a brief overview on your assumptions	Free text

**NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance***Line 2*

Please confirm if your approved business plan includes the costs shown in lines 1 of question 9d.

By 'approved' we mean board approval for private registered providers and the relevant business plan approval for local authority registered providers. If you do not have a business plan, then you should indicate 'no'.

*Line 3*

If you have responded 'Yes' to line 2 above, please provide a brief overview of the assumptions used when establishing the level of contingency for remediation work on buildings where costs have not yet been identified.

## Question 10 – Developer remediation contracts

This question asks providers about any developer remediation contracts in place relating to the remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects.

### Line 1

Please report the number of buildings (as per the question criteria above) which are covered by a developer remediation contract.

### Line 2

If you have reported one or more buildings in line 1, then please provide details of the developers for the buildings. If there are multiple buildings and contractors, you may wish to upload this as a supporting document.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 2 that you have done so.

Based on the most recent building works assessment that complies with the requirements of the Fire Safety Order, how many of the buildings identified as having life-critical fire safety defects above are covered by a developer remediation contract?	Number
If you have reported buildings covered by developer remediation contracts, please provide details of the developers for the building(s).	Free Text

## Question 11 – Prioritisation and risks

This question asks providers about their prioritisation of remediation work and the risks foreseen in delivery of work relating to the remediation work for buildings:

- of at least 18 metres in height or which have at least 7 storeys (relevant height),
- for which providers (or a registered provider within their group structure) are the Responsible Entity,
- and for which a building works assessment that complies with the requirements of the Fire Safety Order (for example a Fire Risk Assessment) has identified life-critical fire safety defects.

### *Line 1*

Please provide a brief outline of how you are prioritising buildings requiring works in order to deliver remediation work.

If necessary, submit a supporting document with further details of your methodology.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 1 that you have done so.

### *Lines 2 and 3*

If you have foreseen any risks to your planned prioritisation or delivery against your work plan, please indicate this and outline those risks here.

If necessary, submit a supporting document with further details.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 3 that you have done so.

### *Lines 4 and 5*

If you responded yes in line 2, then please confirm if and outline how the risks you detail in line 3 will result in variation to your remediation plans.

If necessary, submit a supporting document with further details.

Please upload any supporting document to NROSH+ (using the supporting document feature in the survey parts list) and indicate in line 5 that you have done so.

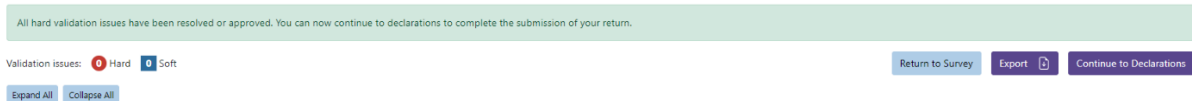
## NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

<p>How are you prioritising buildings requiring works for life-critical fire safety defects?</p> <p>Please provide a brief summary and, if necessary, submit a supporting document with further details of your methodology.</p>	Free text
<p>Do you foresee any barriers to delivery against your work plan?</p>	Yes/No
<p>If you do foresee any barriers to delivery against your work plan, please provide a brief summary, and, if necessary, submit a supporting document with further details.</p>	Free text
<p>Will any of the barriers foreseen, result in variation to your remediation plans?</p>	Yes/No/Don't know
<p>If the barriers will result in variation to your remediation plans, please provide a brief summary, and, if necessary, submit a supporting document with further details.</p>	Free text

## Submission process

Once you have finished filling in the return and have resolved any outstanding data validation issues, you can begin the submission process by clicking the “Submit” button on the parts list page.

The submission process will confirm that there are no validation issues outstanding, and you can begin the survey declaration process by clicking “Continue to Declarations”.



## Survey contact details

This screen of captures key contact information for the staff member responsible for the return.

### Survey Contact Details

Please provide the name and contact details for this survey.

Name

Email

Phone

[Back to Validations](#) [Confirm](#)

Record the name of the person responsible for the submission of the data return. The person listed will be the first contact point should the regulator have any queries about the contents of the submission.



**Note: The information submitted here will be used in the querying of FRS returns. It may also be shared with MHCLG, the Building Safety Regulator or other relevant regulators with a health and safety remit which we have powers to do under section 109 of the Housing and Regeneration Act 2008. Please also note that the regulator is a public authority and is subject to Freedom of Information Act 2000 and Environmental Information Regulations 2004.**

**For more information on the use of data, please refer to the privacy policy on the NROSH+ website.**

Once “Confirm” is clicked, you will progress to the next declaration screen.

## Registered details

Depending on which data return you are trying to submit, at this stage you may also be required to check the registered name and address for your organisation. This is likely to be your primary administrative centre and should be the address that is registered with the regulator.

If visible, these details will be pre-populated on-screen by the NROSH+ system but cannot be edited or overwritten.

If your organisation has changed its name or registered address from what is pre-populated, please contact the RRE team (see Help and Support above) to notify us of the change via the formal process outlined in the guidance:

[Restructures and constitutional changes - GOV.UK](#)

Once you have selected an option, you can click “Continue” to move to the next declaration screen.

**Do not worry if this section isn’t visible when you come to submit your survey. You will automatically move on to the next step, which is to confirm the organisational contact details.**

## Organisational contact details

This screen requires you to check or enter the key organisational contact details for your organisation.

If known, these details will be pre-populated on-screen from our records by the NROSH+ system but you can edit/update these if needed.

You will need to complete the declaration at the bottom of the page to confirm you have checked the details, and then click ‘Confirm’.

I confirm I have checked all contact details provided above and these are correct at the point of survey submissions

I confirm all contacts above are correct

[Back](#)

[Confirm](#)

**Do not worry if this section isn’t visible when you come to submit your survey. You will automatically move on to the next step, which is to confirm the Declarations.**

# NROSH+ Fire Safety Remediation Survey for 11+ metre buildings (FRS) Guidance

## Declarations

### Declarations

Please complete the disclosure statement below. If this submission is successful, you will no longer be able to change any data.

Before you submit your data please confirm that you have:

- uploaded the building level spreadsheet as a supporting document as part of this submission OR, if you are not reporting buildings in the FRS have not uploaded a building level spreadsheet
- provided additional supporting document where requested in the validations, but have not uploaded individual building assessments or documents containing personal data
- checked that figures in the building level spreadsheets are consistent with those reported in the FRS survey, and where relevant, sum to the totals given in the FRS OR, if you are not reporting buildings in the FRS, have not uploaded a building level spreadsheet

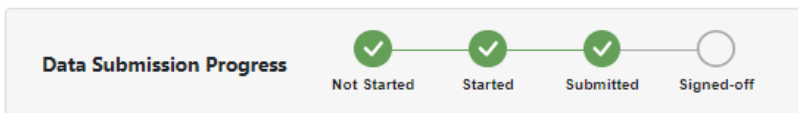
For and on behalf of the Registered Provider, I certify that:

- I am aware that it is a regulatory requirement to provide this information;
- The information provided in this return is an accurate representation of the affairs of this Registered Provider;
- I am aware that in addition to providing the information in this return, and completing other data and financial returns as directed by the regulator, the Registered Provider also has a regulatory requirement to provide an annual report on any losses from activity which is or may be established to be fraudulent, and to engage in timely communication with the regulator on significant issues that relate to compliance with the standards.

[Back](#)

The final screen in this process requires you agree to the disclosure statements using the tick boxes. Once completed, you will be able to click “Submit” to submit your return to the regulator.

Once submitted, you will see the status of your FRS update to show ‘submitted’ on the parts list page.



# Glossary

## Building control sign off

The issue of the completion certificate by the building control surveyor.

## Building height

Is defined as per the [Building Safety Act 2022](#)

- is at least 18 metres in height or has at least 7 storeys.
- is at least 11 metres in height or has 5 or 6 storeys but is below 18 metres in height.

The determination of building height will be as per the

[The Higher-Risk Buildings \(Descriptions and Supplementary Provisions\) Regulations 2023](#)

The height of a building is to be measured from ground level to the top of the floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or roof-top plant area or consists exclusively of roof-top machinery or roof-top plant rooms).

Where the top storey is not directly above the lowest part of the surface of the ground adjacent to the building, the height of the building is to be measured vertically from the lowest part of the surface of the ground adjacent to the building to the point which is a horizontal projection from the top of the floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or roof-top plant area or consists exclusively of roof-top machinery or roof-top plant rooms).

## Developer remediation contract

As defined in: [Developer remediation contract - GOV.UK](#)

## External Wall System (EWS) [Cladding]

The combination of the external wall facing material used on the external walls of buildings. A building can consist of multiple external wall systems.

Individual material types will reference to the guidance published by MHCLG, formerly known as the DLUHC.

Taken from:

## Materials

Material	Information
<b>Glass (excluding windows)</b>	This should be used to record any forms of glass excluding windows. For example, glass curtain walls.
<b>High Pressure Laminate</b>	High Pressure Laminates (HPL) are panels made of a combination of wood or paper which are then impregnated with a resin and consolidated under heat and high pressure. They are available in a wide range of colours. Care should be taken to identify the precise fire properties of the panel used as similar panels may or may not have fire retardance.
<b>Aluminium Composite Materials</b>	Aluminium Composite Materials are usually made of two thin sheets of metal with a filler material between them.
<b>Other Metal Composite Materials</b>	Any metal cladding panel with a filler material that is not made of aluminium. These may be made of zinc or copper, for example.
<b>Metal sheet panels</b>	Panels made purely of metal with no filler. These may be aluminium, zinc or copper.
<b>Render system</b>	Render is an external cement finish to a building. This may be smooth or textured.
<b>Brick Slips</b>	Brick slips are the faces of bricks which have been cut and then attached to the building to create the appearance of a brick finish.
<b>Brick</b>	Traditional brickwork.
<b>Stone panels or stone</b>	Any stone or panels made of stone.
<b>Tiling systems</b>	Any tiling systems (for example terracotta tiling).
<b>Timber or wood</b>	Timber or wood, including any wood cladding systems (but excluding any wood based HPL which should be included in High Pressure Laminate).

<b>Plastic</b>	Any plastic (for example glass reinforced plastic).
<b>Concrete</b>	Any concrete (for example glass fibre concrete, pre-cast concrete panels, glass reinforced cement/concrete, fibre cement or cement board).
<b>Other</b>	Materials other than those listed above – please provide details.

## Fire Risk Assessment (FRA)

This will be the Fire Risk Assessment under the Regulatory Reform (Fire Safety) Order 2005.

The Order was amended by s1 of the 2021 Fire Safety Act to clarify the scope of the Order includes, for buildings containing 2 or more sets of domestic premises:

- the building's structure and external walls (including windows, balconies, cladding, insulation and fixings) and any common parts
- all doors between domestic premises and common parts such as flat entrance doors (or any other relevant door)

Fire Safety Act commencement prioritisation guidance confirms that if a responsible person's Fire Risk Assessment covered requirements set out at section 1 of the Fire Safety Act at point of commencement, they did not have to review it again at that point.

However, providers should be mindful of article 9 (3) of the Fire Safety Order to regularly review and update the fire risk assessment if there is reason to suspect it is no longer valid or if there has been a specific change to the premises or its use.

Please see [The Regulatory Reform \(Fire Safety\) Order 2005 \(FSO\)](#) and [Fire Safety Act - addendum - GOV.UK](#) (updated in 2023) for more information.

## Group

For the purpose of this return, providers are defined as being members of a group structure if they are subsidiaries and associates of one another within the meaning of those terms as set out in Section 271 of the Housing and Regeneration Act 2008.

Providers are defined as being parent bodies when they are a body of which another body or bodies is/ are (a) subsidiary(ies) within the meaning of Section 271 of the Housing and Regeneration Act 2008.

## Life-critical fire safety defects

For the purposes of this return, life-critical fire safety defects are taken to mean, defects, shrinkages, faults or other failings (on their own or in conjunction with other defects, shrinkages, faults or failings) in a building, which give rise to fire safety risks which are assessed as not “medium - tolerable” (or better) by a FRAEW undertaken in accordance with PAS 9980 (in relation to external wall construction or cladding) or assessed as high risk or medium risk by an equivalent FRA according to industry standards covering other parts of the building.

## Other Fire Safety Defects (non-EWS)

Other Fire Safety Defects' may include, but are not limited to:

- Compartmentation between dwellings or between dwellings and common parts
- Inadequate fire stopping or fire barriers
- Incorrect or missing fire escape signage
- Inadequate/defective fire detection and alarm systems
- Unprotected means of escape
- Inadequate/defective firefighting equipment or installations

## Registered providers

An organisation that is registered with the Regulator of Social Housing. These are either private bodies (private registered providers) or local authorities (local authority registered providers).

## Relevant height

Relevant height refers to the building height requirements for each part of the survey.

In **section one** the relevant height is defined in each question, question 1 relates to buildings of between 11 metres and 18 metres in height OR which have 5 or 6 storeys but are below 18 metres in height and question 2 relates to buildings of at least 18 metres in height or which have at least 7 storeys.

In **section two** the relevant height of buildings is a building which is between 11 and 18 metres high, OR which has at 5 or 6 storeys but is below 18 metres in height.

In **section three** the relevant height of buildings is a building of at least 18 metres in height or which has at least 7 storeys.

## Remediation

Remediation is assumed to be the resolution of issues identified in the FRA which, if once complete, would be assumed to result in those issues not being identified again if the building were subject to a subsequent FRA.

### Cladding remediation

As per Schedule 8 of the Building Safety Act 2022.

Cladding remediation” means the removal or replacement of any part of a cladding system that—

- (a) forms the outer wall of an external wall system, and
- (b) is unsafe.

[Cladding remediation - GOV.UK](#)

## Responsible Entity

For this data collection, we will use the Building Safety Fund definition of Responsible Entity for the purposes of this survey:

The Responsible Entity is the organisation that has the legal obligation or right to carry out the remediation works. The Responsible Entity may be the building’s freeholder or head leaseholder, registered provider of social housing or a management company or Right To Manage (RTM) company that has primary responsibility for the repair of the property.

# Change history

Version 1.0 – March 2026



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Any enquiries regarding this publication should be sent to us via [enquiries@rsh.gov.uk](mailto:enquiries@rsh.gov.uk)

or call 0300 124 5225.

or write to:

Regulator of Social Housing

Level 2

7-8 Wellington Place

Leeds LS1 4AP

**The Regulator of Social Housing regulates for a viable, efficient, and well governed social housing sector able to deliver quality homes and services for current and future tenants.**