



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

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# Local Remediation Acceleration Plan 2025

Updated version: July 2025





## Aim

To articulate how the pace of remediation of 11m+ buildings can be increased at a local level, and what is needed from government to help support this work.

## Section 1 - Activities

- 1) Drive and monitor the progress of remediation (for example, by setting expectations and metrics)

### Cambridgeshire Fire and Rescue Service (CFRS)

CFRS have a robust plan for managing and monitoring buildings that are assessed as requiring remediation in line with the national Remediation Acceleration Plan (RAP) published in December 2024. When the Grenfell phase one report was shared, CFRS visited all buildings over 18m and ensured that all that needed remediation works were managed accordingly and landlords/developers held to account until the work was or is completed.

CFRS have carried out audits of the 18 buildings highlighted in the MHCLG quarterly datashare and has an action plan detailing where these buildings are in the process of remediation. In collaboration with local authorities (LA's), this work has progressed to include 11-18m buildings.

An appointed CFRS remediation team will continue to work in collaboration with all authorities to identify and inspect all premises within scope and are committed to supporting the three main objectives of the RAP;

- Fix buildings faster
- Identify all buildings with unsafe cladding
- Support residents

The data we hold on these buildings will be used to monitor progress against the metrics of the RAP;

- Remediation to start in high-rise private sector residential buildings with unsafe cladding in government funded schemes by the end of 2025 at the latest.
- At the end of March 2025 for the buildings with the most unsafe, ACM cladding.
- Aim that by the end of 2029 all 18m+ (high-rise) buildings with unsafe cladding in a government funded scheme will have been remediated.
- By the end of 2029, every 11m+ building with unsafe cladding will either have been remediated, have a date for completion, or face enforcement action and severe penalties.

CFRS currently receives an uplift grant from the Home Office to build capacity within the protection function which we have done. Loss of the funding will impact physical resource and make the process of remediation more difficult and lead to longer timescales.

All known 11-18m residential and high-rise buildings (HRB) over 18m or 7 storey premises are included within CFRS's Risk Based Inspection Programme guaranteeing a routine of inspection and regulation commensurate with the risk the premises present.

- 2) Assure the safety of buildings awaiting or undergoing remediation (for example, by communicating with local regulators to coordinate action)

#### Cambridgeshire Fire and Rescue Service (CFRS)

When visiting premises, issues with cladding or flammable insulation may be identified. Even if the responsible person (RP) is willing to complete the work as soon as possible, the timescale for contractors is currently sitting at around 6 months to 1 year. This will continue to be an area of concern, particularly as remediation action plans across the country are progressed. It is a concern that contractors will become overwhelmed with the workloads.

During this time, there will be an increased risk to the residents, both before work begins and particularly during the works. CFRS has several areas that they can recommend, enforce or prepare for to help keep residents safe.

- In the event of a fire at a premises CFRS will put in a response known as a pre-determined attendance (PDA). Where premises have been identified as having combustible cladding or fire safety defects this will be raised with our County Risk Analysis Group (CRAG). Amendments can be made through this group to the PDA and actions to inform responders of the specific risks can be put into place informing firefighting response operations and evacuation.
- Consideration should be given to contractor competence. Across the country, there are many buildings that will need remediating with a limited number of competent contractors. This is resulting in buildings who have appointed a contractor for remediation having to wait six months before work can begin. Within the contractor space, there is the potential for unregulated contractors to form cladding replacement companies with little or no experience within the sector. This could result in huge costs and unsafe practices which may result in the work having to be redone at further cost. It will be for LABC and CFRS to ensure that appointed contractors are completing the work in a safe and timely manner.
- Currently most blocks of flats have a stay put policy, this being deemed the appropriate way of keeping residents safe. The RP can have the fire alarm system extended and placed onto a simultaneous evacuation strategy, meaning that residents are informed at the same time by alarms in all flats activating. This coupled with the amending and communicating of the premises evacuation strategy to simultaneous evacuation can prevent the risk of residents being unaware of a fire in the building that could affect their flat or means of escape.
- CFRS can recommend to the RP about installing a waking watch. This involves persons on duty who patrol the building and ensure that no fires are occurring. In the event of a fire, they will be the first stage in informing residents and calling CFRS. Although CFRS can recommend a waking watch, we cannot insist on it.

- 3) Identify additional buildings in need of remediation alongside government schemes

#### Cambridgeshire Fire and Rescue Service (CFRS)

Post the Grenfell phase one report CFRS used operational crews, to identify 11-18m buildings (4 floors plus) that appeared to have cladding or timber balconies. Many of these buildings are included in the Homes England (HE) 'missing buildings' strategy. CFRS, LA's with support of the Combined Authority (CA) will work with MHCLG colleagues to share this data alongside the current government schemes to ensure remediation work at identified buildings is managed effectively.

CFRS will use locally obtained data and that obtained through 'missing buildings' to advance work to progress however, once launched will use data within the Cladding Safety Schemes (CSS) National Remediation System (NRS). As well as the ability to hold a single version of truth, the

system will allow programmes to escalate cases of concern to regulators directly, ensuring they have all case history for those units and documentation allowing rapid action. Working in conjunction with HE we'll use local powers efficiently and leverage the national powers held within the regulator and HE to bolster capacity ensuring a focus remains on pace and to fixing buildings faster, providing security for leaseholders and residents facing distress.

CFRS and LA's with support of the Combined Authority (CA) will continue to work with MHCLG colleagues to share this data. This will be alongside the current government schemes to ensure remediation work at identified buildings is managed effectively.

#### 4) Take action, including enforcement action, where voluntary remediation is not happening at a reasonable pace.

Local Regulators will make reference to the Remediation Enforcement Guidance (REG), when making decisions on further action. This will include who the lead regulator will be and agreed timescales for action to take place. Timescales will be determined through the attitude of the RP to carrying out works. If the issue is through lack of access to external wall assessors or remediation contractors, the timescales can be extended. A lack of engagement will expedite action. There is an MOU between CFRS and local authorities, which will include staff trained in delivering BSR for high rise buildings. The MCA will act as oversight for this joint work and ensure it remains effective. The MOU will be reviewed annually.

#### Cambridgeshire Fire and Rescue Service (CFRS)

CFRS take proportionate action in relation to the fire safety order, using professional and legal advice as part of its risk mitigation and decision-making process. Where enforcement action is required, CFRS will work with partners and key stakeholders to take this action and ensure remediation work is moved forward in a timely manner. The decision who takes the lead on enforcement will depend on the nature of the enforcement required and which partner is best placed to take the required action.

Where CFRS identify premises that need remediating and the RPs are not complying through normal means, CFRS can issue action plans and enforcement notices aligned to timescales. CFRS often find that the threat of enforcement is sufficient for RPs to engage with our concerns but action plans and legal action can be taken if required. CFRS and LAs will use current datasets and the NRS case management system to review and monitor progress and to determine whether premises are making sufficient or insufficient progress towards remediation. Where over 18m buildings are slow to remediate they will be flagged on the NRS and the local regulator will work collaboratively with the BSR to determine action to be taken; this may be LA led enforcement notices or referral to the BSR for enforcement action.

#### Local Authority

Alongside CFRS local authorities within the county have enforcement powers contained within the Housing Act 2004 (HA2004), and associated legislation / regulations that can also be used as appropriate to ensure that the likelihood of the risk of harm to occupiers / visitors of dwellings within such HR and MR buildings owing to the hazard of 'Fire' is reduced to an acceptable level. These powers have associated enforcement sanctions for non-compliance including but not limited to prosecution or issue of civil penalty notices of up to £30,000 per offence.

There are also certain enforcement notices that can be issued to building RP's by LA's requiring them to provide necessary information / documentation these include but are not limited to:

- Section 235 notice (HA2004) - power to require that documents are produced to the LA.
- Section 16 Local Government (Miscellaneous Provisions) Act 1976 (LGMPA76), notice - power of local authorities to obtain particulars of persons interested in land.

#### [Resident Engagement](#)

Once the plan has been signed off all parties (MCS, CFRS and LA's) will coordinate messaging to confirm that inspections of tall buildings are taking place across the county. Messaging will include reference to the Building Safety Fund [Leaseholder and Resident Service](#) which provides residents and leaseholders updates on their buildings application status.

More specific resident engagement will take place on a case-by-case basis where remediation work is required following initial assessments and will be based around the level of work required in a specific building. The engagement will meet the recommendations outlined in the [Code of Practice for Resident Engagement](#).

## Section 2 – Delivering Objectives

### 1. Driving and Monitoring progress

- a) How will you track buildings' progress and how will you define 'sufficient' vs 'insufficient' progress toward remediation?

#### Cambridgeshire Fire and Rescue Service (CFRS)

CFRS has an appointed remediation team who will meet monthly and a quarterly tall building review which includes the 18 buildings currently identified by the MHCLG Quarterly datashare. These groups document the buildings, the management companies, audits completed, and remediation required, current status and predicted timescales. The details relating to premises have been shared with local authority and the mayor's office.

When reviewing the action plan the panel (CFRS, LA and CA) will discuss the matters of building progress and where it is insufficient there will be a need to look at reasons for this and if required what action can be taken and by who. When determining sufficient or insufficient action, consideration should be given to the access the RP has to external wall assessors and timescales for contractors. If they are actively engaged in finding these, support should be provided. Where an RP fails to engage, further action should be taken. A decision on whether the building has made sufficient or insufficient progress would need to be determined between CFRS, local authority and the Mayor's Office. Support can be requested through the BSR or through peer review if required.

- b) How will you track which interventions/actions increase progress and which don't?

All interventions are logged and monitored by CFRS and Local Authority and are logged on the action plan to review data. Once live all information will be recorded on the NRS. This will allow all national and local regulators to review data from one location to analyse the speed of remediation. A Power BI tool will allow combined authorities to access reporting and performance data across their area of responsibility, identifying progress and blockers.

- c) How will you identify additional buildings that require remediation?

CFRS alongside LA partners have already built a picture of tall and medium rise buildings across Cambridgeshire. Using this data and MHCLG and Homes England information we have a full understanding of the current buildings in scope across the county. CFRS will carry out a full Fire Safety Audit (FSA) on all buildings over 11 metres which will identify those requiring remediation.

Homes England are using data from the Ordinance Survey (OS) to investigate through an in-house desk top review unique property reference numbers (UPRNs) for all buildings that are 4 storeys or higher across England as part of the Missing Building Strategy. This work will identify blocks of flats over 4 storeys with unsafe cladding material which potentially require remediation and may be eligible for the Cladding Safety Scheme. If height criteria are met (4 storeys or more), and the potential presence of cladding is determined, HE identify the responsible entity for the building. The HE team will then check minimum requirements for the CSS scheme (such as a qualifying lease) and the building's responsible entity will be added to the pull in system. These buildings receive a letter asking for confirmation if there are cladding safety issues with the building. Letters are sent every 10 days, until sufficient evidence is provided to suggest the building is safe and no further action is required, or an application to the scheme is submitted for the building.

- d) How will you monitor regulators' enforcement activity to ensure they are able to use their legal powers to increase the pace of remediation?

The MCA will receive monthly updates on progress from partners and meet to discuss (and in between these times will keep in contact on emerging concerns). Data will be accessible through the Homes England case management system and using the Power BI tool within to pull out performance data. This system will provide access to a document store, including investigations, reports, and communications.

- e) Would it be possible and/or beneficial for Combined Authorities to set timescales for regulators to complete different strands of activity?

The action plan will include timescales which will be discussed as part of the updates, however as outlined in parts of this plan, some of the areas could be held up by elements none of the regulators can control (availability of contractors and external wall assessors for example).

## 2. Coordinating intervention activity

- a) What toolkit of interventions you think will be used?

### Cambridgeshire Fire and Rescue Service (CFRS)

Where we believe that a premises is not providing the information we need about their cladding or remediation is slow, we can take formal action to resolve this. We can use what is known as an article 27 letter requiring an RP to provide the necessary information. Failure to do this is a prosecutable offence. If we believe that the RP is not making sufficient progress, CFRS can issue enforcement notices, potentially in conjunction with an action plan. These can be time bound, and legal action can be taken against the RP in failure to meet the action plan and enforcement notice. This will be a decision for CFRS as the enforcing authority.

### Local Authority

As stated above in 'Activities 4. Taking action including enforcement action'. Enforcement action would need to be considered in line with LA's Enforcement Policies as well as various evidential tests including The Code for Crown Prosecutors.

It is important to note that several enforcement interventions available to local authorities have associated appeal processes available to RP's.

- b) How will you use building or entity action plans?

### Cambridgeshire Fire and Rescue Service (CFRS)

When carrying out fire safety audits of these premises, CFRS will require the RP to provide their fire risk assessment, fire safety strategy, external wall reports and any other information pertinent to the building. This information will allow us to make an informed decision on what further work is required.



- c) How would you like to work with other parties, including regulators (and including the Building Safety Regulator (BSR)) – to assure the safety of buildings awaiting or undergoing remediation?

#### Cambridgeshire Fire and Rescue Service (CFRS)

CFRS will support the Mayor's Office by having a plan for inspection of identified MRRBs in place and having direct links to the regional BSR. Should CFRS or LA need support from the BSR will be requested to support decision making when assurance is needed around the safety of a building whilst awaiting or undergoing remediation. Colleagues from the BSR would be invited into the monthly meeting as needed to provide advice and guidance for reassurance.

- d) How will you support local regulators to coordinate and maximise their activity?  
The CFRS internal remediation group will meet monthly to ensure local regulators are co-ordinated in their work and to ensure activities are progressing against the plan. Details will be shared quarterly at the tall buildings review. Where there is a need for a regulator to gain additional support on an emerging situation there will be a link into the MCA who may be able to support in bringing together other stakeholders (namely MHCLG/government colleagues) to help this.
- e) How will you monitor to ensure it is working well?  
Activity will be monitored against the plan and within the context of the capability and capacity available to the regulators. Funding is in place in FRSs to support this work, but this will obviously only allow a certain pace to be achieved as well as the other barriers mentioned below. If these barriers are causing significant issues, then this will be raised through our point of contact in MHCLG.

### 3. Working with the department

- a) How will you raise to the department buildings that are not progressing to remediation quickly enough?  
The inspection teams will meet monthly to review progress against the plan including inspections achieved, actions taken, and progress made with remediation or enforcement activities. Issues or risks identified will be shared to strategic managers including the CA local MHCLG appointed contact. A quarterly strategic meeting will ensure regular strategic oversight of actions taken against the plan.
- b) How and how often will you share data with the department? (This should be every 3 months at a minimum)  
The MCA will share data as required every three months with MHCLG and data will be available from the CSS system. The regulators will be working collaboratively to deal with the identified buildings so should data be needed for a critical reason then this could be provided in a shorter timeframe.

### 4. Working with regulators

- a) How and how often will you engage with regulators?  
MCA and the regulators will engage regularly as required but more formally on a monthly basis. Across Cambridgeshire and Peterborough colleagues work closely to achieve outcomes across community safety activities. This work-stream is already well embedded and will now include the MCA.



- b) How will you use the levers available to you to support regulators to increase the pace of their remediation work?

The MCA do not have any levers other than convening and monitoring progress on the remediation plans. If work is not progressing as expected, we would raise through the MHCLG contact. The Mayor may raise issues directly with the relevant minister.

## 5. Receiving, recording and sharing data

- a) How will you facilitate data sharing between regulators?

Data sharing agreements are already in place and being used effectively between regulators. This is already being practiced by CFRS and local authority by cross matching to align data and carrying out joint visits when appropriate.

Currently data is shared between relevant partners using local and MHCLG datasets. Use of the Homes England case management platform will provide a shared database.

- b) How will you use data to assess whether the pace of remediation is increasing as a result of regulators' activities?

The working group will have a starting point of data that is shared through MHCLG and as this data set grows, the group will review the speed at which the activities are being achieved, within the context of available resources and ensuring regulators are able to meet other legislative duties that are placed upon them.

- c) How will you record and keep track of building progress?

Using the data set that will be stored within the action plan and NRS the group will be able to track and record progress against each building, in a way that is simple to understand and can be shared with MHCLG as required. It will also be important that local contacts from MHCLG that meet with developers are able (in a timely manner) to share information about buildings in our jurisdiction so the tracker can be maintained at all times. As mentioned previously, Homes England will provide access to their case management system where all documentation from local regulators can be stored against buildings requiring remediation. Combined authorities can track progress through the Power BI tool.

## Section 3 – Resources and Support

### 6. Staffing and Resourcing

- a) Describe the resources, including staffing, you will require to deliver the activities and objectives set out in your plan

The Combined Authority has received an MHCLG grant to support this work and are looking to employ resources to manage the LRAP work through the Combined Authority on behalf of the region.

County local authorities are in various positions in respect of required resources for delivery owing to associated factors such as the number of buildings in scope within their LA areas and ensuring that other statutory reactive and proactive work activities can be adequately progressed alongside this. Cambridge City Council has a high number of relevant buildings within its area, and it will be critical to be able to maintain and even extend as necessary the services contract for the MR fire safety programme work within this district which is currently being funded from 'new burdens funding'.

Cambridge City Council have received new burdens funding for 2025/26 to facilitate this work, but nothing has been received by Peterborough City Council or other LAs. For the other LAs in the county, enforcement will be carried out using existing staffing levels.

Peterborough City Council and the other LAs in Cambridgeshire have no additional funding at present with these works currently falling under existing resources which are stretched. Additional funding will be required to robustly enforce the actions in this plan to their full extent.

CFRS have used the uplift grant to increase the establishment of the Fire Protection Team. This allows a suitably qualified (Level 4) officer to carry out inspection of the outlined premises.

Using the MHCLG provided funding for resources would provide greater confidence that the RAP metrics can be met. Additionally, the reduction or removal of the uplift grant would have a direct negative impact on the ability of CFRS to complete the required work within the outlined timescales due to the size of the available team.

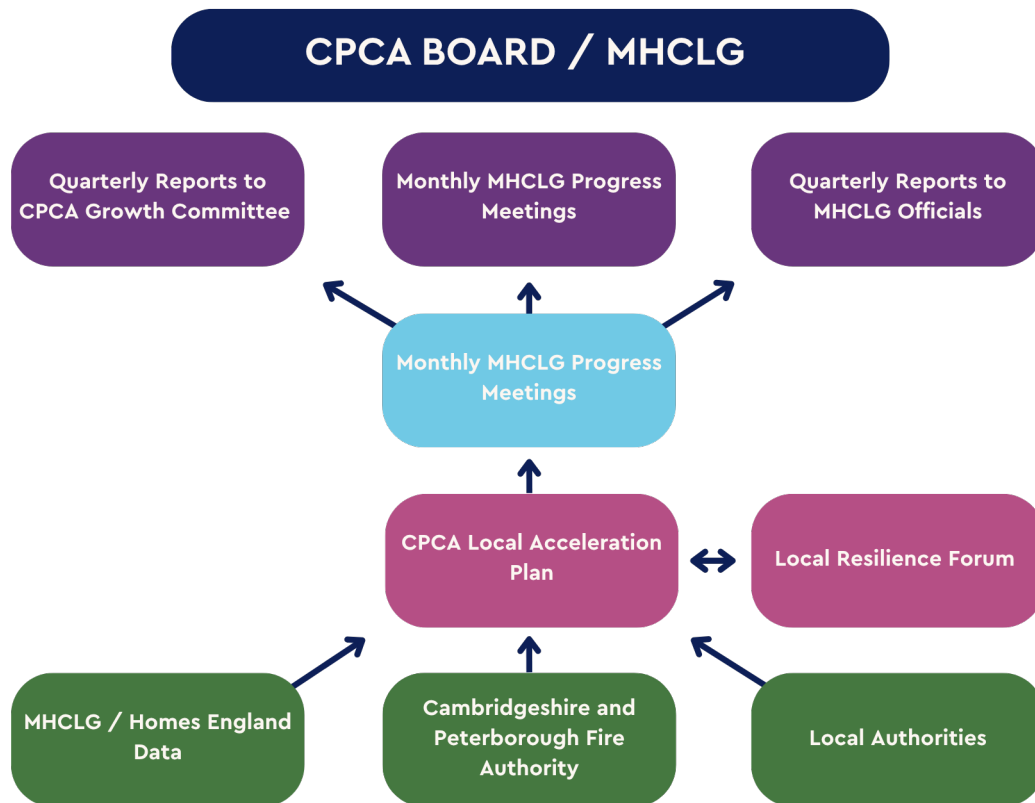
Cambridgeshire Fire and Rescue Service (CFRS)

Use of the uplift grant allows the service to support work to meet the RAP targets.

## 7. Governance

- a) Describe the governance plans you will put in place to ensure this plan is being delivered effectively.

We will use the monthly acceleration plan meeting to monitor and then feed into our relevant committee at a CA level as well as LAs. We do need to be conscious of what can be in the public domain.



## 8. Review

The plan will be reviewed 12 months from publication with an evaluation of progress against the plan and the identification of any amendments if required.

## Section 4 – Barriers and Challenges to Delivery

- **Enforcement powers:** consideration of the need for stronger powers. It was noted that most enforcement activity is undertaken under the Housing Act, not the Building Safety Act. A request was also made for more central legal / enforcement support for local authorities.
- **Building Safety Regulator:** the regulator confirmed plans to reduce delays in reviewing remediation applications. It pointed out that the quality of applications was in some cases poor, leading to unnecessary delays.
- **Data:** many stressed the importance of working towards a single and accurate dataset and adopting a single approach; risk-based / priority-assessed list that facilitates partnership working, along with effective data-sharing.
- **Funding:** the introduction of multi-year funding for Joint Inspection Teams, and more generally, for local Remediation Action Plans was mentioned, with Mayors seeking information on how to access funding.
- **Capacity:** it was stressed that current local authority teams were already operating at full capacity; and given that skilled resource is required, it was important to think longer-term and consider retention. Industry capacity was also mentioned. CFRS teams are reliant on the uplift grant to deliver any inspections. Further funding would ensure capacity to fully complete this additional work within the outlined timeframes.
- **Freeholders / Developers:** freeholder reluctance to remediate; building remediation stalling (when buildings move from government schemes to the Developer Remediation Contract); and there being no way to resolve disputes between freeholders and managing agents were mentioned.
- **Rehousing:** decanting residents and the challenges this posed in light of social housing availability.

## Section 5 – Further information

This link provides access to a central hub for key documents, including the published Local Remediation Acceleration Plan, supporting guidance, and other helpful links. It includes answers to frequently asked questions and explains how the approach works in the Mayoral Combined Authority area, including funding mechanisms, the role of the Building Safety Regulator (BSR), and how remediation applies to buildings over 11 metres:

<https://cambridgeshirepeterborough-ca.gov.uk/lrap/>