

LOCAL REMEDIATION ACCELERATION PLAN



CLAIRE WARD
MAYOR OF THE
EAST MIDLANDS



East Midlands
Combined County
Authority

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INTRODUCTION

- 1.1 Following publication of the Grenfell Tower Enquiry Report, the Deputy Prime Minister on behalf of the government wrote to all mayors in late Sept 2024 outlining how *‘Ending the building safety crisis will be a shared endeavour requiring the combined efforts of central and local government, regulators, and other partners’*, and requesting that *‘mayors convene regulators and other key partners to prepare a local remediation acceleration plan...to articulate how the pace of remediation can be increased at a local level’*
- 1.2 Regulatory powers & duties around Building /Fire Remediation are held by:
 - Local Fire Services,
 - Local District and City Councils,
 - The Building Safety Regulator,
 - The Regulator of Social Housing,
 - Homes England, and
 - the Ministry for Housing, Communities and Local Government (MHCLG).
- 1.3 The government have subsequently confirmed in their National Remediation Acceleration Plan the request of English Mayors to play a new crucial role in driving remediation progress by convening these regulators at a local level to;
 - assure the safety of buildings awaiting or undergoing remediation,
 - identify buildings that are failing to progress to remediation sufficiently quickly,
 - improve co-ordination of activity between the regulators,
 - facilitate effective data sharing between regulators, and
 - Identify barriers to delivery, and work with regulators to overcome them.
- 1.4 The [National Remediation Acceleration Plan](#) published on 2nd December 2024 contains three themes and three Key Aims which will form the basis for the aims of this plan;

3 Themes

- I. fix buildings faster
- II. identify buildings at risk more quickly
- III. support residents and leaseholders

3 Aims

- I. remediation work to start in high-rise private sector residential buildings with unsafe cladding in government funded schemes by the end of 2025 at the latest (March 2025 for the buildings with the most unsafe, ACM cladding),
- II. by the end of 2029, all 18m+ (high-rise) buildings with unsafe cladding in a government funded scheme will have been remediated,
- III. 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.

- 1.5 Following round table meetings with the Deputy Prime Minister and MHCLG officials, local partners and regulators from the East Midlands came together to review key issues, potential solutions, and to develop and agree a local plan in mid-November 2024 and have refined that based on government providing funding in 25/26 for additional staff resources to deliver the plan, and a commitment to develop a national remediation system (NRS) to bring all building remediation data together into a single place to assist targeting of that delivery.
- 1.6 This document sets out the initial plan EMCCA and its partners (*subject entirely to progressing data requirements outlined at section 4 and review/resourcing requirements outlined at Section 5*) aim to deliver and improve the pace of remediation and residents' experiences across the East Midlands in line with the national plan.

CURRENT POSITION IN THE EAST MIDLANDS

- 2.1 Analysis of MCHLG EMCCA Regional data of all known 11m+ properties with potential remediation issues as at 30th April 2025 in Table 1 below reveals the scale of the challenge across the region, with;
- Only 12% completion rate for all known 'in programme' (i.e. works to remediate exterior wall cladding on all buildings > 11m in height),
 - Only 6% of works underway,
 - 23% of works yet to start, and
 - 59% of buildings with yet 'unknown' remediation status or plans – the vast majority of which (82) are social housing properties which fall under the remit and oversight of the Regulator of Social Housing.

Table 1: Remediation Progress and Status as at 30/04/25

Category	Government Funded Programmes				Developer Funded /Social Housing Programmes					Overall Totals				
	Not started	Underway	Complete	Total	Not started	Underway	Complete	Unknown	Total	Not started	Underway	Complete	Unknown	Total
ACM			7	7					0	0	0	7	0	7
BSF		3	5	8					0	0	3	5	0	8
CSS	7	1	1	9					0	7	1	1	0	9
CSS - transferred from BSF	7			7					0	7	0	0	0	7
Developer	3			3					0	3	0	0	0	3
Developer - non-cladding defects				0	1	3	2		6	1	3	2	0	6
Developer - safe				0				3	3	0	0	0	3	3
Developer - transferred from BSF	1			1					0	1	0	0	0	1
Developer - Unknown				0	1			2	3	1	0	0	2	3
Developer / BSF refund			1	1					0	0	0	1	0	1
Social	7			7					0	7	0	0	0	7
Social - non-cladding defects				0	7	2	2	2	13	7	2	2	2	13
Social - safe				0					0	0	0	0	0	0
Social - Unknown				0				82	82	0	0	0	82	82
Total	25	4	14	43	9	5	4	89	107	34	9	18	89	150
%	58%	9%	33%		8%	5%	4%	83%		23%	6%	12%	59%	

- 2.3 64% (96) of the properties and issues identified to date are in Nottingham, which is reflected in Nottingham City Council having received £67k in 2024-25 and £89k in 2025-26 via the government 'New Burdens' funding to co-ordinate remediation works.
- 2.4 The summary data from MHCLG in Table 1 above also does not include all 11-18m properties – an issue flagged by the National Audit Office in its November '24 Investigation into remediating dangerous cladding on high-rise buildings as a significant unknown quantity, but with a national exercise to identify those underway and being coordinated by Homes England and expected to report in the near future.
- 2.5 While Notts Fire & Rescue Services (NFRS) estimate there are 977 properties greater than 11m in height that are yet to be ruled in or out of the remediation programme and require inspection, and Derbyshire Fire & Rescue Services (DFRS) estimate there are 400 such properties, early indications from the Homes England data are that only 40 such properties across the region have been identified.
- 2.6 As at the date of this plan, only 1 known 18m+ property in the region (in High Peak DC) still has a Grenfell style ACM external wall system in place – though only on its upper floors, with interim measures including waking watch in place to ensure resident safety, and close monitoring of those by DFRS. Full remediation plans have been submitted to the Building Safety Regulator (BSR) by the owner under Gateway 2 of the Building Safety Act requirements, but until the BSR signs them off, there can be no project timeline for start or completion.
- 2.7 And whilst ACM has been removed from other properties in the region, several 18m + buildings with unsafe cladding such as High-Pressure Laminate systems (HPL) remain which require remediating. Including 1 in Mansfield and several of the 32 ongoing enforcement cases in Nottingham.

THE EXISTING JOINT INSPECTION AUDIT TEAMS

Nottingham

- 3.1 Nottingham's Joint Audit and Inspection Team (JAIT) was established in the autumn of 2019 as a partnership between Nottingham City Council (NCC) and NFRS.
- 3.2 NCC formed the JAIT within its Community Protection service with an environmental health officer (EHO) and two other EHOs, and one fire officer seconded into the team from NFRS.
- 3.3 The JAIT has reduced in size over time due to staff moving on to work at the Building Safety regulator, and NCC's financial issues meaning vacancies could not be replaced, and now numbers 4.5 Full time Equivalents:
- 1 principal EHO within NCC – responsible for management of general activities and reporting,
 - 1 EHO within NCC – to organise and conduct Housing Health and Safety Rating System (HHSRS) inspections, produce letters and take enforcement action where necessary,
 - 2 fire safety inspectors from NFRS – to complete audits and take enforcement action where necessary,
 - 0.5 of a support officer in NCC - providing administration for the EHOs.

- 3.4 Inspections are conducted by EHOs from Nottingham City Council and fire safety inspectors from NFRS. They inspect and audit Multi Occupied Residential Buildings (MORBs) which contain 11 or more flats, on a prioritised risk-based approach to optimise the number of buildings inspected based on:
- number of occupiers and height of the premises,
 - intelligence from either authority to indicate a historic concern,
 - previous record of inspection or audit at the same premises or where the same 'responsible person' has been identified,
 - concerns raised by a tenant or other relevant stakeholders (such as accreditation schemes or universities).
- 3.5 A governance and operating model memorandum of understanding (MOU) dictates how the joint team operates. It outlines the background, strategic intention, objectives, governance, management, and delivery of the project. Operational oversight is provided by both the operations manager and head of service from Nottingham City Council, and by the station manager and area manager for NFRS. There are regular meetings at all levels.
- 3.6 Many of the buildings being inspected are contained within Nottingham's 'Selective Licensing' scheme for single and family-occupied properties. So, funding for the JAIT comes from the licence fee alongside the additional government New Burdens Funding, as it aligns with the work of the scheme to improve rented properties in Nottingham.

Derbyshire

- 3.7 A Joint Audit and Inspection Team (JAIT) was successfully in place for two years between Derby City Council and Derbyshire Fire & Rescue Services (DFRS) until April 2022, comprised of three members from Housing Standards at Derby CC and a lead officer from DFRS as a specialist Fire Safety Engineer for detailed technical fire safety advice and relevant enforcement action under the Fire Safety Order.
- 3.8 No ACM or HPL cladding was identified on the 18, 18m+ or of 6 storey residential buildings within scope in Derby, or on a sample of a further 18, 11 to 18m properties inspected.
- 3.9 However, in 17 out of the 18 buildings, DFRS identified some form of fire safety issues that required remedial action. In all but one of these cases it resulted in recommended works being issued to the responsible person(s). Formal enforcement action was only taken by DFRS in one case where escape routes were being compromised. Prompt action on the day of the inspection by the responsible person prevented the building from being prohibited and resulted in an Enforcement Notice being served under the Regulatory Reform (Fire Safety) Order 2005. The necessary remedial work was subsequently completed, and a re-inspection was carried out to confirm compliance.
- 3.10 High risk external 'brick slip' facades were identified to two buildings and resolved in one case via partial sprinkler systems, but in the other further long-term solutions were required which resulted in the building subsequently being emptied of occupants on a pro-active basis by the owners/leaseholders and management of the building.

- 3.11 All of the 18, 18m + residential buildings continue to be audited at appropriate frequency by DFRS.
- 3.12 In the remainder of Derbyshire, DFRS uses data within its IT system to identify other in-scope buildings, with any identified then audited / inspected by the Services Fire Engineers.
- 3.13 In Chesterfield BC, 4 low rise premises owned by the council have been identified which require external insulation replacing, with the council actively reviewing funding options with Homes England.
- 3.14 In High Peak DC, one building as outlined at S 2.6 above remains unremediated with remediation plans submitted to the BSR yet to be signed off.

THE EMCCA PLAN

- 4.1 Alongside meeting national plan aims that by the end of 2029, all 18m+ (high-rise) buildings with unsafe cladding in a government funded scheme will have been remediated, and every 11m+ building with unsafe cladding will either have been remediated, have a date for completion, or face enforcement action and severe penalties, key themes of the plan are as set out below.

4.2 Governance




- 4.2.1 We will develop and scale the existing Joint Area Inspection Team (JAIT) model into a Local Remediation Acceleration Plan (LRAP) Board across the East Midlands Region with the City & District councils, NFRS and DFRS, with a direct link into and role in that for our regulatory partners – including Homes England, The Regulator of Social Housing, The Building Safety Regulator and MHCLG.
- 4.2.2 The LRAP Board will
 - meet on at least monthly basis to monitor and review progress with remediation, and agree necessary steps and a lead regulator to accelerate remediation where required,
 - be coordinated and chaired by EMMCA, and
 - operate based on the Memorandum of Understanding (MOU) attached at Appendix 1 between all respective partners, and to reflect the expected roles and responsibilities for each regulator outlined in the governments '[Remediation Enforcement Guidance](#)' issued on 02/12/24.
- 4.2.3 Table 2 overleaf outlines the structure of governance which will be adopted

Table 2 – LRAP Governance




EMCCA BOARD

-  Chair: Chair of Board (or Delegated 'Housing' Committee), EMCCA
-  Representation via CEOs (or delegated deputies) from Nottinghamshire and Derbyshire County Councils, Nottingham and Derby City Councils, and 1 representative for all the District Councils in the region
-  Strategic responsibility for and oversight of LRAP delivery
-  Meeting frequency: every 3 months

LRAP BOARD

-  Chair: Director of Place, EMCCA
-  Constituent membership comprised of senior officers from NFRS, DFRS, NCC, DCC, plus 1 nominated District Council Rep
Non constituent membership available to officers of relevant national regulators (e.g. MHCLG, Homes England, Building Safety Regulator, Regulator of Social Housing)
-  Oversight of the strategic intent and operational delivery of the LRAP - ensuring that the programme has sufficient resources and that stakeholders and other key regulators are engaged and supportive at a suitably senior level
-  Meeting frequency: initially every 4 weeks, thereafter every 2-3 months

COUNTY STEERING GROUP

-  Joint Chairs: Heads of Service & Area Managers, NFRS/DFRS & NCC/DCC
-  Operational oversight of the LRAP at the county level to ensure resources, risk-based approach and effective outcomes, communication and stakeholder engagement
-  Meeting frequency: every 4 weeks

FIXING BUILDINGS FASTER

4.3. Developer/Freeholder/Managing Agent Reluctance to act

- 4.3.1 Our partner's experience is that some developers, freeholders and managing agents are awaiting enforcement notices from them to trigger funding applications/remedial actions, and the longest delays lie in implementing any interim measures/remedial actions to ensure resident safety before full works are undertaken.
- 4.3.2 We also feel there may need to be some form of hardship fund contributions towards those interim measures for some developers, freeholders and managing agents to expediate the process.
- 4.3.3 We will aim to:
- I. Adopt a proactive approach to contacting all relevant freeholders and managing agents to inform and advise them what the expectations and requirements are on remediation.
 - II. Provide more support for Managing agents and Right to Manage Companies in understanding their obligations and in procuring/sourcing required works.
 - III. Adopt the Homes England case management system approach, with contact and escalations every 10 days with responsible entities/persons for all known buildings where remediation works are required or underway.
 - IV. Promote the Homes England Panel of 60 specialist companies to accelerate completion of detailed Fire Risk Assessments of External Walls (FRAEWs) to identify the scope and extent of remediation works required.
 - V. Together with Homes England, avoid unnecessary delays/ expenditure by converting any FRAEW's undertaken prior to the new PAS9980 required standards for FRAEW's into the PAS9980 format.
 - VI. Make effective use where feasible of the MHCLG funded national Joint Inspection team to assist partners in training staff to undertake inspections and enforcement actions and provide on-site support for complex cases.
 - VII. Review with Homes England and MHCLG details of any hardship funding available and promote the Waking Watch Replacement Fund 2023 to assist funding of any interim measures.
 - VIII. Utilise and bid for funding from the government's [remediation enforcement support fund](#) announced in the national plan.

IDENTIFYING BUILDINGS AT RISK QUICKER

4.4 Improving Patchwork Regulation & Data

- 4.4.1 Consistent feedback from the round tables held with all mayors in England and our local partners is that the lack of joined up approaches, awareness of regulatory roles and responsibilities, and one source of data to identify all buildings over 11m which may be affected and the stage of action they're at has been a key hindrance and delay in remediation progress.
- 4.4.2 The lack of one, consistent data source and monitoring /case management system across all respective partners and regulators is a significant hindrance to joined up and affective partnership working., which the government have recognized in aiming to develop a national remediation system (NRS) database to bring all building remediation together into a single place. To help improve this:
- 4.4.3 We will aim to:
- I. Be active members of the NRS from the anticipated roll out date to the East Midlands of July 2025, and to utilise that as a single regional system for all enforcement and remediation activity and information.
 - II. Utilise the MCHLG's [Remediation Enforcement Guidance](#) with all regulatory partners and develop knowledge and understanding for all our partners, freeholders/managing agents and residents of affected blocks.
 - III. Work with MHCLG and Homes England in line with their aims to review, identify, and scope the detail of all 11m + buildings in the region which may require inspection.

4.5 Constrained Regulatory Capacity & Legal Options

- 4.5.1 Our local partners experience is that enforcement actions to date have been taken under the 2004 Housing Act (Local Council), or the 2005 Fire Safety Order (Fire Services) based, with no use yet of Building Safety Act 2022 - Remediation Order's and Remediation Contribution Orders. To help improve this,
- 4.5.2 We will aim to:
- I. clarify roles and responsibilities, collaboration, and stages/type/escalations of action to accelerate remediation as part of the MOU between local partners and regulators.
 - II. Adopt the existing Nottinghamshire JAiT risk-based scoring approach to prioritising remediation and enforcement action across the whole EMCCA region.
 - III. Review and agree on a case-by-case basis each month at the LRAP Board the appropriate form of enforcement, engagement or assistance for affected properties.
 - IV. Agree a national escalation protocol where any local efforts have failed and require additional measures and support.

4.6 Social Housing Providers – Financial Capacity

- 4.6.1 We are aware that local social housing providers capacity to undertake or accelerate remediation works is linked to existing business plans and loan covenants and balancing those with significant additional funding priorities they have been set such as all homes being EPC rated by 2030, Net Zero Carbon by 2050, and delivering more new social housing.
- 4.6.2 We are also aware that while hardship payments exist for them, this may trigger regulatory or financial variability issues with the Regulator of Social Housing or their lenders.
- 4.6.3 To help improve social housing providers capacity and ability to accelerate works,
We will aim to:
- I. Review with regulators the option for use of Recycled Capital Grant for Interim Measures/Funding of works - including for buildings requiring work which may be below 11m.
 - II. Work with regulators and government to identify and request additional capital funding for social landlords to accelerate remediation.

4.7 Low Numbers of Skilled Professionals, the Supply Chain & Funding

- 4.7.1 The lack of resources, workforce, and appropriate skills are a key barrier to success across all our local partners, and even if additional long-term funding is made available, there are a lack of affordable trained professionals to undertake additional inspections, or coordinate works to assist with accelerating remediation.
- 4.7.2 The government recognise this and have made commitments as set out in their Grenfell Tower Enquiry Phase 2 response to explore solutions for training more professionals and sharing expertise.
- 4.7.3 Meanwhile a key founding role for EMCCA lies in taking over responsibility of key programmes such as the Adult Skills Fund, working with key stakeholders and local partners to develop tailored training programmes to ensure residents have access to a wealth of opportunities to improve their personal and professional growth, and increasing levels of technical training to ensure a better skilled workforce.
- 4.7.4 To help improve this low number of skilled professionals, the supply chain and funding,
We will aim to:
- I. Review the funding/remit for regional skills training and links with Skills England & Nottingham Trent/Derby University to establish whether a programme of fast-track apprenticeships/professional training can be stood up at a local level to improve technical and professional skills around fire remediation.
 - II. Review and publicise to all affected building developers, freeholders and managing agents the Homes England Panel of approved remediation contractors and any existing procurement frameworks for contractors or skilled professional advisers to develop a ready-made pool of constructors/resources to assist with remediation.

- III. Seek ongoing national funding from 2026-27 to support the delivery and monitoring of this plan over the life of the national remediation acceleration plan—to enable acceleration of both identifying all properties affected via external specialists, and implementing remediation actions via additional skilled EMCCA, fire service and local authority partner staff.

SUPPORTING RESIDENTS AND LEASEHOLDERS

4.8 Improving the Resident Experience & Communications

- 4.8.1 To help improve resident knowledge, safety and experience of remediation, (and subject to additional funding)

We will aim to:

- I. Pursue a more proactive approach via a central LRAP communication hub with dedicated web and social media presences.
- II. Ensure the central communication hub reflects and promotes all guidance issued by government on the [Code of Practice for Remediation of Residential Buildings](#) and the [Building Safety Fund Leaseholder & Resident Service](#).
- III. Ensure that the focus of additional Fire Safety Advisors being employed to support delivery of this plan is to develop and improve on site engagement with residents.
- IV. Work with the Building Safety Regulator to promote and publicise good practice in Building Safety case Resident Engagement to developers, freeholders and managing agents.

REVIEWING AND RESOURCING THE LRAP

- 5.1 The LRAP will be subject to annual review of progress to reflect ongoing capacity to support delivery and any changed circumstances or key challenges, with the first review to be complete and published in July 2026.
- 5.2 The government have provided additional 'New Burdens' fund resourcing to support delivery of this plan in the 2025-26 financial year of £350,000 – based on a request from EMCCA and partners for additional resourcing for key roles as set out in Table 3 below.

Table 3 – Initial Additional Roles to deliver the Plan

Role	Lead Employing Organisation
Project Lead	EMCCA
Project Comms Officer	EMCCA
Fire Safety Inspector	Notts Fire & Rescue
Fire Safety Advisor	Notts Fire & Rescue
Fire Safety Co-ordinator	Notts Fire & Rescue
2* Environmental Health Officers	Nottingham City Council
Licensing Support Officer *1	Nottingham City Council

- 5.3 All roles will operate on a regional basis across the East Midlands as outlined in the MOU between partners at *Appendix 1*, and following confirmation of funding from government in late April 2025, the recruitment process for all roles is aimed to commence in June 2025, with anticipated start dates for most of the roles in September/October 2025.

APPENDIX 1

Memorandum of Understanding between partners on LRAP Governance and Operations

East Midlands Local Remediation Acceleration Plan Memorandum of Understanding on LRAP Governance and Operations Version 1.0: 19/06/25

Sponsors:

Director of Place, East Midlands Mayoral Combined Authority

Chief/Assistant Chief Fire Officers, Nottinghamshire and Derbyshire Fire and Rescue
Service Directors of Service – Private Sector Housing, Nottingham City Council and
Derby City Council

Background

Following publication of the Grenfell Tower Enquiry Report, the Deputy Prime Minister on behalf of the government wrote to all mayors in late Sept 2024 outlining how *‘Ending the building safety crisis will be a shared endeavour requiring the combined efforts of central and local government, regulators, and other partners’*, and requesting that *‘mayors convene regulators and other key partners to prepare a local remediation acceleration plan...to articulate how the pace of remediation can be increased at a local level’*

Regulatory powers & duties around Building /Fire Remediation are held by

- Local Fire Services,
- Local District and City Councils,
- The Building Safety Regulator,
- The Regulator of Social Housing,
- Homes England, and
- the Ministry for Housing, Communities and Local Government (MHCLG).

The government have confirmed in their national [Remediation Acceleration Plan](#) the request of English Mayors to play a new crucial role in driving remediation progress by convening these regulators at a local level to;

- assure the safety of buildings awaiting or undergoing remediation,

- identify buildings that are failing to progress to remediation sufficiently quickly,
- improve co-ordination of activity between the regulators,
- facilitate effective data sharing between regulators, and
- Identify barriers to delivery, and work with regulators to overcome them.

This MOU builds upon the successful existing partnership based Joint Area Inspection Team (JAIT) models developed and operated in both Notts and Derbyshire in recent years – adding an East Midlands Mayoral Region wide approach above local ‘City’ or County based approaches.

Strategic intention

The strategic intention of this MOU is to deliver and improve the pace of remediation and residents’ experiences across the East Midlands Mayoral Region in line with the national remediation acceleration plan’s themes, aims, and expected outcomes.

Themes

1. Fix buildings faster
2. Identify buildings at risk more quickly
3. Support residents and leaseholders

Aims & expected outcomes

1. Remediation work to start in high-rise private sector residential buildings with unsafe cladding in government funded schemes by the end of 2025 at the latest (March 2025 for the buildings with the most unsafe, ACM cladding).
2. By the end of 2029 all 18m+ (high-rise) buildings with unsafe cladding in a government funded scheme will have been remediated.
3. 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.

The MOU also aims to deliver the aims of the agreed EMCCA LRAP by improving

- I. Patchwork Regulation & Data,
- II. Constrained Regulatory Capacity & Legal Options,
- III. The Financial Capacity of Social Housing providers to deliver remediation,
- IV. Low Numbers of Skilled Professionals, the Supply Chain & Funding, and
- V. Resident’s Experience & Communications.

Strategic Objectives

- To resource and support the LRAP and ensure that activity is in line with the approved LRAP and this MOU.
- To monitor, evaluate and scrutinise progress to ensure both national and local remediation plan themes and aims are delivered.

- To deliver outcomes in partnership with other key national regulators beyond the five lead organisations.
- Ensure that any lessons learned are captured and disseminated appropriately to other areas of the country.

Governance

The delivery of the strategic intent and objectives will be overseen at a top level by the EMCCA Board (or a delegated subcommittee of that) via an LRAP Strategic Board, and County based steering/operational groups, with the Chairs of each steering group deciding the appropriate membership to best deliver the required work:

EMCCA BOARD



Chair: Chair of Board (or Delegated 'Housing' Committee), EMCCA



Representation via CEOs (or delegated deputies) from Nottinghamshire and Derbyshire County Councils, Nottingham and Derby City Councils, and 1 representative for all the District Councils in the region



Strategic responsibility for and oversight of LRAP delivery



Meeting frequency: every 3 months

LRAP BOARD



Chair: Director of Place, EMCCA



Constituent membership comprised of senior officers from NFRS, DFRS, NCC, DCC, plus 1 nominated District Council Rep
Non constituent membership available to officers of relevant national regulators (e.g. MHCLG, Homes England, Building Safety Regulator, Regulator of Social Housing)



Oversight of the strategic intent and operational delivery of the LRAP - ensuring that the programme has sufficient resources and that stakeholders and other key regulators are engaged and supportive at a suitably senior level



Meeting frequency: initially every 4 weeks, thereafter every 2-3 months

COUNTY STEERING GROUP



Joint Chairs: Heads of Service & Area Managers, NFRS/DFRS & NCC/DCC



Operational oversight of the LRAP at the county level to ensure resources, risk-based approach and effective outcomes, communication and stakeholder engagement



Meeting frequency: every 4 weeks

EMCCA Board

Standard Agenda items:

1. LRAP performance and progress
2. Risks for strategic decision/awareness
3. MHCLG/Wider government updates

LRAP Board

Standard Agenda items:

1. Notes of Previous Meeting/Action Log
2. Actions from EMCCA Board
3. Risk Register update
4. Performance Report
5. Proactive engagement agenda
6. Items to escalate to national bodies
7. Items to raise to EMCCA Board

County Steering Group

Standing Agenda items:

1. Outstanding Actions and Notes of Previous Meeting
2. Activity since last meeting
3. Actions from LRAP Board
4. Planned inspections for period to next meeting.
5. Changes to working arrangements (Operational Order, Methodology and Risk Register)
6. Performance Report
7. Risk Register
8. Actions to raise or escalate to LRAP Board
9. AOB

Risk Register

All LRAP governance groups will utilise a consistent risk register format which allocates risk to the appropriate governance level, escalating or delegating as appropriate. This will be kept up to date by the LRAP Steering Group.

Performance Reporting

Performance Reports will include the outputs from the LRAP since the last report compared to the baseline of data as at 30th April 2025 when the LRAP was established – based on MHCLG and national remediation system (NRS) data, and include as a minimum:

- the total number by region and by county of buildings > 11m with suspected unsafe cladding, the number of those where works have not started, and the status of those, e.g. in progress or under enforcement and by which regulator,

- number of inspections completed,
- the number of follow-up compliance visits,
- the number of compliance visits outside timescale and action plan to address,
- how these premises were rated,
- number of enforcement notices issued,
- resourcing/capacity issues affecting inspection, enforcement and completion of works dates.

Lead Regulator Roles

The 'lead' regulator for any follow up or enforcement actions following inspections or audits will be determined on a case-by-case basis for each property and in line with MCHLG's [Remediation Enforcement Guidance](#).

The 'lead' regulator will be determined by;

- I. assessing the primary concerns related to safety within that premises and whether these primary concerns fall under Fire Safety or Housing Act legislation,
- II. whether a conflict of interest by way of ownership of the premises prevents a Local Authority from leading enforcement against itself, or
- III. whether another regulator may be more appropriate to lead enforcement under other legislation – e.g., Building Safety Act Remediation Orders.

Where necessary, a formal case conference will be held as soon as practically possible following an inspection outcome being received to determine the 'lead' regulator and most appropriate/effective form of action. Where agreement cannot be reached, this must be escalated to the County Steering Group or LRAP Board as soon as practicable for review.

Operating Regionally Across County and District Boundaries

Where any additional roles to deliver the LRAP are funded via EMCCA through MHCLG New Burdens Funding, these roles in partner organisations will be expected to operate on a regional basis across County/District lines and respective Fire & Rescue Service boundaries.

Where this is the case, individuals will operate in an advisory only capacity to the respective authority in which the remediation query or issue arises, to ensure that lead regulator enforcement activity complies with relevant legislative requirements around lead regulator capacity to act.

Block Closure – Escalation and Briefing Protocol

The Operational leads will be expected to escalate to County and LRAP Steering Group chairs any action proposed or taken in any emergency situations, including:

- Briefing on the basis for the decision and why no mitigating actions could be used,

- Reassurance that the process being utilised follows the joint MHCLG/National Fire Chiefs Council 'Major Decant Protocol V1 17/11/23',
- Reassurance that any residents were fully informed and that suitable arrangements were in place,
- That a communications plan is in place for proactive and reactive comms,
- Key stakeholders notified: universities (if appropriate), Portfolio Holder, Council Leader and ward councillors, Senior Managers Fire and Council and Police,
- Any resource implications.

Principles of EMCCA to partner funding

EMCCA will distribute MHCLG funding for agreed resources to partners in an as transparent and simple a way as possible to enable partners to commit to recruitment for additional roles to deliver LRAP themes and aims.

But it must do so based on conditions which enable EMCCA to account for the funding and outcomes/deliverables from it on a quarterly basis to MHCLG, with conditions for confirmation and payment of the funding as follows:

- Any funding by EMCCA to partners must be approved and agreed by the LRAP board.
- Approval by the LRAP board will be on an 'in principle' basis for all roles and any additional expenditure until full approval of the final LRAP and associated aims, objectives, outcomes and structure to deliver those by the Mayor/EMCCA's board.
- To provide assurance on utilisation of funding for agreed aims and outcomes and an appropriate audit trail for that, EMCCA will pay partners by way of 3 monthly in advance instalments for JAIT/LRAP board approved roles and any additional costs to partners.
- Partners will thereafter be required to supply a 1/4ly PO to EMCCA containing a breakdown of costs incurred in the prior 3 months and forecast costs for the next 3 months.
- From those, EMCAA will provide quarterly delivery and funding reports for the JAIT/LRAP, EMCCA board and MHCLG outlining utilisation/uptake of funding, outcomes from that, and forecast remaining FY availability/ anticipated carry over etc.