

Dear [MP's name]

I am getting in touch from [housing association] regarding housing associations' lack of access to public funding for building safety works to buildings that have been found to have life-safety critical defects. We want to work with you in advance of the Comprehensive Spending Review to ensure social landlords are granted equal access to government cladding remediation schemes.

Resident safety is our number one priority. We are working hard to identify and remediate buildings with combustible materials. We welcome the government's Remediation Acceleration Plan, and we want to work with the Ministry for Housing, Communities and Local Government (MHCLG) to increase the pace of remedial works programmes so that we can ensure residents' safety as quickly as possible. However, without changes to the current funding settlement, it could take a decade to fix buildings with safety defects.

[Use this section to insert member specific detail on how you are impacted by the building safety crisis in your area (this can include the number of homes needing remediating) and the costs involved in addressing the building safety crisis. Also detail any additional info i.e. the impact it is having on the local supply of social homes or on regeneration/repairs].

The current funding situation

The design of the Building Safety Fund and the Cladding Safety Scheme excludes the vast majority of social landlords from accessing them in the same way as private building owners. **Private building owners have received 90% of the government funding available for remedial works to buildings 11m+ with non-ACM cladding.**

This means that social housing tenants, those on the lowest incomes, through their rents, are the only people paying for unsafe buildings to be fixed when private developers and contractors profited from constructing them. **This is unfair, and diverts money away from investment in repairs, maintenance and in new housing supply.**

The National Housing Federation (NHF), alongside the housing association sector, is calling for the government to provide housing associations with the same access to the Building Safety Fund and the Cladding Safety Scheme as private building owners. Grenfell United also supports equal access to funding for social landlords.

Impact on social housing providers

A report by the National Audit Office (NAO) found that the cost of remediating cladding-related safety defects in the social housing sector stands at £3.8bn. **New NHF research shows that housing associations could build 91,000 more**

affordable homes if the social housing sector had equal access to government funding to pay for these works.

Housing associations strongly support the government's 1.5m new homes target and want to play their part in delivering it and the government's ambition for the biggest boost to social and affordable housing in a generation. However, the sector's finances are experiencing significant constraints, which impact on housing associations' capacity to build new homes.

Data published by MHCLG shows that starts on site have plummeted in London. In the second quarter of 2024, there were just 150 housing association starts, compared to 1,890 in the same period the year prior. This is a fall of 92% within one year.

The Public Accounts Committee's recent report highlights its concerns about social landlords' lack of access to existing schemes and the impact of this on the government's wider housebuilding targets. It details that paying for remediation works risks diverting social housing providers' resources away from building new homes.

The opportunity at the Spending Review

We want to collaborate with the government to increase the pace of remedial works to our buildings. Social housing tenants should have equal access to government funding for remedial works, so that the remaining 1,925 buildings in the social housing sector with dangerous safety defects are made safe as quickly as possible.

To support housing associations to increase the pace of remediation, the government must ensure our sector can fully access the Building Safety Fund and the Cladding Safety Scheme. However, it is also vital that the government takes action to increase capacity among the sectors we need to work with, and co-ordinates those resources, so that they are directed first to the buildings that need them most.

How you can help

Housing associations stand ready to act as mission-delivery partners for government. But they will only be able to be part of the biggest boost to social and affordable housing in a generation if they are given the necessary financial backing. This includes equal access to the government's cladding remediation schemes at the forthcoming Spending Review.

We would be delighted to host a visit to a local development which is affected by the building safety crisis. We are also working with the National Housing Federation to raise awareness of this issue in Parliament.

Please do let us know if you want any further information, including briefings or written parliamentary questions on this issue. If you wish to arrange a time to discuss this in more detail, please [contact Eliza Smith](#), Public Affairs Officer at the NHF.

Best wishes,