



appg

**All Party Parliamentary Group on
Leasehold and Commonhold Reform**

House of Commons, London, SW1A 0AA

www.leaseholdknowledge.com

Co-Chairs: Sir Peter Bottomley MP, Justin Madders MP and Sir Edward Davey MP

Contact: Katherine O’Riordan – katherine.oriordan@parliament.uk

APPG Secretariat: Sebastian O’Kelly sok@leaseholdknowledge.com Martin Boyd martin.boyd@leaseholdknowledge.com

Rt Hon Robert Jenrick MP
Secretary of State
Ministry of Housing, Communities & Local Government
2, Marsham Street
London SW1P 4JA

8th January 2021

URGENTcladding319/PB/JM/ED/MHCLG/2021

Dear Secretary of State,

APPG co-chairs Sir Peter Bottomley, Justin Madders with Sir Edward Davey attach signatures to this letter calling on Government to support leaseholders living in unsafe private residential leasehold properties who maybe facing substantial retrospective remedial safety-work costs.

No leaseholder, lease-renter should suffer anxiety, facing costs well beyond the ability to pay. Replacing unsafe cladding on buildings may total £15 billion, nearly ten times the funds now available.

You will be aware it is estimated that 1.5 million flats are currently un-mortgageable, trapping around 3.6 million people in potentially dangerous, unsellable housing.

Government has responsibility and resources to rescue the living victims of the cladding costs scandal.

Everyone seems to be at fault except those presently lumbered with impossible costs and with unsaleable flats in place of their dream homes.

APPG co-chairs call on Government to accurately assess liability for building safety remediation costs which should not fall on the end-user, the leaseholder because of defective legislation.

You will be aware two prime ministers, three former secretaries of state and successive housing ministers stated leaseholders should not pay to make their homes safe.

It is time to settle on simple effective ways at once to remove and replace dangerous products that still endanger residents in blocks of flats and to end the cladding remediation crisis.

We look forward to hearing back from you.

Yours sincerely,

Sir Peter Bottomley MP

Justin Madders MP

Sir Edward Davey MP

APPG Co-Chair

APPG Co-Chair

APPG Co-Chair

All Party Parliamentary Group on Leasehold and Commonhold Reform

House of Commons, London, SW1A 0AA

www.leaseholdknowledge.com

Co-Chairs: Sir Peter Bottomley MP, Justin Madders MP and Sir Edward Davey MP

Contact: Katherine O’Riordan – katherine.oriordan@parliament.uk

APPG Secretariat: Sebastian O’Kelly sok@leaseholdknowledge.com Martin Boyd martin.boyd@leaseholdknowledge.com



Members of Parliament:

Diane Abbott MP
Sir David Amess MP
Caroline Ansell MP
John Baron MP
Hillary Benn MP
Crispin Blunt MP
Kevin Brennan MP
Ruth Cadbury MP
Christopher Chope MP
Elliot Colburn MP
Damian Collins MP
Daisy Cooper MP
Janet Daby MP
Allan Dorans MP
Maria Eagle MP
Florence Eshalomi MP
Barry Gardiner MP
Lilian Greenwood MP
Hillary Benn MP
Tom Hunt MP
Kim Johnson MP
Rt Hon Sir Edward Leigh MP
Clive Lewis MP
Rebecca Long-Bailey MP
Caroline Lucas, MP
Tony Lloyd MP
Mark Logan MP
Sir Robert Neill MP
Rt Hon Caroline Nokes MP
Stephen McPartland MP
Ian Mearns MP
Layla Moran MP
Stephen Morgan MP
Sarah Olney MP
Andrew Rosindell MP
Andrew Selous MP

Tommy Sheppard MP
Andrew Slaughter MP
Royston Smith MP
Mark Tami MP
Derek Twigg MP
Dr Phillipa Whitford (SNP) MP

Peers:

Baroness Kay Andrews OBE
The Lord Bird MBE
The Rt Hon the Lord Blencathra
Baroness Bennett of Manor Castle
Lord Richard Best
Lord Donald Curry of Kirkharle
Baroness Ruth Deech DBE QC
The Lord Michael German OBE
Lord Grade of Yarmouth CBE
Baroness Finlay of Lladnaff
Lord Kevin Joseph Shinkwin

Non-Parliamentarians:

Bishop Paul Bayes of Liverpool
Dr Chiara Benvenuto of University of Salford
Chair Bob Bessell of Retirement Security Limited
Director Joanna Bould Jennings & Barrett
Partner Charles Bramly BSc (Hons) MIRCS of
Stiles Harold Partnership LLP
Professor Susan Bright of Oxford University
Partner Lucy Miranda Brown of Avonwick Group
CEO Andrew Bulmer of The Institute of
Residential Property Management
Andy Burnham, Mayor of Greater Manchester
Adrian Calver Red Rock Estate & Property
Management Ltd
Lizzie O’Connell of HML Holdings Limited
Oliver Conway of Oliver Fisher Solicitors

All Party Parliamentary Group on Leasehold and Commonhold Reform

House of Commons, London, SW1A 0AA

www.leaseholdknowledge.com

Co-Chairs: Sir Peter Bottomley MP, Justin Madders MP and Sir Edward Davey MP

Contact: Katherine O’Riordan – katherine.oriordan@parliament.uk

APPG Secretariat: Sebastian O’Kelly sok@leaseholdknowledge.com Martin Boyd martin.boyd@leaseholdknowledge.com



Rawdon Crozier Barrister of KBG Chambers
Director Tim Darwall-Smith *MRICS*, Property Management Services
Sarah Dedekis Bath Leasehold Management
James McDermott BSc (Hons) MSc *MRICS* AIRPM of Zenith Management Limited
Chair Andrew Dismore AM of the London Assembly Fire, Resilience and Emergency Planning Committee
Andrew Eagerton MIRPM AssocRICS of Hunters RBM
CEO and Chair Jonathan Evans of Ash & Lacy Holdings Limited
Managing Partner James Farrar MIRPM AssocRICS JFM Block & Estate Management
Director Sarah Fisher of MIH Property Management Ltd
Head of MLM Property Management Craig Forrest MIRPM AssocRICS
Sara Gixti AIRPM Cluttons LLP, Portman House
Chief Executive Nigel Glen of ARMA
Chief Executive Nigel Howell of FirstPort
CEO Pauline Jones AssocRICS, MIRPM Jones Associates
Director Cherry Jones of Home from Home Property Management
Founder Katie Kendrick of National Leasehold Campaign
CEO Sebastian O’Kelly of Leasehold Knowledge Partnership
Michael Mansfield QC
Gary Martin of Letters Group
Partner Joe Mallon JFM Block & Estate Management
Jonathan Miller of Grace Miller & Co. Limited
Director Steve Nightingale of Bloq Management Services Limited
Terri-Jade Peters MLM Management
Chair Murad Qureshi AM of the London Assembly Housing Committee

Managing Director Daniel Pollard MIRPM AssocRICS Realty Management Limited
Shula Rich Head of Brighton Hove and District Leaseholders Association
Director Virtus Robin Mitchell Property Management Limited
Metro Mayor of Liverpool City Region Steve Rotheram
Area Property Manager Gillian Stanley MIRPM Mainstay Group
Area Director James Tarr FIRPM, AssocRICS
Kim Taylor of KT Management Company (UK) Ltd
Nisha Thomas Horizon Management
Bishop of Manchester David Walker
Katie Waters BSc (Hons) MA MIRPM AssocRICS of Smith Waters LLP
Alan Williamson BA(Hons) MSc MCIPD FIRPM AssocRICS Regality Estates Limited
Karen Wilson MARLA Property Management Director

Cladding Groups:

Ritu Saha and Will Martin - UK Cladding Action Group
Giles Grover and Rebecca Fairclough - Manchester Cladiators
Abi Tubis - Leeds Cladding Scandal
Jennifer Reid and Brian Simpson - Birmingham Leaseholder Action Group
Natasha Letchford and Jake Ellis - Southampton Cladding Action Group
Julie Fraser - Liverpool Cladiators
Dave Richards - London Cladding Action Group
Lucie Gutfreund - Homeowners of L & Q
Vickie Musguin-Rowe and Emma Byrne - One Housing Residents’ Action Group
Alex Dickin - Ipswich Cladiators