



Department for Levelling Up,
Housing & Communities

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Dear Sian,

Thank you for your letter of 15 December regarding the difficulties Londoners are facing with their mortgage providers and EWS1 forms. Please accept my apologies for the delay in responding to you.

Thank you for raising the matter of the challenges of owners seeking to buy, sell and remortgage in properties affected by cladding. I hope you will have seen that, soon after your letter on 20 December, the six largest mortgage lenders, supported by UK Finance and the Building Societies Association, released a joint statement: <https://www.ukfinance.org.uk/policy-and-guidance/guidance/industry-statement-cladding>. This statement confirmed that, subject to their normal policy requirements, lenders will consider mortgage applications on properties in buildings in England of 11 metres (or five storeys) and above in height with building safety issues. There is no requirement for a building to have been remediated, provided it is being self-remediated by developers or is covered by a recognised government scheme, or the property is protected by the leaseholder protections in the Building Safety Act, as evidenced by a leaseholder deed of certificate.

This is possible because lenders and valuers can now follow new valuation guidance for buildings 11 metres and above with cladding, published by the Royal Institution of Chartered Surveyors (RICS). Prior to the announcement there was a significant amount of work undertaken by the Government to try to ensure this change happened and we have been monitoring progress in the first months since the announcement. It is the case that we are starting to see signs of increased activity in lending and, although it will take time and individual decisions about whether to buy or sell will be taken on a wider range of factors, we hope that this will make the market more functional again.

Thank you for writing in on this important matter.

Yours sincerely,

LEE ROWLEY MP