



Department for Levelling Up,
Housing & Communities

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Lord Greenhalgh
Minister of State for Building Safety and Fire

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Dear Susan,

Thank you for your letter of 25 February to the Rt Hon Michael Gove MP regarding building safety support. I am responding as the Building Safety Minister. Please accept my sincere apologies for the delay in replying to you.

First, I would like to thank you for taking the time to write and set out your concerns on the vitally important matter of building safety. We remain determined to do everything we can to make sure residents and leaseholders living in affected buildings are protected from the risk of catastrophic fire and the financial burdens caused by essential remediation works.

The Building Safety Bill has now completed its passage through Parliament and has passed into law as the Building Safety Act 2022. The Act protects leaseholders from costs associated with historical building safety defects in buildings above 11 metres, including those with additional properties.

The Act ensures that building owners and landlords are prevented from passing on costs for historical safety defects to leaseholders where they are – or are linked to – the developer, or where they have a net worth of more than £2 million per in-scope building. Where this is not the case, leaseholders in scope of the protections will be protected from all cladding remediation costs in buildings above 11 metres. Any contributions required for non-cladding defects will be firmly capped and spread over ten years, and qualifying leaseholders with property valued at less than £325,000 in Greater London and £175,000 elsewhere in England will pay nothing.

I note your comments in relation to the financial strain that the cap will place on leaseholders. However, many leaseholders will have already contributed to remediation works, so these figures are the worst-case scenario as any costs paid out over the past five years will count towards the cap. Large monthly sums over an indefinite period would be unfair for leaseholders, which is why the maximum cap of £15,000 in Greater London (£10,000 outside London) would be paid off over ten years and no further contribution for in-scope remediation works could be required from the leaseholder. Additionally, leaseholders with a property valued at below a certain level will be exempt from all remediation costs.

Regrettably, we do not currently have a full assessment of how many buildings or leaseholders will be impacted by the £10,000 and £15,000 caps. We are working to improve our understanding of this as far as possible.

Turning to your point on Personal Emergency Evacuation Plans (PEEPs) and plans to progress recommendations 32 and 33 from the Grenfell Tower Inquiry Phase One report, this is a complex

area, and the Government needs to ensure that the voices of residents and those likely to be affected by our policies are heard. This is why we decided to further consult on proposals for implementing the Grenfell Tower Phase 1 Report Inquiry recommendations in relation to PEEPs in high-rise residential buildings last year. We are currently finalising the Government's response to the consultation, which will set out next steps.

Finally, I want to assure you that the Government remains committed to making sure that residents are safer in their homes now, and in the future. I am grateful to you and the Committee for your ongoing commitment to building safety and thank you again for your letter.

Thank you for writing in on this important matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lord Greenhalgh', written in a cursive style.

LORD GREENHALGH