



Ministry of Housing,
Communities &
Local Government

Stephen Hammond MP
House of Commons
London
SW1A 0AA

Lord Greenhalgh
Minister of State for Building Safety and Communities

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Dear Stephen,

Thank you for your email of 24 July to Luke Hall MP on behalf of your constituent, [REDACTED] of [REDACTED] regarding the eligibility criteria for the Building Safety Fund. I am responding as Building Safety Minister. I apologise for the delay in responding.

I would like to thank you for sharing [REDACTED] concerns with the Government and for supporting him on this important matter. I appreciate the difficult and distressing position many leaseholders are in through no fault of their own. Residents' safety is our top priority.

As you know, the Government has committed £1 billion to support the remediation of unsafe non-Aluminium Composite Material (ACM) cladding systems on residential buildings 18 metres and over in height in both the private and social housing sectors. This is in addition to the £600 million funding for the remediation of unsafe ACM cladding on buildings 18 metres and over. The registration process closed at midnight on 31 July.

To check if his building has been registered for the fund, [REDACTED] should contact the building owner or managing agent.

It is important note that Government funding does not absolve building owners of their responsibility to ensure their buildings are safe. We expect a significant proportion of the remediation to be funded by those responsible for the original work, through warranties or by building owners / landlords who are able to pay for the remediation without passing on costs to leaseholders.

For buildings under 18 metres, we are helping to speed up the removal of unsafe materials by supporting local authorities and Fire and Rescue Services to take enforcement action where building owners are refusing to remediate. This includes £10 million for the Fire Protection Board and a further £20 million for Fire and Rescue Services.

We are introducing a Building Safety Bill, building on the recommendations of Dame Judith Hackitt's Independent Review of Building Regulations and Fire Safety, to help remedy the systemic failings that resulted in the Grenfell Tower fire.

This will include a new, national Building Safety Regulator to enforce a more stringent regime for high-risk buildings, while overseeing safety and standards of all buildings and enhancing industry

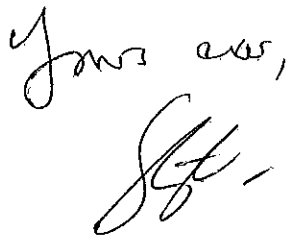
and regulatory competence. The draft Bill was recently published, and you can find more information here: <https://www.gov.uk/government/publications/draft-building-safety-bill>

With regard to ████████ concerns about building insurance, we are aware that concerns about cladding have had an impact on the insurance market, particularly for buildings which might need remediation work. It is imperative that building owners and managing agents engage brokers early and are as upfront as possible to ensure they can get the coverage they need.

I have held three roundtables with representatives from the insurance industry. These have included discussions of the challenges in acquiring affordable buildings insurance for some high rise residential buildings. Government is continuing to work with industry to explore market solutions to this complex issue.

Finally, if ████████ needs support engaging with his freeholder or managing agent, the Leasehold Advisory Service (LEASE) can help. LEASE provides independent, free, initial advice to leaseholders to ensure they are aware of their rights and are supported to understand the terms of their leases. More information on LEASE, including how to contact the service for advice, is available here: www.lease-advice.org.

Thank you again for your email and I hope your constituent find this information useful.

A handwritten signature in black ink, appearing to read 'James', followed by a stylized signature that likely represents Lord Greenhalgh.

LORD GREENHALGH