



Stephen Timms and Lyn Brown

Members of Parliament for East Ham and West Ham

House of Commons

London SW1A 0AA

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

30 June 2020

Dear Robert,

The Housing, Communities and Local Government Committee has found that around 2,000 buildings are still covered with flammable cladding, three years after the Grenfell tragedy. Newham in particular has several residential blocks and public buildings which have been deemed high risk.

One such block is The Lumiere Building in Forest Gate. A report previously found that five different types of cladding used on its exterior – including Aluminium Composite Material – did not conform to building regulations. It will cost around £30,000 per leaseholder for the removal and replacement of the cladding. A planning application has been made for the remedial works, but this has been delayed due to Covid-19. The managing agent believes that one application, to the ACM fund, is sufficient to access the non-ACM fund too, but the leaseholders are concerned this may not be the case – and that delay may mean the non-ACM fund is exhausted before they can access it.

Within West Ham, there are further major issues with properties under the management of One Housing Group, L&Q, Triathlon, and FirstPort, and the Right to Manage Company at St Lukes Square. In each of these cases, there are works that may need to be done to replace potentially lethal cladding, but this situation has been allowed to drag on due to disputes about responsibility, or the inadequacy of funding available for remedial work.

As you know, these continuing problems are causing terrible stress and anxiety, and mounting financial problems, for hundreds of residents in constituencies like ours. In February's debate, the figure for cladding related cases in West Ham, with many affecting dozens of residents each, was given as 31. In just the few months since, it has mounted to 88. This is an issue of increasing, not diminishing, concern.

The need to replace the cladding has – recently – become even clearer. Last week there was a large fire at Ferrier Point, a residential Council block in Canning Town. One hundred people were evacuated. Thankfully, Newham Council removed the cladding on this building last year, but it is haunting to imagine what might have happened if this had not been the case.

Residents in Newham are frustrated with the slow pace of Government support. We are concerned that the current Government funding will cover replacement of only a small portion of all the cladding which needs replacement, despite your department's advice to replace these materials urgently.



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The £1 billion *Building Safety Fund* is welcome but not enough. The fund should be extended to apply to all high-risk buildings, of whatever height; cover the full range of fire safety defects, including combustible insulation; and cover all the costs associated with remediation works.

We would welcome the opportunity to meet with you as soon as possible, to discuss how these problems might be addressed in Newham.

Thank you for your help.

Yours sincerely,

Stephen Timms MP
Member of Parliament for East Ham

Lyn Brown MP
Member of Parliament for West Ham