



telfordhomes

A TRAMMELL CROW COMPANY DEVELOPER

Rt Hon Michael Gove MP
Secretary of State for Levelling Up, Housing and Communities
Minister for Intergovernmental Relations

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28th April 2022

Dear Secretary of State,

Government approach to building safety

Following your statement on building safety made in the House of Commons on 10 January 2022, and subsequent correspondence and discussions between our representative trade association, the Home Builders Federation and officials in your department (the Department for Levelling Up, Housing and Communities (“DLUHC”)), we agree with the principle that leaseholders should not have to pay for any costs associated with life-critical fire-safety remediation work arising from the design, construction or refurbishment of buildings of 11 metres and above that they live in, and we want to work constructively and in good faith with you and building owners/responsible parties to achieve this.

We are therefore pleased to confirm that we will (as applicable):

- take responsibility for performing, or otherwise at our discretion, funding self-remediation and/or mitigation works to address life-critical fire-safety issues on all our buildings of 11 metres and above in England that we have developed or refurbished (other than solely as a contractor) (“**Our Buildings**”); and
- to the extent not already withdrawn and/or reimbursed, withdraw Our Buildings from, and/or reimburse, the Building Safety Fund and ACM Funds,

on the basis of the principles set out in the schedule to this letter (the “**Agreed Principles**”).

We will work under DLUHC’s leadership to establish an approach for determining the nature and scope of remediation and/or mitigation works that is proportionate and consistent, taking into account learning over time, and that involves no betterment beyond what is required to remediate and/or mitigate life-critical fire-safety issues, on the basis of the Agreed Principles.

Recognising that time is of the essence in finalising these arrangements and remediating Our Buildings, we are committed to working at pace with DLUHC to get everything in place to make this happen, so that leaseholders can be assured that their building will be made safe from life-critical fire safety defects as quickly as reasonably possible and that they will not pay the costs of our remediation works. We confirm that we will work in good faith with officials at DLUHC over the coming months to rapidly agree the full form documentation in relation to the Agreed Principles, so that a just deal is delivered for all affected parties.

We will publish this letter, together with the Agreed Principles, on our website promptly after the date of this letter so that leaseholders are aware of our public commitments; and we are happy for you to publish the same on the DLUHC website or similar.

Additionally, for buildings that have already been identified by or to us as falling within the scope of the Agreed Principles, we will, within one month of the date of this letter, deliver to DLUHC a proposal (including a proposed schedule) for contacting the relevant building owners / responsible parties and leaseholders in order to confirm that their building is covered by this letter (and the Agreed Principles), and the next steps that we intend to take to meet its objectives. For any other buildings, that are subsequently identified by or to us as falling within the scope of the Agreed Principles, we will agree a proportionate process with DLUHC to ensure relevant building owners / responsible parties and leaseholders are properly made aware of these arrangements.

Yours sincerely



JOHN FITZGERALD
Managing Director

for and on behalf of Telford Homes (a “Participant Developer”)