

**Letter to MP**

[NAME OF MP]

House of Commons

London

SW1A 0AA

Dear [NAME OF MP]

I am writing to you, as my MP, because I am concerned about a growing crisis that could lead to hundreds of your constituents facing bills of tens of thousands of pounds to prove their homes are safe to live in.

Since the introduction of Government advice on External Wall System (EWS) assessments in December 2019, following the Grenfell tragedy, lenders have been requesting an EWS1 form from homeowners in buildings of 18m high and above, when they wish to sell or remortgage their home; and from shared owners wishing to increase the share of their home.

Many building owners are unable to provide an EWS1 form, as they have not carried out an assessment. Nor is it a legal requirement for them to do so: they already have to ensure buildings have a current fire risk assessment. Additionally, a severe shortage of qualified EWS assessors means homeowners could wait years for an EWS1 form.

Some lenders are asking for EWS1 forms for buildings less than 18m high, without good reason. Without an EWS1 form, some homeowners are being given a nil valuation.

The cost of EWS assessments can run into tens of thousands of pounds, and remedial work can cost even more, which means not only are people's lives on hold but they also have the additional worry of finding the money to pay for this work.

This is a national crisis out of the control of many building owners, particularly housing associations, who cannot, under the Housing Act 1996, pay for EWS assessments or any remedial works on behalf of leaseholders. This crisis can only be resolved by the Government and lenders.

I am asking you to urgently raise this issue with both the Secretary of State for Housing, Communities and Local Government, Robert Jenrick MP, and Lord Greenhalgh, Minister of State for Building Safety and Communities, requesting that Government publishes clear guidance for lenders on the use of EWS1 forms and that lenders take a common sense approach when assessing building safety and valuing homes.

Please do keep me informed of any progress made. I look forward to hearing from you.

Yours faithfully

YOUR NAME