Public Accounts Committee Inquiry: The Remediation of Dangerous Cladding

How to submit evidence

This note is intended to help you prepare your evidence. We have included some ideas for how to structure your evidence. This is aimed at helping you cover what the PAC will be considering at their meeting, but you don't have to use our suggested format.

To submit your evidence, use **this link** to upload your Word document. You will be asked for some information about yourself – such as your contact details – and you will be able to upload your Word document.

Do

- Prepare your evidence in a Microsoft Word document.
- Use a plain font at least font size 12 as it will be easier for the Committee members to read.
- Maximum 3,000 words (about 6 sides) – but shorter is better.
- Focus your comments on your lived experience and the impact of being a leaseholder of a flat in an unsafe building and the issues / delays you've faced since first finding out there were fire safety issues.
- Make it concise and to the point – the Committee members have a lot to read.
- Be honest and accurate.
- Explain any acronyms you use, such as BSF (Building Safety Fund)
- Email the PAC team if you need help to submit your evidence – they are helpful and generally responsive: pubaccom@parliament.uk

Don't

- Don't spend time talking about leaseholder issues more generally as this is not the focus of this Inquiry.
- Don't include evidence that has already been published elsewhere.
- Don't assume that all the Committee members know much about cladding, leasehold, high rise buildings etc.
- Don't include photos or images as it may make the file too big. (Max file size 25MB)
- The Committee can't help with individual cases – instead you need to **do this via your MP**.

It is worth emailing your MP with a copy of your evidence and you are welcome to copy endourcladdingscandal@gmail.com to the email. You may also want to ask your MP to meet you to discuss building safety issues, and we would be happy to join a virtual meeting in support if you wish.

Helpful resources

- The page providing all the information about the PAC Call for Evidence is **here**.
- The landing page for the National Audit Office's report is **here**. It is worth reading the full report **here** or the helpful summary **here** before you write your evidence.
- A list of the MPs who sit on the Committee is **here**.

Suggestions on how to lay out your Word document

Title: Public Accounts Committee: The Remediation of Dangerous Cladding Inquiry

Evidence submitted to PAC is usually published, but you can ask for your evidence to be kept CONFIDENTIAL. Should you wish to do this, please state at the top of the Word document that you want your evidence of your personal experience to be kept CONFIDENTIAL and not to be published.

Background	● Explain who you are, e.g. an owner-occupier, a landlord, a shared owner, a qualifying or non-qualifying leaseholder, whether you live in the building. ● Give some basic facts about your building – the building height, the number of flats, the "building owner", the residents' management or right-to-manage company if there is one, the housing association, the managing agent, the developer. ● What the situation is regarding historic fire safety defects (e.g. is it just cladding or are there other safety risks as well), what stage has been reached in making the building safe. Are there interim measures (a waking watch and / or alarm) in place. ● How long you have known the building is unsafe. ● Which funding scheme your building is in and the timeline of the initial application.
Making the building safe	● Explain what barriers there have been to the building being made safe. This will be different in every case, so explain what is happening in your circumstances. ● For example, this could be slow progress with the Building Safety Fund (BSF), freeholders and / or developers not taking responsibility or being slow, the ownership structure at the building adding to the delays, difficulty in finding suitable professionals (e.g. fire engineers/assessors or contractors.) ● If funding of non-cladding defects has delayed work from starting or the building has begun / finished work but is still only half-safe as non-cladding defects remain, you could also note that here. ● Summarise what still needs to happen to make your building safe and how long you think it will be until that happens. Who is responsible for making the building safe in your case?
The Remediation Programme	There are five remediation programmes: the ACM Fund, the Building Safety Fund, the Cladding Safety Scheme (CSS), the Developer Remediation Programme and the Social Housing Programme. ● If you have experience of the BSF or CSS directly (perhaps you are an RMC or RTM director), set that out in this section – it could for example be about the BSF being slow, making unhelpful decisions that leave fire safety defects unfunded or the difficult rules and requirements. ● Have there been any appeals made for further funding at the building? Whether that followed an initial rejection or for a "variation" during the works. If so, was the appeal successful or not? ● Has the building transferred from one programme to another, e.g. was it in the BSF and subsequently moved to the Developer Programme or the CSS? What impact has that had? Are further assessments of the external walls required even if they already exist?

	● Are you a leaseholder in an enfranchised building where the leaseholder protections do not apply? ● If the relevant funding programme has been vital in getting the building fixed, do say that – it validates all our campaigning over past years asking for funding to be made available by the Government. ● If you think grant funding should pay for remediation of other historic fire safety defects, set out your thoughts.
Who will pay	● If you have been, or expect to be, asked to pay to fix fire safety risks, you could summarise that here. ● If you know other parties are paying, summarise very briefly who and what they will be paying for (and whether this will cover all the known fire safety issues). ● If it is unknown who will pay, or it has been difficult to get parties to agree to pay, set out your evidence here. For example, you might have asked your MP to write to a developer or you might have applied to the First Tier Tribunal. ● You could expand on your qualifying status and the impact that has had on you here or in the section below.
The impact on me	● Explain the impact that being a leaseholder of an unsafe flat has had on you and your family, your relationships, and your life choices and plans. ● Has your mental and / or physical health been impacted? ● What has been the effect on your work, your finances, ability to sell your property (at all or to anyone needing a mortgage). ● You may have spent a lot of your time fighting to make the building safe – what effect has that had on you and your outlook? ● If you live in the flat, do you think you'll feel safe after the work is completed?
What could be improved	● What do you think could be changed so that your building would be remediated more quickly (both external and internal historic fire safety defects)? ● What has the communication been like (e.g. from the freeholder, the managing agent, etc.) since you first found out your flat was unsafe? ● Do you feel that leaseholders and residents are at the heart of what the Government has done?