

The Rt Hon Michael Gove MP
Secretary of State for Levelling Up, Housing and Communities
Minister for Intergovernmental Relations
Department for Levelling Up, Housing and Communities
4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

14 April 2022

Re: Letter addressed to CPA dated 13 April 2022

Dear Minister,

Thank you for your letter of 13th April 2022 highlighting your appreciation of our continual efforts to find a solution for the Construction Products Sector.

I am personally and professionally disappointed that we have not been able to come up with an agreement. We have worked tirelessly to bring together the sector to design a suitable solution for everyone but with a real focus on helping homeowners and tenants within an appropriate timeframe. I would also like to draw your attention to the public announcements from several product manufacturers to the effect that they commit to replacing any defective products at their own cost. I believe this is substantially the same as that made by the housebuilders. Equally many manufacturers will be involved in the House Builder's Remediation programme, including the manufacturers who are already included in the programme. Therefore, we feel it is wrong to characterise the position of manufacturers as making excuses rather than taking action.

Our members do understand the urgency of finding a solution and have been working hard with us to try to find a suitable formula. We should stress however that many are troubled by the lack of detail in terms of scope and definitions for the work and the lack of support from valuers, insurers and the mortgage sectors. In the government taking control of this issue, we would politely ask that they take account of the recommendations in the Select Committee report for any new scheme, most notably the three points below.

Firstly, to establish a clearer understanding at the building level and to avert further confusion and delay for leaseholders, we urge the Government to renew its push for the adoption of a 'common sense' approach by surveyors and mortgage lenders when determining the safety status. We believe this is best done through the BSI's PAS9980 principles, versus EWS1 forms. For this purpose, Government needs to take a leadership role, as such an approach requires the support of a wider number in the construction industry, such as the RICS, professional indemnity insurers and fire experts.

Further to that thought, the position of valuers and lenders in particular is critical to helping address the situation for affected homeowners and leaseholders. At the very least, any remediation programme needs to be progressed with their full agreement, knowledge and understanding. This will be vital to ensure that normal housing market conditions will resume for those currently affected.

Second, we believe it is essential to engage other sectors of the industry in the discussion because in the design, procurement, construction and maintenance of any building there will have been a complex set of interactions leading to the final built asset. A significant number of decisions are made that affect the products used (and importantly the products rejected) as well as the groups of products assembled together, the quality of the installation and in some cases the proper maintenance. This may radically and crucially change the performance of any individual product. As a result, poor design, procurement, and construction, may lead to 'safe' individual materials and products used inappropriately to form a system of components that is either 'unsafe' or incorrectly installed, making them 'unsafe'. Therefore, we believe that a 'proportionate' response to the problem requires Government to be engaging with the wider construction industry.

Finally, and perhaps most crucially to the way ahead, we have long advocated (prior to these specific discussions with your office) that a wider remit of works must be considered – beyond simply cladding and insulation – to ensure that every one of the buildings in question is made fully safe for leaseholders. If this entire discussion around funding is to gain the support it requires, then both the Government and industry must be doing all they can to ensure that all building safety defects are addressed in any remediation programme.

We are keen to learn of the proposals you will be putting forward and we would like to offer any help and assistance at the appropriate time. We will now return our focus to the work on ensuring reform and cultural change across the industry for the benefit of homes in future and we look forward to working with you and your department to make that happen.

Yours sincerely,



Peter L Caplehorn,
Chief Executive

cc. Richard Goodman (Director General, Building Safety, Grenfell and Net Zero, DLUHC)