



Ministry of Housing,  
Communities &  
Local Government

Rt Hon Dr Liam Fox MP  
House of Commons  
London  
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**Lord Greenhalgh**

*Minister of State for Building Safety, Fire and  
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**Ministry of Housing, Communities and Local  
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Dear Dr Liam,

Thank you for your email of 19 August to the Rt Hon Christopher Pincher MP on behalf of constituents who are receiving increased service charge demands. I appreciate how important this matter is to your constituent and I am grateful to you for contacting this department on their behalf.

I am sorry to hear of the difficulties that your constituents have experienced. As you know, we have been clear that building owners and industry should make buildings safe without passing on costs to leaseholders.

If your constituents need support engaging with their freeholder or managing agent, the Leasehold Advisory Service (LEASE) can help. LEASE provides independent, free, initial advice to leaseholders to ensure they are aware of their rights and are supported to understand the terms of their leases.

More information on LEASE, including how to contact the service for advice, is available on its website: [www.lease-advice.org](http://www.lease-advice.org).

Your constituents may also find it helpful to note that the Building Safety Bill, which is currently before Parliament, will bring forward measures to protect leaseholders, by placing additional duties on the Accountable Person. It will ensure they explore alternative ways to meet remediation costs before burdening leaseholders.

The Bill will introduce the Building Safety Charge, which will cover the ongoing costs of the new regime. This will give leaseholders assurance, transparency and protection in relation to ongoing building safety costs. Costs will be transparent with leaseholders empowered to review the performance of the Accountable Person in keeping residents and the building safe in the most effective and efficient way.

I hope this information is of help to you and your constituents. Thank you for writing in on this important matter.

Yours sincerely,

**LORD GREENHALGH**