Dear <<Local MP>>

**Replacement of Unsafe Cladding & Balconies to Apartment Blocks at Winterthur Way, Basingstoke**

I am constituent in your Parliamentary seat and leaseholder of an apartment at Winterthur Way, Basingstoke. Our estate is heavily affected by the presence of non-ACM cladding on the three tallest blocks and the purpose of this letter is to familiarise you with the situation and to seek your support and assistance.

In 2020 our Managing Agent – Chaneys Chartered Surveyors of Reading – engaged the services of a certified Fire Consultant and carried out investigative work. This confirmed that the top two levels of each of the blocks known as Cherry, Holly and Elm are clad with a material that does not meet the required fire resistance criteria. In addition, all of the external balconies (on all levels) have wood flooring and these are deemed by Hampshire Fire Brigade also to be a risk. In total 248 of the 378 apartments are directly affected.

Following the announcements by MHCLG of the Building Safety Fund to assist homeowners our Managing Agent has applied to Homes England and successfully registered our estate as being eligible for funding for the work to remove and replace the cladding. We have engaged a Project Management company who have evaluated tenders from contractors for full remediation work. Initial estimates suggest the work may cost up to £2.6 million.

I understand that most of this cost will be met by the fund however a significant sum in relation to rectification works to the balconies and associated costs are not included. This means that leaseholders such as myself will have to pay out substantial sums at a time when many face financial constraints due to the pandemic and worsening economy.

In addition, I feel that we are in a race to secure funding in a situation where there is a public concern that the Fund will not be adequate.

All sale and purchase transactions of apartments on our estate are paralysed because, as I am sure you are aware, lenders are not willing to take risk on estates where cladding is non-compliant, and many have found it difficult to mortgage.

I am aware that our situation is not unique but nevertheless, with 378 leaseholders at financial risk we would appreciate any reassurance or advice that you can give.