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25 January 2022

Sir Peter Bottomley MP  
House of Commons  
London SW1A 0AA

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Dear Sir Peter,

I hope this letter finds you well.

I am writing to you in response to the Early Day Motion that you tabled on 17 January 2022, titled "*Shareholders in firms linked to the Grenfell Tower fire or building safety defects*" (EDM 852). I noted that Taylor Wimpey was mentioned in the EDM as part of a wider list of developers in the context of ongoing building safety issues. I wanted to get in touch to provide you with a comprehensive update on the steps Taylor Wimpey has taken on fire safety issues.

At Taylor Wimpey, it has long been our view that customers and leaseholders should not bear the cost of investment to ensure their buildings are safe and mortgageable. This is why, in March 2021, we committed to fund fire safety improvement works on all Taylor Wimpey buildings constructed in the last 20 years, irrespective of their height or whether we retain a legal interest. These works will bring those buildings up to RICS EWS1 standard. This was in addition to our previous commitment to remove and replace ACM cladding on Taylor Wimpey buildings in the immediate aftermath of the Grenfell tragedy.

The scheme we have established means that Taylor Wimpey will fund and directly oversee the works in apartment buildings that are currently in our ownership, regardless of current eligibility for the UK Government Building Safety Fund. In those cases where Taylor Wimpey no longer owns the building, and it is not eligible for either the Building Safety Fund or similar future support schemes, where a freeholder produces a fair and proportionate plan for fire safety works following EWS1 assessment we will contribute funding to bring those buildings up to the standards required by current RICS EWS1 guidance. Whilst the legal responsibility continues to rest with the building owner, we will also provide advice and other assistance where appropriate.

In order to access the financial support, we expect building owners to contact Taylor Wimpey following completion of the required EWS1 assessment on the relevant buildings they own. If the apartment building is eligible for the UK Government's Building Safety Fund, we would expect building owners to apply for this funding, which will be funded by a forthcoming residential property developer tax.

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We made this decision in March 2021 in order to provide certainty for customers and leaseholders, and because it was the right thing to do, to avoid them bearing the costs of investment to ensure their buildings are safe and mortgageable. We believe this is a sector leading response that is proactive and goes above and beyond the actions of some others in the industry. We also took this action despite the Government's announcement of its intention to bring in the Residential Property Developer Tax which we knew would impact our business, but this did not deter us from doing what we believed to be right for our customers, as a responsible business. At the time, our approach was endorsed by the UK Government and major lenders.

The safety of our customers is of paramount importance and we have always been guided by this principle. I hope you find this letter useful in explaining the ongoing work Taylor Wimpey is undertaking to ensure that leaseholders do not have to shoulder the financial burden of fire safety improvement works.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jennie Daly', with a stylized flourish at the end.

**Jennie Daly**  
**Group Operations Director**