

THE LEASEHOLDER PERSPECTIVE

Manchester Cladiators

Rebecca Fairclough



Co-founder of

END
OUR
CLADDING
SCANDAL

CAMPAIGN HISTORY

- **2017 & 2018:** Cypress Place and Vallea Court in Manchester – ACM, Tribunal and Developer pressure
- **March / April 2019:** Initial End Our Cladding Scandal campaign launch
- **May 2019:** £200m Fund announced for private buildings with ACM
- **March 2020:** £1bn Building Safety Fund announced for unsafe non-ACM cladding systems
- **September 2020:** EOCS relaunch with Inside Housing and Sunday Times Hidden Housing Scandal - now with **20** partners and **267** backers
- *National media coverage across political spectrum*
- *Regular meetings with Ministers, MHCLG, politicians and industry bodies*
- *Our & residents' letters & emails to Government and MPs from all political parties*
- *Fire Safety Bill Amendments*



CAMPAIGN HISTORY

- **January 2021:** Daily Mail launches Towering Injustice campaign as national media coverage intensifies
- **February 2021:** Labour Opposition Day Debate.

Announcement of £5bn cladding removal fund for buildings over 18m and loans for cladding removal for mid-rise buildings

- **March / April 2021:** Fire Safety Bill in “ping pong” – third defeat in the House of Lords on 20th April.
- **May 2021 onwards:** ?



MEDIA COVERAGE

Property Week
NEWS
Industry faces a backlash as cladding amendment is vetoed

Daily Mail
Save our homes
400 residents of fire trap flats urge MPs to help after they're told they could face eviction

The Argus
News
Caroline Lucas condemns government over Fire Safety Bill

THE BIG ISSUE
'I could lose my home and my job': Anger over Grenfell cladding vote
The government rejected proposals which would have seen developers and cladding manufacturers billed in the wake of the Grenfell tragedy.

BBC NEWS
Grenfell Tower inquiry: 9 things we now know about the cladding

Comet
SPECIAL REPORT
'I've lost everything': Buyers fear ruin as homes are deemed a fire hazard

Mirror
Tory MPs urged to rebel over fire safety costs for cladding covered buildings
The House of Commons set to consider a proposal that aims to prevent landlords from being liable for the removal of unsafe cladding from blocks of flats, being passed to leaseholders and tenants.

The Negotiator
REGULATION
Cladding scandal will soon slam into the housing market, warn conveyancers

Daily Mail
Barristers' £100k war over flat that's now worthless ... due to cladding

THE SUNDAY TIMES
Leaseholders may face unnecessary charges as firms stand to profit from building safety crisis
Why the complexity of fixing defects could mean tenants are ripped off by Martin Lee

Daily Mail
£1.8bn house giant's £20m for fire safety

LOCAL LONDON
News
Many Londoners unable to access fire risk assessments

Jonathan Parry: The Conservative Nation
London Review OF BOOKS
Clair Wilks on Moby Crane's bad behavior
Thomas Mearns: The Singapore levantine
Adrian Stalham: Life in a Tinoflat

THE ATHLETIC
Corbyn: Arsenal should shoulder responsibility for Emirates and Highbury flats

Government accused of 'abandoning' people over fire safety costs

MP: Government's flammable cladding failure is ruining lives

Cladding: 'We felt trapped in a flat worth zero'

Labour ramps up its cladding campaign

Ministers pledge to use £45m pot to solve Scotland's property cladding crisis - four years after Grenfell

Another Liverpool city centre building to have dangerous cladding removed

L&Q to cut yearly housebuilding target by 70% as fire safety costs bite

Revealed: taxpayers' £1bn exposure to the cladding crisis through Help to Buy
Homeowners who used Help to Buy face rising costs while unable to sell

Herwich Evening News
Campaigners demand free cladding tests in England as Scottish Government stumps up cash

BBC RADIO 4
YOU:YOURS

INSIDEHOUSING
NHBC accepted combustible insulation on high rises 'as a direct result' of Kingspan 'campaigning', inquiry hears

Daily Mail
Lords back Bishop's move to spare leaseholders from cladding costs

INSIDEHOUSING
Government defeated over post-Grenfell fire safety costs

Evening Standard
Tory MPs urged to rebel over costs of fire safety improvements
MPs will vote on the amendment on Monday.

Urgent safety checks on buildings for 'K15' insulation to prevent Grenfell second wave

Islington Tribune
Cladding: £1.7m bill to fix Holloway tower's fire danger
Constant anxiety for residents over cost of making their homes safe

BBC NEWS
Flat owners' landed with £60k bill to check fire safety

BBC NEWS
Cladding crisis: 'I feel constantly sick and stressed'

INSIDEHOUSING
Shared owners unable to sell flats face having to pay thousands for lease extensions

THE SUNDAY TIMES
Progress for flat-owners left in limbo

Guardian
You Say | Letters
LETTER: Shame on Warrington MP for cladding vote which will leave me in debt

Which?
Revealed: the five major costs the cladding crisis is piling on homeowners

FINANCIAL TIMES
'We are trapped': residents hit with soaring charges at luxury London homes

Ham & High
MPs urge residents to 'make noise' about 'living hell' of flammable flats

THE ATHLETIC
Flat owners' anger at 'vague' cladding crisis report

Herwich Evening News
It could be anything from bookkeeping to a life of crime.

BBC NEWS
Bellway earmarks just £20m to fix dangerous cladding as it reports record £1.7bn revenue

INSIDEHOUSING
Tory MPs urged to rebel over cost of cladding safety improvements

THE SUNDAY TIMES
Almost 900 owners 'unable to provide basic information' about unsafe buildings, minister says

Ham & High
A working group for mortgage lending and cladding is due to present on mortgage from lenders' general view on a platform.

THE ATHLETIC
Flat owners' anger at 'vague' cladding crisis report

INSIDEHOUSING
An MP wants to set up a bill to protect leaseholders from huge fire safety costs, but desperate property owners are now starting to act.

INSIDEHOUSING
While developers offer just £400m

INSIDEHOUSING
Fire Safety Bill explained: Will the proposals prevent another Grenfell?
The Fire Safety Bill is being considered with calls for developers and building managers to pay for safety improvements in blocks of flats.

INSIDEHOUSING
Doctor lives in 'squalid' hotels after flammable flat blocked job move

INSIDEHOUSING
How can a post-Grenfell watchdog made up of Tory supporters and householders be 'independent'?

INSIDEHOUSING
I'm facing bankruptcy because of a £30,000 bill to make our building fire safe!
People who used government-backed affordable housing schemes to buy homes are being denied state support to fix fire safety issues.

INSIDEHOUSING
EXCLUSIVE: Bhamini Craxley sees fire risk reduction, full insurance rise from £10 to £100, after the local gov't grants property arm passed on - huge insurance fees.

INSIDEHOUSING
LETTER: Shame on Warrington MP for cladding vote which will leave me in debt
Robert Jenrick's £3.5 billion to provide repairs to many questions as it appears

Manchester Cladators
Co-founder of
SCHEDULING STANDARDS

FEB 10TH ANNOUNCEMENT: WINNERS AND LOSERS

- Focus on “cladding” despite vast range of other serious external and internal issues that require remediation
- Deeply unfair Loan Scheme for four to six storey buildings
- No help for low-rise buildings, i.e. below 11m / four storeys

Still no holistic risk-based approach to fire safety / remediation / mitigation



CASE STUDIES

- Georgie, 42
- Life Buildings, Hulme
- Timber cladding



CASE STUDIES

- Rob
- Moho, Manchester



CASE STUDIES

- Alex, 26
- Albion Works, Manchester



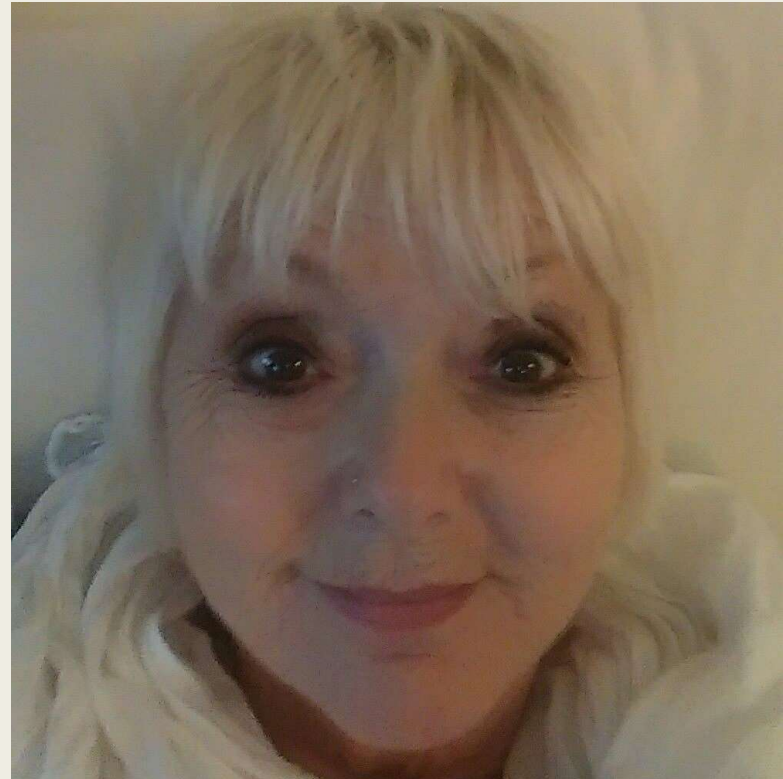
CASE STUDIES

- Michael, Frances, Ivy and Flynn
- Design House, Manchester



CASE STUDIES

- Val, 'retirement age'
- The Frame, Sports City



ASKS OF THE GOVERNMENT

1. Pass legislation to prevent historic fire safety costs being passed onto leaseholders
2. Prioritise remediation by risk
3. Make funding available for all heights and all fires safety defects
4. Make the Polluter Pay
5. Urgent relief for the crisis we face now



GIVING VOICE TO RESIDENTS


- Monthly meetings to update residents and listen to their stories and views
- Surveys on issues such as insurance, waking watch and developers
- Building meetings to understand building-specific issues and advise
- Social media channels to publicise our message
- Wellness Programme
- Media opportunities
- Campaign both regionally and nationally
- Continue lobbying the Government and MPs both publicly and privately



THE MOST IMPORTANT STAKEHOLDERS

- Leaseholders are the most important stakeholders
- Huge resource of information and perspective
- Studies into evacuation procedure commissioned by the Home Office
- Greater Manchester Combined Authority High Rise Task Force
- University studies into building safety
- We want change - use us and leaseholders – let us help.

WANT TO KNOW MORE?

-  Facebook: public page – Manchester Cladiators
-  Facebook: private group for affected leaseholders
-  Twitter: @McrCladiators and @EOCS_Official
-  Instagram: @Manchester_Cladiators
- Website: www.manchestercladiators.org.uk and www.endourcladdingscandal.org
- Email: manchester.cladiators@gmail.com and endourcladdingscandal@gmail.com

