



20:20 House (Residential Management) Ltd  
By Email  
nick@2020leeds.co.uk

Dear Nicholas Massingham,

Thank you for submitting your application for the Private Sector Remediation Fund for 20:20 Block B.

We are pleased to inform you that your application for 20:20 Block B has been accepted as eligible for the private sector cladding remediation fund. This confirms that the building meets the criteria for eligibility, but does not provide funding approval.

When you have full costs and works information available, please return to the portal to enter this information so we can determine the amount of eligible grant funding. The funding approval decision will be made by the Ministry of Housing, Communities and Local Government. The funding will only pay for eligible work. At this stage we will also consider the state aid position for this building, so please also upload the state aid declarations you have collected so far to the portal.

In addition, we do still need to resolve the outstanding issues identified on your application before we are able to pay grant funding. These are:

- To submit a completed Fund Beneficiary Schedule (FBS) in the format provided with all information completed. This is to include the unit ownership and service charge proportion payable by each leasehold and commercial unit, to sum to 100%.
- Remove units 243-272 from the FBS as these appear to relate to a separate building with a head-lease held by a different entity.
- For the following units our legal team have been unable to validate the residential fund beneficiaries, or address. We invite you to:
  - correct the FBS where necessary.
  - provide signed state aid declarations where additional property owners are identified.

Homes England  
50 Victoria Street  
Westminster  
London  
SW1H 0TL

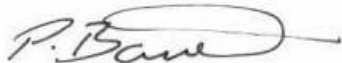
0300 1234 500  
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[www.gov.uk/homes-england](http://www.gov.uk/homes-england)

#MakingHomesHappen

- We note that Tonia Investments Limited (TIL) hold leasehold titles for 188 properties within the Building. Our review of the FBS indicates these properties are held by TIL in-hand without being further underlet on long lease (7+ years) terms. Please confirm that the units are not underlet?  
Should it be that TIL holds these properties on a private rent basis and uses them for short term letting purposes, please be aware that any allocation of aid to TIL at a full funding for works and costs stage would be limited to €200,000 as per the state aid guidance.
- The FBS indicates that two sections of the Building have been let to Pindelco Limited who have in turn further underlet parts to residential lessees. The properties have been entered on the FBS as commercial units however from our inspection of the lease documentation it appears that these parts are in fact residential in nature. Please review and either move the units to the residential tab of the FBS or confirm these as commercial units.

Should you have any further queries do please contact us at  
[psrcladdingenquiries@homesengland.gov.uk](mailto:psrcladdingenquiries@homesengland.gov.uk).

Yours sincerely,



Philip Barritt

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[psrcladdingenquiries@homesengland.gov.uk](mailto:psrcladdingenquiries@homesengland.gov.uk)