



Department for Levelling Up,
Housing & Communities

20:20 House (Residential
Management) Ltd

By E-Mail via the Homes
England

Alistair Watters

Director, Building Remediation and Grenfell
Directorate

**Department for Levelling Up,
Housing and Communities**

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2 Marsham Street
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www.gov.uk/mhclg

Our ref: P_LEED01 – 26/01/2022

Date: 15 February 2022

Dear Sir/Madam,

Private Sector ACM Cladding Remediation Fund: Approval of Full Works and Costs

Thank you for submitting an application to the Private Sector ACM Cladding Remediation Fund for the remediation of unsafe non-ACM cladding at 20:20 House, Block B, Skinner Lane, Leeds, LS7 1BB.

You have previously already entered into a Grant Funding Agreement for the removal of ACM cladding totalling **£798,142.38**.

Following your submission of revised costs, I am pleased to inform you that your application for funding for replacing unsafe non-ACM cladding has been successful. You have been approved for eligible Full Works and Costs of Non-ACM remediation works to the sum of **£526,076.49 (including VAT)**. This brings your total approved grant to £1,324,218.87 (inc. VAT) for the remediation of unsafe ACM and non-ACM cladding on the building.

Approval of your latest application is subject to you fulfilling the following conditions:

- Prior to fund drawdown, you provide Homes England with Appointment Documents for Colin S Charlesworth & Partners LLP, Fire Prevent Ltd, GWP Architecture Ltd, SRA Project & Cost Management Ltd and Castle Special Projects LLP confirming terms of appointment.
- Prior to fund drawdown, you provide Homes England with Collateral Warranty documents, executed for the Fire Engineer, Architect, and Contractor.
- Prior to fund drawdown, you provide Homes England with copies of the planning permission and Building Control Full Plans Approval.

We note that a claim against Premier Guarantee was successful in relation to ACM remediation and a settlement sum of £388,010.56 was accepted. The value of this settlement sum was deducted from the total cost of the ACM remediation.

If any further successful cost recovery is completed relating to non-ACM remediation, please inform Homes England.

The funding agreement

Once the above conditions have been satisfied, Homes England will then send you the grant funding agreement for the Private Sector ACM Cladding Remediation Fund, which you should read, sign and

return to them according to their instructions. No additional funding can be provided until the funding agreement has been completed.

Your next steps:

- Now that funding is conditionally approved, I recommend you work with contractors for works to progress. You should provide an update to Homes England if details of the works or start on site or completion dates have changed from when you submitted your application.
- You should inform leaseholders and residents of the outcome of this application. Responsible entities should also ensure leaseholders and residents are kept informed of the nature of the works and should provide regular updates to leaseholders and residents on the progress of their funding application and remediation works.
- You should ensure that your application portal information is up to date with particular reference to start-on-site and completion dates of further non-ACM works. Under the terms of the Grant Funding Agreement, you will be required to provide regular updates via the application portal as the project progresses.

If you have any questions, please contact Homes England.

Lastly, I would like to thank you for your continued engagement and take this opportunity to emphasise the importance of pace of remediation. The fund has been put in place to ensure public safety. By enabling remediation to happen quickly, it will restore peace of mind and allow residents living in these blocks to get on with their lives. We expect work on site to start as soon as possible and be completed efficiently and safely. We look forward to your co-operation in implementing the Private Sector ACM Cladding Remediation Fund.

Yours faithfully,



Alistair Watters

Director, Building Remediation and Grenfell

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