



Ministry of Housing, Communities & Local Government

Neil O'Connor CBE
Director, Building Safety Programme

***Ministry of Housing, Communities and
Local Government***

4th Floor,
Fry Building
2 Marsham Street
London SW1P 4DF

Our Ref: P_LEED01

www.gov.uk/mhclg

11 March 2021

20:20 House (Residential
Management) Ltd

By E-Mail

Dear Sir/Madam,

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

Thank you for submitting an application for 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.

I am pleased to inform you that your application for full works and costs has been successful and you have been awarded an amount of **£758,670.54 (incl. VAT)** for the remediation of the unsafe non-ACM cladding of the building following the deduction of the previous ACM funding amount of £441,572.33 and £1,221,547.17 due to the breach of the State Aid threshold.

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

- Evidence that the specification for the proposed cladding to be installed is approved by the appointed Fire Consultants, confirming its compliance with BS EN13501-1:2007+A1:2009 classification;
- The Fire Engineer is to approve any proposals submitted by the contractor;
- A statement is provided by the appointed quantity surveyors, Rex Procter, that they have reviewed the costs submitted and are able to confirm that they are content with the values submitted for these works;

- You provide confirmation that the appointment of the project team has been extended to cover the works associated with the removal of the Non-ACM unsafe cladding;
- You confirm that these works will not require planning permission from the local authority;
- Before the funding agreement is approved, all PII and Collateral Warranty documentation is provided by the project team;
- You provide HE with a full executed contract;
- You provide a copy of the Building Regulations reference number to be provided before the fund is agreed.

The funding agreement

Homes England will shortly 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 funding can be provided until a funding agreement has been completed.

Your next steps:

- Now that funding is conditionally approved, I recommend you work with your contractor to ensure works begin as soon as possible. You should provide an update to the 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.

If you have any questions, please get in touch with Homes England.

Lastly, I would like to 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. As mentioned in my letter of 19 February, we expect work on site to start as soon as possible and to be completed efficiently and safely. If, as set out in that letter, a start on site by the end of March does not seem possible, the Minister or I may want to discuss your remediation programme with you.

We look forward to your co-operation in implementing the Private Sector ACM Cladding Remediation Fund.

Yours sincerely,



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