

27<sup>th</sup> June 2022

## Leaseholder Update on Building Safety Fund & NHBC Offer

Dear Leaseholder,

As you will know, we have formally received an offer from the NHBC, which puts the total amount of funding from the NHBC up to £9.25 million. This offer is a full and final settlement pending any variation due to change of scope upon the project starting.

As of a couple weeks ago, the NHBC, put a final deadline of the 20<sup>th</sup> July 2022 for us to accept or reject this offer. The rejection of any offer would mean they will revert to their initial c.£8million offer and would not continue with discussions moving forward.

We have reached out to Homes England who, on the 16<sup>th</sup> July 2022, provided the following response after our queries of accepting the NHBC offer:

*I can advise that accepting a settlement from NHBC does not preclude you from applying to the Building Safety Fund. How any settlement that you receive, along with any grant funding you may be eligible for, is apportioned against eligible and ineligible costs would need to be agreed with Homes England. This would be done during Stage 2 of the BSF process before your application goes to the Funding Approval Board.*

As the deadline for the 20<sup>th</sup> July is now approaching, we feel we have no option but to accept the NHBC offer in its current format. We were not aware of such deadline, but we do understand the NHBC could not leave the offer open ended for much longer since they made the offer. I strongly feel this is in the best interest of all leaseholders; and we have therefore signed the acceptance offer on behalf of the Management Company.

We have pressed ahead in the few days and have fully submitted our Stage 1 application to the Building Safety Fund. As such, we will now be looking to collect any State Aid forms from leaseholders who still need to complete them.

To get a copy of the form and the guidance surrounding the form please visit:

<https://www.gov.uk/guidance/remediation-of-non-acm-buildings#subsidy-control-guidance-and-declaration>

The guidance clearly states that only the following leaseholders need to provide forms to us:

- (i) leaseholders of commercial units (e.g. retail, restaurants, cafes, offices etc)
- (ii) leaseholders of residential units who are 'economic actors' (e.g. buy-to-let landlords) **AND** have received prior financial assistance from the State within the last three years

We had previously wanted to hold a call on the week commencing the 20<sup>th</sup> June; however, as many will not have received this letter by then – we wanted to invite you to meet with me on 7<sup>th</sup> July 2022 at 17:00.

You will be able to access the Zoom meeting by visiting:  
[www.liv-group.co.uk/blockmanagement/manor-mills/](http://www.liv-group.co.uk/blockmanagement/manor-mills/).

The purpose of this meeting will be to update you on the project, the funding and where we stand along with a revised timeline. Further to this, we are working to understand whether we can begin moving forward with the project utilising the NHBC funds in order to achieve a EWS1 earlier and begin works in 2022 – plus locking in the current tender price which is increasing by an average 1% per month.

I look forward to meeting with you on the 30<sup>th</sup> July.

Yours sincerely



Connor Scherer  
Head of Building Safety - UK