



**Havering**  
LONDON BOROUGH

## Notice of NON KEY Executive Decision

<b>Subject Heading:</b>	To apply for, accept and thereafter spend Grant from Historic England for structural repairs to Upminster Tithe Barn
<b>Decision Maker:</b>	Imran Kazalbash – Director of Environment
<b>Cabinet Member:</b>	Cllr B Mugglestone – Cabinet Member for Environment
<b>ELT Lead:</b>	Neil Stubbings – Strategic Director of Place
<b>Report Author and contact details:</b>	Kathryn Skinner Architectural Officer <a href="mailto:Kathryn.skinner@havering.gov.uk">Kathryn.skinner@havering.gov.uk</a> 01708 433344
<b>Policy context:</b>	The Havering Vision Place Outcome – Havering is a Green Borough <ul style="list-style-type: none"><li>• Investing in our Parks</li><li>• Number of Parks with Green Flags</li></ul>
<b>Financial summary:</b>	Historic England have offered the opportunity to apply for a grant to undertake essential structural repairs to the Upminster Tithe Barn as part of the wider restoration project. Estimated cost of the additional repairs not covered in the wider restoration is £0.097m. This is in addition to the funding already in place from the Lower Thames Crossing Fund (£0.650m) and the

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	Corporate Landlord Building Pressures budget (£0.143m).
<b>Relevant Overview &amp; Scrutiny Sub Committee:</b>	Places OSSC
<b>Is this decision exempt from being called-in?</b>	<b>The decision will be exempt from call in as it is a Non key Decision</b>

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**The subject matter of this report deals with the following Council Objectives**

People - Supporting our residents to stay safe and well

**Place - A great place to live, work and enjoy - X**

Resources - Enabling a resident-focused and resilient Council

## Part A – Report seeking decision

### DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

For the reasons set out in this report, the Director of Environment is recommended to:  
To apply for, accept and thereafter spend Grant of £97,664 from Historic England for structural repairs to Upminster Tithe Barn.

### AUTHORITY UNDER WHICH DECISION IS MADE

#### PART 3.3 - SCHEME OF DELEGATIONS FUNCTIONS DELEGATED TO OFFICERS

##### Scheme 3.3.3 - Powers common to all Strategic Directors

##### 5. Grants

5.1 To apply for, accept and thereafter spend / allocate any grant funding connected with their directorate provided that any match funding or residual liabilities can be met from the existing budget of the directorate. For the avoidance of doubt this delegation shall allow the acceptance of any grant offered / allocated to the Council without any application.

### STATEMENT OF THE REASONS FOR THE DECISION

A Key Executive Decision has already been published to accept the funding for a total of £650,000 from the Lower Thames Crossing Fund to carry out the essential repairs to the Upminster Tithe Barn, a Scheduled Monument, now listed on the “At Risk Register” by Historic England. A procurement exercise subsequently followed to procure the contract for the works for the essential repairs covered by the grant and additional funding from the Corporate Landlord Building Pressures budget (covered under separate EDs for tender and award).

However, in order to be able to carry out these initial works, items were removed from the scope due to cost constraints. These works still require to be carried out to restore the building fully and remove from the At Risk Register. Following the significant liaison with Historic England in relation to the works, they have offered the opportunity to apply for a Grant to cover a portion of these significant works required to the building, namely lighting protection, repairs to the external brick plinths and flashings, repairs to the timber cladding and doors and full external redecoration. Without this funding, the works will not be able to take place at this time.

This decision seeks to begin the process to apply for, accept (if successful in the bid) and thereafter spend the Grant from Historic England.

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**OTHER OPTIONS CONSIDERED AND REJECTED**

To do nothing would result in the status quo and the Council missing out on the available grant – the funds available would be as existing for the building works, made up of the majority from the LTC grant and the remaining from the Corporate Landlord Building Pressures budget.

**PRE-DECISION CONSULTATION**

No formal consultation is required to make these arrangements although key stakeholders are kept apprised of the project, including Lower Thames Crossing fund and Historic England.

**NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER**

Name: Kathryn Skinner

Designation: Architectural Officer

Signature: K Skinner

Date: 17 October 2024

## Part B - Assessment of implications and risks

### LEGAL IMPLICATIONS AND RISKS

The Council has the power to accept the grant utilising its general power of competence under Section 1 of the Localism Act 2011 to do anything an individual can do, subject to any statutory constraints on the Council's powers. None of the constraints on the Council's s.1 power are engaged by this decision.

Any dealings which the Council has the grant will need to be in compliance with the Council's Contract Procedure Rules (CPR) 25.1, 25.3 and 25.4 and a procurement process will be conducted in line with CPR where any procurement is required to deliver the project. This will also need compliance with the Council's governance arrangements.

The recommendations in this report are in keeping with this power and the Council may apply for the Grant funding. In the event that the Grant application is successful, the Grant funding agreement will set out certain conditions which officers will ensure to adhere to in order to achieve full utilisation of the funding arrangements and prevent recovery of clawback sums.

Subject to the officers having an understanding the terms and conditions of the grant funding, the Council may apply for and accept the grant funding and enter into the grant agreement

### FINANCIAL IMPLICATIONS AND RISKS

If the application is successful, Historic England (HE) will offer the Council up to £97,664 subject to the Council agreeing and complying with the terms and condition of the grant agreement. The grant must be used solely for the purpose set out in the grant offer letter relating to the Individual Site-Specific Works.

The grant offer is the maximum amount of grant that will be paid, and this amount will not be increased as a result of any overspend, except with HE's explicit prior written agreement. Any incorrect amount paid to the council as a result of administrative error or otherwise will be promptly repaid to HE.

Following both HE's funding agreement and the Council's Grant Claims Procedure rules the service will submit grant claims to coincide with the agreed milestones of the project. The council shall ensure that prior to claiming any part of the grant, the applicable works have been carried out.

Budget and contract monitoring will be regularly carried out by officers throughout delivery to ensure the project is completed within the approved grant allocation.

The application value is made up of the cost of the works to the remaining repairs to the historic fabric of the building, lightning protection, fees for consultant team, a portion of contingency and preliminaries to be paid to the main contractor who will be appointed for the project works (covered under separate key ED for award). The risk to the value of the works is mitigated as they have already been tendered, therefore the value is confirmed (except for any unknowns that occur during the course of the works).

The amount applied for is made up as follows:

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Item/description	Total £m
<b>Expenditure</b>	
Lightning protection to protect the asset	0.016
Repairs	0.054
Contingency (10%)	0.007
Allowance for Contractors prelims & OHP(20%)	0.015
Fees for Consultants associated with works	0.005
<b>Total Expenditure</b>	<b>0.097</b>
<b>Income</b>	
Historic England Grant	-0.097
<b>Total Income</b>	<b>-0.097</b>
<b>Anticipated over /(under) spend</b>	<b>0.000</b>

Should the council be unsuccessful in its application to HE, it will need to seek alternative funding to complete the additional works required.

### **HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

The recommendations made in this report do not give rise to any identifiable HR risks or implications that would affect either the Council or its workforce.

### **EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS**

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have 'due regard' to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are age, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion or belief, sex/gender, and sexual orientation.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

An EHIA (Equality and Health Impact Assessment) is usually carried out and on this occasion this is/isn't required/attached

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The Council seeks to ensure equality, inclusion, and dignity for all in all situations.

There are/are not equalities and social inclusion implications and risks associated with this decision

**ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS**

Due to the nature of the project, and the status of the building as a Scheduled Monument, the ability to improve the environmental impact is challenging. However, the repair of the historic structure will conserve an important historical asset, both to LBH and the Country itself.

**BACKGROUND PAPERS**

None

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**Part C – Record of decision**

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

**Decision**

Proposal agreed

**Details of decision maker**

Signed



Name: Imran Kazalbash

Director of Environment

Date: 06 November 2024

**Lodging this notice**

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

**For use by Committee Administration**

This notice was lodged with me on \_\_\_\_\_

Signed \_\_\_\_\_