



Havering
LONDON BOROUGH

Notice of Non-Key Executive Decision

Subject Heading:	Approval to accept and spend a second tranche of Pre-Tender Support (PTS) funding from the Cladding Safety Scheme in connection with cladding remediation works at Highfield Towers.
Decision Maker:	Paul Walker, Interim Director of Housing & Property
Cabinet Member:	Cllr Paul McGeary, Cabinet Member for Housing & Property
ELT Lead:	Neil Stubbings, Strategic Director, Place
Report Author and contact details:	James Johnson, Senior Project Manager, Housing Services Email: james.johnson@havering.gov.uk Tel: 01708 432144
Policy context:	This report supports: The HRA Business Plan and Capital Programme and the Housing Asset Management Plan. In addition, the statutory requirement to maintain the Council's homes to a decent standard and our requirements under the Building Safety Act 2022.
Financial summary:	This report seeks authorisation to accept Homes England grant in connection with Highfield Towers under the Cladding Safety Scheme. The Council are prohibited from re-charging leaseholders for cladding remediation due to the protections afforded to leaseholders under the Building Safety Act 2022.

Non-key Executive Decision

Relevant Overview & Scrutiny Sub Committee:	Places
Is this decision exempt from being called-in?	Yes. The decision is exempt from call in as it is a Non key Decision.

Non-key Executive Decision

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

- | | |
|---|---|
| People - Supporting our residents to stay safe and | X |
| 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 detailed in this report, the Interim Director of Housing & Property is recommended to approve the Council accepting and spending a second tranche of Pre-Tender Support (PTS) funding in the sum of £417,500 provided to the Council by Homes England pursuant to the terms of the PTS Agreement for cladding remediation works at Highfield Towers. In addition, the Strategic Director of Place is recommended to approve the Council signing all necessary legal agreements in connection with this.

The grant is available through the government's Cladding Safety Scheme, this being a funding scheme to help landlords make up the loss of the leaseholders' share of the costs of such works to higher-risk buildings. The Council are prohibited from re-charging this cost back to leaseholders under the provisions of the Building Safety Act 2022. The Council will be advised what amount is available when the application has been considered by the scheme.

The Council will also seek further funding for the Works, which will be the subject of a separate governance report.

AUTHORITY UNDER WHICH DECISION IS MADE

Part 3 Responsibility for Functions
Part 3.3 Officer Delegations

Scheme 3.3.3 – Powers common to Strategic Directors

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.

The above powers are the subject of a sub-delegation from the Strategic Director of Place to the Interim Director of Housing and Property, as notified to the Monitoring Officer on 3 April 2024.

STATEMENT OF THE REASONS FOR THE DECISION

The replacement of the rainscreen cladding at Highfield Towers is part of an existing major works project. The work is required as the cladding has been identified in a PAS9980 Fire Risk Appraisal of External Walls (FRAEW) and the building's safety case as requiring improvement to modern fire safety standards. The Building Safety Regulator has reviewed the building safety case and is now expecting the Council to get this work undertaken within the timescale stated.

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The government has, in the Building Safety Act 2022, afforded protections to qualifying leaseholders from being re-charged for cladding remediation works. The purpose of the Cladding Safety Scheme is to provide funding to help make up the shortfall to landlords.

The PTS funding has been made available pursuant to Section 19 Housing and Regeneration Act 2008. The Council previously entered into a Grant funding agreement with the government in connection with the grant of the PTS funding and received the sum of £250,000.

Building surveys, investigations and design work for the cladding remediation have been progressing since autumn 2025 with Lawtech Group (a cladding remediation specialist) and Calford Seaden construction consultants as specialist professional advisors to the Council.

Homes England now wish to vary the current agreement and increase the amount of grant by an additional £417,500.

OTHER OPTIONS CONSIDERED AND REJECTED

The Council can either accept this funding or not accept it. There is therefore only one alternative option, which is to do nothing.

Option 1 – do nothing

There is nothing apparently onerous about applying for and accepting this funding other than the cost of the staff time it will take, which will be kept to a minimum. Therefore, not applying would be disadvantageous to the Council and, by extension, the citizens of the London Borough of Havering. The Council would have to use funds that could otherwise be spent in other areas on these works if the funding is not accepted.

PRE-DECISION CONSULTATION

None.

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

Name: James Johnson

Designation: Senior Project Manager

Signature:



Date: 15 April 2026

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

All multi-occupied residential buildings with two or more sets of domestic premises now need the Fire Risk Assessment under the Regulatory Reform (Fire Safety) Order 2005 to include an assessment of their external walls.

As the Responsible Entity for the building only the Council can apply for, accept and enter into the funding agreement (including any variation).

S91 of the Building Safety Act 2022 includes provisions on engagement with leaseholders and residents that the Council must adhere to.

The Council has a general power of competence under Section 1 of the Localism Act 2011 to do anything that an individual may generally do provided it is not prohibited by other legislation and the power is exercised in accordance with the limitations specified in the Act. This gives the Council the ability to accept and deploy the additional funding as set out within the body of this report and enter into a variation agreement with Homes England for the additional funding.

FINANCIAL IMPLICATIONS AND RISKS

This non-key decision requests the authority to accept the second tranche payment of £417,500 of Pre-Tender financial Support (PTS) grant to contribute financing the major project at Highfield Towers (a scheme which was approved by Cabinet in April 2025).

The grant helps landlords make up the loss of the leaseholders' share of costs of such works to higher-risk buildings. The Council had successfully applied for funding based on the number of qualifying leaseholders in the block. There are 76 flats in Highfield Towers, of which 13 are privately owned and meet the criteria of the Cladding Safety Scheme (CSS).

Funding is made available pursuant to Section 19 Housing and Regeneration Act 2008. The Scheme is managed by Homes England on behalf of MHCLG. Although the grant specifies it is inclusive of VAT, Homes England have clarified that the funding can be applied in full to the direct costs of the project.

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

None.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

Under section 149 of the Equality Act 2010, the Council has a duty when exercising its functions. This includes the provisions sought in this report, to have "due regard" to the need to eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act and advance equality of opportunity and foster good relations between persons who share a protected characteristic and persons who do not. This is the public sector equality duty. The protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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“Due regard” is the regard that is appropriate in all the circumstances. The weight to be attached to each need is a matter for the Council. As long as the Council is properly aware of the effects and has taken them into account, the duty is discharged.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

N/A

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

N/A

BACKGROUND PAPERS

None

APPENDICES

None

Non-key Executive Decision

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



Paul Walker
Interim Director of Housing & Property

Date: 22nd April 2026

Lodging this notice

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

For use by Committee Administration

This notice was lodged with me on _____

Signed _____