



Homes
England

Date: 5 December 2023

Our Ref: RFI4539

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4539

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

Victoria Mill, Houldsworth Street, Reddish, Stockport SK5 6AR

Responsible entity - Houldsworth Village Management Company Limited

- 1. details of all applications for payments made by the responsible entity under the Building Safety Fund during the period 1 March 2023 to 31 October 2023 inclusive eg dates and amounts**
- 2. supporting documents in respect of those applications eg copies of approved invoices etc**
- 3. details of the outcome of those applications eg whether or not they were approved in full or partially for payment, the amounts and the dates**

Response

We can confirm that we do hold some of the requested information. We will address each of your questions in turn below.

- 1. details of all applications for payments made by the responsible entity under the Building Safety Fund during the period 1 March 2023 to 31 October 2023 inclusive eg dates and amounts**
- 3. details of the outcome of those applications eg whether or not they were approved in full or partially for payment, the amounts and the dates**

We can confirm that there were two applications made between March 2023 and October 2023 under the Building Safety Fund for Victoria Mill. The first application was made on 20 April 2023 which was approved





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in full for a payment of £485,438.23 made on 15 May 2023. The second application was made on 16 June 2023 for a payment of £491,175.72 which was also approved in full on 20 June 2023.

2. supporting documents in respect of those applications eg copies of approved invoices etc

We can inform you that we do hold the information that you have requested. Please find enclosed with this response Annex A which contains copies of the relevant certificates that relates to the funding applications. However, we rely on Section 40(2) and Section 43(2) of the FOIA to withhold some of the information from disclosure.

Section 40 – Personal information

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

The information requested includes a contract between Houldsworth Village Management Company Limited and a third party which engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.





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Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of the Building Safety Fund scheme.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money.

Arguments in favour of withholding:

- Releasing the information would be likely to negatively impact future funding processes and proposals as potential partners may be deterred from applying to Homes England for grant funding if they felt information related to their commercial and ongoing funding commitments would be released to the public domain. This would be likely to result in a substantial impact on potential financial outcomes and delivery of the Building Safety Fund. Furthermore, this would impact the ability of Government officials to make effective, informed decisions regarding allocation of public funds;
- Disclosure is likely to be prejudicial to the commercial interests of both the Agency and third parties as there is reasonable expectation that such information provided to Homes England in this capacity would not be disclosed and would not then potentially be relied upon by other parties;
- Disclosing details of a third party's business proposals, processes and information not in the public domain may affect their relationship with other parties, including Homes England, and affect a party's reputation in the market. This would be likely to have a negative impact on the third party's ability to procure works or funding for ongoing development;
- Releasing information in relation to a third party in a competitive market would be likely to distort competition, making it a less competitive process. This would not be in the public interest as it would negatively affect Homes England's position as the government's housing accelerator and our ability to create successful and trusting relationships with partners. This could also lead to the organisation going into administration and liquidation if their competitors outbid them and they are no longer able to win tenders for work;





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- The contract contains commercial information and projected costs which, if it were to be released into the public domain would be likely to lead to third parties being unable to secure works for market value, or be successful in securing approvals for works and services; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

Information Governance Team
Homes England
Windsor House
6th Floor
42-50 Victoria Street
London
SW1H 0TL
United Kingdom

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

6th Floor
Windsor House
42 - 50 Victoria Street, Westminster
London, SW1H 0TL

0300 1234 500
@HomesEngland
www.gov.uk/homes-england





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Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England



CERTIFICATE OF COMPLIANCE WITH BUILDING SAFETY FUND REQUIREMENTS

To Homes England and DLUHC

We refer to the grant funding agreement relating to [Victoria Mill]made or (where not yet made) to be entered into between (1) The Secretary of State for Levelling Up, Housing and Communities (2) the Homes and Communities Agency (trading as Homes England and (3) [Houldsworth Village Management Company Limited] (the Grant Funding Agreement).

Terms defined in the Grant Funding Agreement shall have the same meaning in this declaration.

I confirm that all information and documentation provided to Homes England and DLUHC in the Building Safety Fund registration and application submissions, including the Stage 1 – Eligibility & Pre Tender Support and Stage 2 – Full Works and Costs submission related to the above stated building name and registration number are complete and accurate.

I/We confirm that a competent professional or competent professionals has or have certified all cladding panels, insulation material and sheathing boards (where applicable) used and those planned or specified to be used (where planned works have not yet been completed) in the replacement cladding system(s) eligible for BSF funding achieve an A1 or A2-s1,d0 classification and that the remediation works comply with the building safety fund rules and requirements, as set out in the:

- **Building Safety Fund Application Guidance** (Note in particular: Competent professional page 4; PII cover pages 20-21; Fund requirements – Annex A; Works contract requirements -Annex B; Key Information for Responsible Entity – Annex C.)
- **Building Safety Fund Prospectus:**
(Note in particular: Non-ACM Cladding Systems page 9; Annex A – Technical Information)

Both documents and Annexes can be found here:

<https://www.gov.uk/guidance/remediation-of-non-acm-buildings>

I accept that any incorrect information supplied may entitle DLUHC to recover the whole or part of any funding amount provided.

Signed

s. 40(2)

Name

R.S. JOHNSTON

Title

Director

Organisation

Houldsworth Village Management Company

Date

1/3/23

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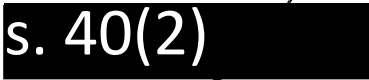
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Signed 
Name Mark Gallagher
Title Director
Organisation HUMC
Date 09/06/2023

GFA SCHEDULE 8
FUNDING DATE CERTIFICATE A

1 Building Details	
Property name	Victoria Mill
Address	Houldsworth Street Stockport
Postcode	SJ5 6AX

2 What is the total value of all eligible expenditure on the project? (including consultant fees, client expenditure, contractor payments and VAT)
£ 1,618,127.41

3 Cumulative spend against Total Eligible Costs to (cost consultant to certify) date	
Figures	Percentage
£274,094.34	18%

4 Has your expected completion date changed since funding was awarded?
NO
If yes, what is your new expected completion date?
If yes, please provide a short explanation for the change in date below. We may ask for further information.

5 Have forecast project costs changed since funding was awarded?
No
If so, what is the revised total expected project costs?
<i>(If this is an increase on your total funding award, you will need to separately request an increase in funding)</i>

6 Have you submitted a Certificate of Compliance?
Yes
<i>(If no, please provide details)</i>

Signed

s. 40(2)

Name

Mark Gallagher

Title

Director

Organisation

HVMC

Date

09/06/2023

OFFICIAL

Section 50 of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) (Amendment) (England) Regulations 2022 ("The Regulations")

PLAN CERTIFICATE

1	This notice relates to the following work: Partial re-clad of existing residential building consisting of 4th floor duplex apartments re-cladding works Victoria Mill, Houldsworth Street, Reddish, Stockport, SK5 6AX	Date: 09/05/2023 Oculus Ref: W294190
2	We, Oculus Building Consultancy, are Approved Inspectors for the purposes of Part II of the Act and the above work is [the whole]/[part] of the work described in an initial notice given by us and dated as opposite.	Date: 24/02/2023
3	The work [does] / [does not] concern a new dwelling	
4	In the case of a new dwelling for which planning permission has been granted, (no optional requirements in the Building Regulations 2010 applies) one or more of the following optional requirements in the Building Regulations 2010 applies to work namely :- (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) (b) Schedule 1 Part M optional requirement M4(2) (category 2 – accessible and adaptable dwellings) (c) Schedule 1 Part M optional requirement M4(3) (category 3) – wheelchair user dwellings)	
5	In the case of a new dwelling for which planning permission has not been granted, this plans certificate relates only to such part of the work to which no requirement under regulation 36 of, or requirements M4(1), (2) or (3) of Schedule 1 to, the Building Regulations 2010 may apply.	
6	A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this plans certificate is on the register kept by the body designated under regulation 3 of the Regulations.	
7	Plans of the work specified above have been submitted to us and we are satisfied that the plans neither are defective nor show that work carried out in accordance with them would contravene any provision of building regulations.	
8	The work [is] / [is not] minor work.	'Minor Work' has the meaning given in regulation 9(5) of the regulations.
9	We, Oculus Building Consultancy, declare that we have had no financial or professional interest in the work described since giving the initial notice described in paragraph 2.	If the work is not minor work then this declaration must be made. Financial or professional interest has the meaning given in regulation 9 of the regulations.
10	We, Oculus Building Consultancy, have consulted the fire authority in accordance with regulation 12.	
11	We, Oculus Building Consultancy, have consulted the sewerage undertaker in accordance with regulation 13.	
12	The plans to which this certificate relates bear the following reference numbers. Plan Vet Letter – W294190 of 17th March 2023 Greater Manchester Fire & Rescue Returned Building Regulations consultation – PR1035515 of 4th April 2023	

Outwear Detailed Report EN-13501	
BBA Certificate - Klasse G-board (Outwear)	
Klasse G Board (Outwear)	
Metsec Through Wall Test Overview	
Cortex 0223FR Class A2 Breather Membrane Fire Test Report	
Cortex 0223FR Class A2 Breather Membrane TDS	
Bracket & Rail Certificate - ASSET-DOC-18652701	
Rockwool Insulation - RWUK-CE-0031-04_english	
Rockwool rainscreen-duo data sheet	
Fire Barrier - 328279_A - public_1	
Fire Barrier - 389382_2 - Public	
PPC - AN-UK-Fire-Test-Results-document-2017	
2459-VL-X-XX-DR-X-0001	Proposed Cladding Detail to Typical Window Jamb
2459-VL-X-XX-DR-X-0002	Proposed Cladding Detail to Typical Cladding Cill detail
2459-VL-X-XX-DR-X-0003	Proposed Cladding Detail to Typical Cill detail
2459-VL-X-XX-DR-X-0004	Proposed Cladding Detail to Typical Window Head Detail
2459-VL-X-XX-DR-X-0005	Proposed Cladding Detail to Typical Cladding Head Detail
2459-VL-X-XX-DR-X-0006	Proposed Cladding Detail Typical Cladding External Corner Detail
2459-VL-X-XX-DR-X-0007	Proposed Cladding Detail Typical Cladding Internal Corner Detail
2459-VL-X-XX-DR-X-0008	Proposed Cladding Detail Typical Party Wall Detail
2459-VL-X-XX-DR-X-0009	Proposed Cladding Detail Fire Barrier Soffit Section Detail
2459-VL-X-XX-DR-X-0010	Proposed Cladding Detail Typical Soffit Detail
2459-VL-X-XX-DR-X-1000	Proposed Cladding Sections
2459-VL-X-XX-DR-X-1001	Proposed Cladding Elevations
2459-VL-X-XX-DR-X-1002	Proposed Cladding Elevations
2459-VL-X-XX-DR-X-1003	Proposed Cladding Elevations
2459-VL-X-XX-DR-X-1004	Proposed Cladding Elevations
2459-VL-X-XX-DR-X-SP1	Existing Cladding Spec And Proposed Cladding Spec

Signed:

s. 40(2)

Signed:

s. 40(2)

Name: Scott Smith

Name: Kay Rowley

Oculus Building Consultancy
Date: 09/05/2023

On behalf of Houldsworth Village Management Company Limited
(person carrying out the works)
Date: 09/05/2023