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Project Coversheet

[1] Ownership & Status

UPI: 11983

Core Project Name: Fire Safety Doors - Great Arthur House

Programme Affiliation (if applicable): n/a

Project Manager: Jason Crawford

Definition of need: to meet statutory requirements for fire safety as laid out in Part B of the Buildings Regulations 2010

Key measures of success:

1. Compliance with Building Regulations Approved Document B Fire Safety.
2. Increased level of fire safety / protection for residents
3. Better accessibility for residents in compliance with Equality Act 2010.
4. Improved security, acoustics and thermal efficiency.

Expected timeframe for the project delivery: Start on site expected July 2021 (expanded scope, additional pre-planning, design, installation, additional destructive testing, certification and final design/planning required to cover additional elements)

Key Milestones:

- Gateway 3/4 - September 2019
- Tender/appoint design team – November 2019
- Interim Design – January 2020
- Manufacture & Interim Installation – May 2020
- Removal & Destructive Testing – July 2020
- Review / Final Design – September 2020
- Destructive testing / Final Planning Approval – December 2020
- Tender for works – February 2021
- Gateway 5 – April 2021
- Start on site – June 2021

Are we on track for completing the project against the expected timeframe for project delivery? No

There have been initial delays in getting the design approved and planning approval for the replacement of interim door sets to facilitate the removal and destructive testing of one of the existing doors.

We anticipate this may occur again as we have now expanded the scope to include replacement of the existing panel compartmentation and replacement of internal / external common area fire doors, as well as individual secondary fire escape doors.

Once the design has been agreed with Planning we will need to facilitate testing of the existing doors included in the expanded scope and again for new designs prior to works being procured and installations commencing. The current timeframes are based on the previous expectation of replacing using an existing door set / design for the front doors; however the inclusion of the panelling, secondary fire escape doors, communal doors & requirements for the re-testing mean that the overall programme / milestones will need to be reviewed again.

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Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

Not so far, but due to the listed status it's likely that members, senior officers and residents will be keenly interested.

This is normal for most of the projects I'm currently managing on this estate so I will continue to manage in the same way.

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

'Project Briefing' G1 report (as approved by Chief Officer 19/01/2018):

- Total Estimated Cost (excluding risk): £675,000
- Costed Risk Against the Project: N/A
- Estimated Programme Dates:
 - February 2018 – Gateway 1 & 2 approved.
 - June 2018 – Gateway 3-4 report.
 - September 2018 – Procurement
 - November 2018 – Works commence.

Scope/Design Change and Impact: n/a

'Project Proposal' G2 report (as approved by PSC 14/02/2018):

- Total Estimated Cost (excluding risk): £675,000
- Resources to reach next Gateway (excluding risk): £39,000
- Spend to date: n/a
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates: As above

Scope/Design Change and Impact:

'Options Appraisal and Design' G3-4 report (Pending approval by PSC 20/09/19):

- Total Estimated Cost (excluding risk): £1,993,000
- Resources to reach next Gateway (excluding risk): £119,000
- Spend to date: £6,000
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates:
 - Gateway 3/4 - September 2019
 - Tender/appoint design team – November 2019
 - Interim Design – January 2020
 - Manufacture & Interim Installation – May 2020
 - Removal & Destructive Testing – July 2020
 - Review / Final Design – September 2020

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- Destructive testing / Final Planning Approval – December 2020
- Tender for works – February 2021
- Gateway 5 – April 2021
- Start on site – June 2021

Scope/Design Change and Impact: The original scope was to replace door sets, side and top window lights and door panels. However, ongoing investigations and a fire risk assessment carried out by our fire safety consultant Frankhams, have made it apparent that the amount of work required to achieve the full compartmentation of the apartments (in line with the guidance in Approved Document B) is likely to be much more considerable than previously anticipated. It could well mean that the entire screen, including its hardwood framing may need to be removed.

As such the original scope has now been expanded to include replacement of all panel compartmentation as well as replacement of internal and external common area fire doors as well as individual fire escape doors. Impacts are on cost and programme dates.

Milestones have now been amended to take into account the requirement to test the additional doors included in the expanded scope, re-design, achieve planning and listed building consent on the new designs, and undertake destructive testing of the new design before achieving final planning & listed building consent prior to tendering for the works & undertaking new installations.

‘Authority to start Work’ G5 report (as approved by PSC xx/yy/zz):

- Total Estimated Cost (excluding risk):
- Resources to reach next Gateway (excluding risk)
- Spend to date:
- Costed Risk Against the Project:
- CRP Requested:
- CRP Drawn Down:
- Estimated Programme Dates:

Scope/Design Change and Impact:

Total anticipated on-going commitment post-delivery [£]: unquantifiable general repairs & maintenance will be undertaken as and when required

Programme Affiliation [£]: n/a