

Committees:		Dates:
Corporate Projects Board Projects Sub Committee		19 January 2018 14 February 2018
Subject: Fire Safety Doors – Great Arthur House	Gateway 1&2 Project Proposal Regular	Public
Report of: Director of Community & Children's Services		For Decision
Report Author: Jason Crawford		

Recommendations

1. Approve resource requirements to reach next Gateway: £39,000.

1. Approval track and next Gateway	Approval track: 2. Regular Next Gateway: Gateway 3/4 - Options Appraisal (Regular)			
2. Resource requirements to reach next Gateway	Item	Reason	Funds/ Source of Funding	Cost (£)
	Architect	Design & destructive testing	Housing Revenue Account (HRA)	£5,000
	Planning Consultant	Planning liaison		£5,000
	Compliance Tests	Remove 2 x doors / destructive testing	(HRA)	£10,000
		Supply replace x2 compliant door sets		£15,000
	Staff Costs	Coordination of consultancy, planning & testing.	HRA	£4,000
	Total:			£39,000

<p>3. Next steps</p>	<ol style="list-style-type: none"> 1. Commission services of an Architect and Planning consultant to investigate fire stopping solutions and door design early on, 2. Coordinate the removal of two doors for destructive testing and arrange for compliant replacements to be installed. 3. Review outcomes of destructive testing as well as previous Door replacement project at Petticoat Square, taking into account listed status and planning requirements. 4. Review listed building guidelines and consult with Planning. 5. Officers to conduct desktop survey of properties to refine estimates for project budget. 6. Draft Gateway 3/4 report. 7. Refine existing specification to comply with listed building guidelines and incorporate lessons learnt from previous door replacement projects.
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Project Summary

<p>4. Context</p>	<p>The City of London Corporation owns and manages rented housing stock in several boroughs in London. The City has a statutory duty to keep these properties in good repair and meet the requirements for fire safety in Social Housing as laid out in Part B of the Buildings Regulations 2010.</p> <p>Furthermore, due to the listed buildings status of Great Arthur House consultation with Planning will need to be undertaken to ensure that compliant options are considered and Listed Build Consent achieved.</p> <p>Following an inspection from the fire service recommendations were made to immediately improve the fanlight apertures. Intermediate works have been undertaken to install fire resistant glazing which has been secured with hardwood beading and intumescent seals.</p> <p>These will be considered and included in later Gateway reports in order to accommodate a permanent solution. As such, any additional works and associated costs above the estimates contained in this report will be included as part of the Gateway 3/4 report.</p> <p>This report was approved at Corporate Projects Board on 19 January 2017 and it was recommended that we include a unit price to provide additional context to the overall estimates.</p> <p>As such, it should be noted that the estimated cost of works is based on replacing 120 no. front doors with 60-minute fire rated doors. This also includes additional works to counter sink the raised door thresholds, replacing side and top window lights and the adjacent wall panels.</p>
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	<p>The unit price, based on quotes received is estimated at £5,000 per door.</p> <p>Corporate Projects Board also emphasised the importance of ensuring that the letter boxes are fire proof. Although the previous reports didn't explicitly mention this, it should be noted that the costs do include provision of fully compliant door sets & door furniture (including fire door hinges, door closers, letter boxes, door viewers and intumescent lock packs).</p> <p>Subject to approval, a programme of works will be undertaken to test compliance and assess replacement options of the existing doors and door furniture to ensure statutory compliance and the safety and wellbeing of City of London residents.</p>
5. Brief description of project	Replacement of front doors to meet statutory requirements as laid out in Part B of the Buildings Regulations 2010 and Compliance with Fire Safety as laid out in Part B of the Buildings Regulations 2010.
6. Consequences if project not approved	<p>1. Although the front doors will have conformed to statutory requirements of the time, recent events have led to a pragmatic review of existing assets with a view to replacement with more modern and compliant equivalents.</p> <p>2. This approach is in line with the Director of Community and Children's Services Fire Safety report, which was submitted for committee approval in July 2017. Failure to meet the commitments laid out in that report could result in statutory consequence, dissatisfaction and reputational damage.</p> <p>3. Temporary measures to the fan light apertures have already been undertaken and a permanent solution will be required in the longer-term and this will be reviewed in subsequent Gateway reports</p>
7. SMART Objectives	<p>Specific – Bring residents homes up to modern standards and ensure compliance with statutory and Planning requirements.</p> <p>Assignable – Appoint a contractor to complete a set programme of works at a fixed cost to ensure value for money.</p>
8. Success criteria	<p>1. Completion of all required works to meet statutory and City standards.</p> <p>2. Achievement of expected lifespan of 30 years for new installations.</p> <p>3. Improved security.</p> <p>4. Improved thermal performance.</p>
9. Key Benefits	<ul style="list-style-type: none"> • Preservation of the City of London Corporation's assets. • Improved living conditions for residents. • Compliance with Planning Requirements and Fire Safety

	as laid out in Part B of the Buildings Regulations 2010.
10. Notable exclusions	None.
11. Governance arrangements	<p>Spending Committee: Community and Children's Services Committee</p> <p>Senior Responsible Officer: Paul Murtagh</p> <p>Project Board: No. The project will be monitored by the Housing Programme Board.</p>

Prioritisation

12. Link to Strategic Aims	3. To provide valued services, such as education, employment, culture and leisure, to London and the nation.
13. Links to existing strategies, programmes and projects	<p>1. The project will form part of the Asset Management Strategy and associated 30-year plans.</p> <p>2. These proposed works will also meet strategic objectives SO1 and SO2 of the Corporate Property Asset Management Strategy 2012/2016 by ensuring that the “assets remain in a good, safe and statutory compliant condition” and the “assets are fit for purpose and meet service delivery needs”.</p>
14. Project category	2. Statutory
15. Project priority	A. Essential

Options Appraisal

16. Overview of options	<p>1. Deliver works to individual properties on an ad hoc basis when they become available for re-letting, procuring works separately as required or including within the void repairs schedule.</p> <p>2. Procure a specialist designer and contractor to deliver a programme of works at a fixed price to a set budget.</p>
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Project Planning

17. Programme and key dates	<p>Overall programme: February 2018 – May 2019</p> <p>Key dates:</p> <p>February 2018 – Gateway 1 & 2 approved.</p> <p>June 2018 – Gateway 3-4 report.</p> <p>September 2018 – Procurement</p> <p>November 2018 – Works commence.</p>
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	Other works dates to coordinate: This project will have regard to the other projects at Great Arthur House, including curtain walling and window works as well as the estate wide common parts redecorations programme.
18. Risk implications	<p>Overall project risk: Green</p> <p>Low Risk</p> <ul style="list-style-type: none"> • The intended works are likely to be specialist in nature and have not previously been carried out. • Due to listed status Listed Building Consent will be required. • Residents have already objected to the interim measures carried out to address the fan light apertures. It is anticipated that this may carry forward to any permanent solution that may be proposed.
19. Stakeholders and consultees	Residents, Departments of Community and Children's Services, City Surveyor's, Town Clerks and Chamberlain's (including CLPS).

Resource Implications

20. Total estimated cost	Likely cost range: 2. £250k to £5m										
21. Funding strategy	All funding fully guaranteed	Internal - Funded wholly by City's own resource									
	<table border="1"> <thead> <tr> <th></th> <th>Cost (£)</th> </tr> </thead> <tbody> <tr> <td>* Works</td> <td>£600,000</td> </tr> <tr> <td>Consultancy</td> <td>£60,000</td> </tr> <tr> <td>Staff Costs</td> <td>£15,000</td> </tr> <tr> <td style="text-align: right;">Total</td> <td>£675,000</td> </tr> </tbody> </table> <p>Source of funding: Housing Revenue Account</p> <p>* Based on estimated costs for 120 x 60-minute rated fire safety doors, fully compliant door furniture, top and side window lights and surrounding panels.</p> <p>This is a fully-costed capital project in the Asset Management Plan and will be funded from the Housing Revenue Account (HRA). Advice on service charge recovery from Leaseholders will be sought from Comptroller and City Solicitors.</p>			Cost (£)	* Works	£600,000	Consultancy	£60,000	Staff Costs	£15,000	Total
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22. On-going revenue implications	The responsive repairs and maintenance budget will resume responsibility for these assets following the completion of the works and lapsing of the guarantee period. The responsive repairs budget will benefit from savings as fewer repairs will be required to the replaced installations.										

23. Investment appraisal	The costs of reactive, one-off replacements are up to 20% higher than replacing as part of a planned project, due to economies of scale in larger projects. As such, it is considered a sounder investment approach to procure and deliver at a fixed price via a contracted programme of works rather than reactive works.
24. Procurement strategy/Route to Market	Advice from CLPS will be sought for the procurement with regards as to the best procurement method to ensure best value and economies of scale for the project are met. When the results of this investigation are complete the City will have more clarity for a Strategy, to ensure the requirements are met.
25. Legal implications	These are contained in the body of the report.
26. Corporate property implications	It is important that the City's assets remain in good, safe and statutorily-compliant condition. Therefore, all necessary action should be taken to ensure that assets are kept as such throughout the assets' lifetime.
27. Traffic implications	These are not anticipated; however, any traffic implications would be negotiated with the works contractor(s) at the pre-contract and pre-start stages.
28. Sustainability and energy implications	The works should help to improve the energy efficiency of the dwellings and should help residents reduce their own domestic fuel costs.
29. IS implications	N/A
30. Equality Impact Assessment	An equality impact assessment will be undertaken

Appendices

Appendix 1	Equality Analysis – Test of Relevance
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Contact

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