

Committees: Corporate Projects Board [for decision] Barbican Residential Committee [for decision] Projects Sub [for decision]	Dates: urgency 15/03/2021 24/03/2021
Subject: Barbican Fire Door Replacement Programme Unique Project Identifier: 12262	Gateway 2: Project Proposal Regular
Report of: Director of Community & Children's Services Report Author: Jason Hayes	For Decision
<h1>PUBLIC</h1>	

Recommendations

1. Next steps and requested decisions	<p>Project Description: This project proposes a programme of works to replace all fire rated doors (including any associated panel surrounds, fanlight windows, refuse cupboards and intake cupboards) within the residential blocks of the Barbican Estate to ensure that they meet the requirements of the current Building Regulations in relation to fire safety.</p> <p>Funding Source: Funding for this scheme from City Fund Central Resources was agreed in principle as part of the 2021/22 annual capital bid process. Further approval of Resource Allocation Sub and Policy and Resources Committee is required to draw down against these funds.</p> <p>Next Gateway: Gateway 3/4 - Options Appraisal (Regular)</p> <p>Next Steps:</p> <ol style="list-style-type: none"> 1. Appoint design team. 2. Site survey and finalise full door schedule. 3. Outline options. 4. Gateway 3/4 Options Appraisal
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	<p>Requested Decisions:</p> <p>The Barbican Residential Committee and the Projects Sub Committee are asked to note and approve the following:</p> <ol style="list-style-type: none">1. That budget of £275,000 is approved for internal staff costs and professional fees to reach the next Gateway;2. Note the total estimated cost of the project at £20,000,000 (excluding risk);3. Note the risk register in appendix 2																
<p>2. Resource requirements to reach next Gateway</p>	<table><tr><th>Item</th><th>Reason</th><th>Funds/ Source of Funding</th><th>Cost (£)</th></tr><tr><td>Internal Staff Costs</td><td>Project management; stakeholder engagement</td><td>City Fund Central Resources</td><td>£125,000</td></tr><tr><td>Consultant Fees</td><td>Outline design, site survey, fire door specialist, communication consultant.</td><td>City Fund Central Resources</td><td>£150,000</td></tr><tr><td>Total</td><td></td><td></td><td>£275,000</td></tr></table> <p>Costed Risk Provision requested for this Gateway: N/A</p> <p>‘In principle’ approval to this funding was agreed as part of the 2021/22 annual capital bid process. Drawdown against this funding will be subject to the further approval of the Resource Allocation and Policy and Resources Committees.</p> <p>As these are works of improvement, partial recovery of costs from Barbican Estates leaseholders is not achievable.</p>	Item	Reason	Funds/ Source of Funding	Cost (£)	Internal Staff Costs	Project management; stakeholder engagement	City Fund Central Resources	£125,000	Consultant Fees	Outline design, site survey, fire door specialist, communication consultant.	City Fund Central Resources	£150,000	Total			£275,000
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<p>3. Governance arrangements</p>	<ul style="list-style-type: none">• Service Committee: Barbican Residential Committee• Senior Responsible Officer: Paul Murtagh, Assistant Director Barbican & Property Services, DCCS• The project will be monitored by the Housing Programme Board.																

Project Summary

<p>4. Context</p>	<p>Fire Risk Assessments on the Barbican Residential Estate raised concerns that the existing, original front entrance and communal door sets to the residential properties and apartment blocks on the Barbican Estate did not meet the requirements of current Building Regulations.</p> <p>Consequently, destructive testing on a limited number of door sets to properties on the Barbican Residential Estate was carried out. All the door sets tested failed to meet the modern standards for fire resistance. Although the number of door sets tested was limited, the sample tested was typical of the design and construction of almost all the door sets installed when the Barbican Residential Estate was built.</p> <p>The construction of the Barbican Estate and, its inherent design, to some extent, mitigate the risk of the sub-standard doors. Such mitigating factors include:</p> <ul style="list-style-type: none"> • mainly concrete construction; • most apartments have access to more than one escape route; • bespoke design of ventilation and smoke control system. <p>Despite the mitigating factors outlined above, it is the view of officers that the residual risk is too serious and, it is recommended that a programme be funded and developed for the replacement of all sub-standard door sets on the Barbican Residential Estate with new compliant fire door sets that meet the requirements of Approved Document B – Fire Safety of the Building Regulations.</p> <p>At its meeting on 15 June 2020, Members of the Barbican Residential Committee approved a recommendation from officers to submit a Capital Bid for funding for the replacement of all sub-standard door sets on the Barbican Residential Estate with new compliant fire door sets that meet the requirements of Approved Document B – Fire Safety of the Building Regulations.</p> <p>This project, if approved, will go some way to improving the level of fire safety in the Barbican Residential Estate as well as affording additional protection to a valuable and important Listed asset and to the residents who live there.</p>
<p>5. Brief description of project</p>	<p>This project proposes a programme of works to replace all front entrance doors (including any associated panel surrounds, refuse cupboards and fanlight windows) within the residential blocks of the Barbican Estate. The project will also include the replacement of any communal corridor fire doors, any fire escape doors from flats and also any doors to electrical intake cupboards, risers etc. that need to be fire rated. Replacement doors are to be fully compliant modern equivalents which satisfy heritage constraints and the current Building Regulations. A</p>

	specialist design team will be appointment to ensure the above requirements are met.
6. Consequences if project not approved	<p>The City has a statutory duty to keep its residential 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>If the project is not approved, there are several potential consequences including:</p> <ul style="list-style-type: none"> • Risk to the safety of residents in the event of a fire; • Risk of damage to the buildings in the event of a fire; • Potential reputational risks because of not implementing further fire safety improvement measures agreed by Committee; <p>The City has also made public commitments to embark on an enhanced fire door replacement programme to bring all front doors up to a 60 minute fire resistance standard where possible.</p>
7. SMART project objectives	<ul style="list-style-type: none"> • All sub-standard doors on the Barbican Residential Estate are replaced with new compliant fire door sets that meet the requirements of Approved Document B – Fire Safety of the Building Regulations. • Improved security for residents and improved thermal performance. • Concerns raised by Fire Risk Assessments are addressed and eliminated. • All replacement doors to have expected lifespan of 30 years.
8. Key benefits	<ul style="list-style-type: none"> • Enhanced level of protection for residents in the event of a fire. • Enhanced level of protection for the building fabric and structure in the event of a fire. • Compliance with building and fire safety regulations. • Preservation of the City of London Corporation's reputation. • Replacement doors to be fully compatible with accessibility needs
9. Project category	7a. Asset enhancement/improvement (capital)
10. Project priority	A. Essential
11. Notable exclusions	<p>Main entrance and exit doors as they are not required to be fire rated unless used as part of an escape route from the blocks.</p> <p>Front entrance doors to flats which are not required to be fire rated.</p>

Options Appraisal

12. Overview of options	<ol style="list-style-type: none"> 1. Procure a single contractor to complete the fire door replacement programme via an OJEU compliant open tender process. 2. Procure multiple contracts on a grouped block or door archetype basis to complete the fire door replacement programme via a structured, phased approach. Works to be procured via a compliant framework tender process with separate Gateway 5 reports to be submitted for each phase (mirroring the approach taken successfully for the HRA Window Replacement Programme and the HRA Fire Door Replacement Programme). <p>Doing nothing is not a valid option as these works are considered statutory. Furthermore, the City has made public commitments to upgrade all front entrance doors up to a 60 minute fire resistance standard where possible.</p>
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Project Planning

13. Delivery period and key dates	<p>Overall project: Project is anticipated to run for 36 months with an estimated completion date of April 2024.</p> <p>Key dates:</p> <p>Commence site surveys – Spring 2021</p> <p>Appoint Design team – Spring 2021</p> <p>Gateway 3/4 (Options Appraisal) – Summer/Autumn 2021</p> <p>The imposition of further Covid-19 public health measures may impact on project timelines.</p> <p>Other works dates to coordinate: Works will be coordinated with the Barbican Estate Redecoration Programme.</p>
14. Risk implications	<p>Overall project risk: Low</p> <p>Further information available within the Risk Register (Appendix 3) and Options Appraisal.</p> <p>Key risks:</p> <ul style="list-style-type: none"> • Delays in securing heritage approvals for certain blocks may delay entire delivery programme. • Lead in time for manufacture of fire doors may be greater than anticipated due to demand pressures on manufacturers and supply of materials due to demand and likely bespoke nature of the replacement doors required. <p>Further information available within the Risk Register (Appendix 2)</p>

15. Stakeholders and consultees	<ul style="list-style-type: none"> • Members and Ward Members. • Officers including City Surveyors, Chamberlain's, Barbican Estate Management and Town Clerk's. • Residents of the relevant properties; House Groups; RCC Working Party's as required.
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Resource Implications

16. Total estimated cost	Likely cost range (excluding risk): £15,000,000 - £20,000,000 Likely cost range (including risk): £15,000,000 - £20,000,000							
17. Funding strategy	Choose 1: All funding fully guaranteed	Choose 1: Internal - Funded wholly by City's own resource <table><tr><th>Funds/Sources of Funding</th><th>Cost (£)</th></tr><tr><td>City Fund Central Resources (up to)</td><td>£20,000,000</td></tr><tr><td>Total</td><td>£20,000,000</td></tr></table> <p>‘In principle’ approval to this funding was agreed by Policy and Resources Committee (10/12/2020) as part of the 2021/22 annual capital bid process.</p> <p>It is not intended to recover any of the project cost from long-leaseholders in line with the legal advice received.</p>	Funds/Sources of Funding	Cost (£)	City Fund Central Resources (up to)	£20,000,000	Total	£20,000,000
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18. Investment appraisal	N/A							
19. Procurement strategy/route to market	City Procurement is being consulted on the best option for a route to market that will ensure the timely delivery of the project as well as quality and value for money. This may be through a specialist framework or through an open competitive tendering process.							
20. Legal implications	Works will ensure statutory compliance with Building Regulations Approved Document B Fire Safety. Counsel's opinion has been sought on whether the cost of replacing the fire door sets on the Barbican Estate can be recovered from leaseholders by way of their service charge. Counsel has advised that these works would be classed as ‘Improvements’ and, in accordance with the provisions of the lease, are not recoverable via the service charge. This means that the cost of replacing all door sets on the Barbican Estate will be borne solely by the Corporation.							

21. Corporate property implications	It is important that the City's assets remain in good, safe and statutory compliant condition. Therefore, all necessary action should be taken to ensure that assets are kept as such throughout the assets' lifetime
22. Traffic implications	Any local traffic implications will be discussed and addressed prior to commencement of the works.
23. 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.
24. IS implications	None
25. Equality Impact Assessment	The proposed works will not have an impact on equality or protected characteristics. The dimensions of doors will not change and therefore there is no negative impact on accessibility. We are looking to replicate the existing design, using materials that will enable full compliance with Building regulations approved document B, at the same time improving security (secure by design), thermal comfort and acoustic impacts.
26. Data Protection Impact Assessment	The risk to personal data is less than high or non-applicable and a data protection impact assessment will not be undertaken.

Appendices

Appendix 1	Project Briefing
Appendix 2	Risk Register

Contact

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