

Project Briefing

Project identifier			
[1a] Unique Project Identifier	12262	[1b] Departmental Reference Number	
[2] Core Project Name	Fire Door Replacement Programme – Barbican Residential Estate		
[3] Programme Affiliation (if applicable)			

Ownership	
[4] Chief Officer has signed off on this document	Andrew Carter
[5] Senior Responsible Officer	Paul Murtagh
[6] Project Manager	Jason Hayes

Description and purpose
[7] Project Description
This project is for the replacement of front entrance and communal door sets to all residential properties and apartment blocks on the Barbican Estate to ensure that they meet the requirements of the current Building Regulations in relation to fire safety.
[8] Definition of Need: What is the problem we are trying to solve or opportunity we are trying to realise (i.e. the reasons why we should make a change)?
<p>Recently completed 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 supplementary 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>

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.					
[9] What is the link to the City of London Corporate plan outcomes?					
<p>[1] People are safe and feel safe.</p> <p>[2] People enjoy good health and wellbeing.</p> <p>[3] People have equal opportunities to enrich their lives and those of others and reach their full potential.</p> <p>[4] Communities are cohesive and have suitable housing and facilities.</p> <p>[9] Our spaces are secure, resilient and well-maintained.</p>					
[10] What is the link to the departmental business plan objectives?					
<ul style="list-style-type: none"> Residents feel safe in their homes and have good health. Physical and mental wellbeing enables them to achieve their potential. It responds to their feedback reinforcing that the department listens to their needs. 					
[11] Note all which apply:					
Officer: Project developed from Officer initiation	Y	Member: Project developed from Member initiation	Y	Corporate: Project developed as a large-scale Corporate initiative	N
Mandatory: Compliance with legislation, policy and audit	Y	Sustainability: Essential for business continuity	Y	Improvement: New opportunity/ idea that leads to improvement	Y

Project Benchmarking:					
[12] What are the top 3 measures of success which will indicate that the project has achieved its aims?					
<These should be impacts of the activity to complete the aim/objective, rather than 'finishes on time and on budget'>>					
1) 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.					
2) Concerns raised by Fire Risk Assessments are addressed and eliminated.					
3) Resident satisfaction and greater sense of safety from fire.					
[13] Will this project have any measurable legacy benefits/outcome that we will need to track after the end of the 'delivery' phase? If so, what are they and how will you track them? (E.g. cost savings, quality etc.)					
[14] What is the expected delivery cost of this project (range values)[£]?					
Lower Range estimate: £15,000,000					
Upper Range estimate: £20,000,000					
[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:					

Ongoing maintenance costs will be funded from existing maintenance budgets. However, this capital works project will significantly reduce future ongoing maintenance and capital costs. The replacement doors will have a life expectancy of between 25 and 30 years in current use.
[16] What are the expected sources of funding for this project?
City Fund Reserves. 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.
[17] What is the expected delivery timeframe for this project (range values)? Are there any deadlines which must be met (e.g. statutory obligations)?
April 2021 – September 2022

Project Impact:	
[18] Will this project generate public or media impact and response which the City of London will need to manage? Will this be a high-profile activity with public and media momentum?	
This project will likely attract public and media interest however, if managed correctly, this will show the City of London in a positive light in terms of the level of investment it is making in improving fire safety in its residential properties.	
[19] Who has been actively consulted to develop this project to this stage? <(Add additional internal or external stakeholders where required) >	
Chamberlains: Finance	Officer Name: Mark Jarvis
Chamberlains: Procurement	Officer Name:
IT	Officer Name:
HR	Officer Name:
Communications	Officer Name:
Corporate Property	Officer Name: Paul Murtagh
External	
[20] Is this project being delivered internally on behalf of another department? If not ignore this question. If so: Please note the Client supplier departments. Who will be the Officer responsible for the designing of the project? If the supplier department will take over the day-to-day responsibility for the project, when will this occur in its design and delivery?	
Client	Department:
Supplier	Department:
Supplier	Department:
Project Design Manager	Department:
Design/Delivery handover to Supplier	Gateway stage: <Before Project Proposal>, <Post Project Proposal>, <Post Options Appraisal>, <Post Detailed design>, <Post Authority to start work>