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Project Coversheet

[1] Ownership

Unique Project Identifier: 12030

Core Project Name: Installation of Sprinklers in Social Housing Tower Blocks

Programme Affiliation (if applicable):

Project Manager: James Illsley

Next Gateway to be passed: Gateway 6

[2] Project Brief

Project Description: On 11th May 2018, the Community & Children's Services Committee agreed a proposal to commence design work for retro-fit automatic water fire suppression systems (sprinklers) to five residential tower blocks in the housing portfolio including: Great Arthur House on the Golden Lane Estate, Petticoat Tower on the Middlesex Street Estate, and East Point, West Point and Centre Point on the Avondale Square Estate.

Definition of need: The City of London has a commitment to continuous improvements in fire safety in its housing portfolio and sprinkler systems are a central part of this commitment. The introduction of retrofit sprinkler systems to these 5 high-rise tower blocks will improve fire safety for residents by addressing essential issues relating to the introduction of the appropriate technology and compartmentation in the blocks.

Key measures of success: The successful design & installation of sprinkler systems to the City of London's five residential tower blocks.

[3] Progress Status

Expected timeframe for the project delivery:

Project completion date recorded in Gateway 1 – 4 report: February 2020

Commence site works: September 2021 (depending on impact of COVID19)

Complete site works: April 2022 (depending on impact of COVID19)

Key Milestones:

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

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

There is no current media attention on this project, however the City of London's wider strategy for improving fire safety has the potential for generating public/media attention.

[4] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

Following the conclusion of the procurement exercise for the contractor, the total project budget is now £3,722,649 which is an increase of £522,649 since the Gateway 1-4 report to committee in November 2018. The initial scope of the project has remained the same involving the installation of retrofit sprinklers to the

5 City of London Corporation residential tower blocks. The amendment to the scope is the inclusion of fire alarm systems for Petticoat Tower, Centre Point, East Point and West Point. The cost of this upgrade to the specification has been included in the total project cost.

Combined 'Project Proposal' & 'Options Appraisal & Design' G1 – 4 report (as approved by DCCS Committee on the 2nd November 2018)

- Total estimated cost: £3.2m (excluding risk)
- Resources to reach next gateway: £75k in fees and £8.5k in staff costs (excluding risk)
- Estimated programme dates: Start November 2018 and finish February 2020.

The original Gateway report 1 – 4 approved at DCCS committee requested funding of £83,500 (including staff costs) to commence design work on the sprinkler systems in our 5 residential towers, taking the project up to tender stage and in preparation of a Gateway 5 report.

Issues Report – Request for additional funding to complete RIBA 3-4 (as approved by DCCS Committee on the 22nd May 2020)

- Following a detailed analysis of the original fee estimate at G1-4 it became clear that this fee did not include all consultant input required. In addition, time elapsed since G1-4, demand for fire safety services and inflation have increased costs.
- Additional funding requested of £209,343.13 to complete RIBA stages 3-4. Represents industry average of 10% of construction costs for consultants' fees.
- Overall project cost estimate increased from £3.2m to £3.987m following assessment by the project team of estimated cost to deliver the project, the potential impact of COVID19 on delivery and the development of the detailed designs.
- COVID19 impacts on delivery programme with completion date delayed by approximately 5 months.

'Authority to start Work' G5 report: (awaiting approval – 30th April 2021)

- Total Estimated Cost (excluding risk): £3,722,649
- Resources to reach next Gateway (excluding risk): £3,420,705
- Spend to date: £278,236.25
- Costed Risk Against the Project: £350,000
- CRP Requested: £350,000
- CRP Drawn Down: £0
- Estimated Programme Dates:
Return of tenders: 15th February 2021
Commence works on site: September 2021
Complete site works: April 2022

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Scope/Design Change and Impact:

- The initial scope of the project is still to install retrofit sprinklers to all flats located in City of London Corporation tower blocks
- The amendment to the scope is the inclusion of fire alarm systems in Petticoat Tower, Centre Point, East Point and West Point

Total anticipated on-going commitment post-delivery [£]: Regular maintenance of installed sprinkler systems will be required. The exact cost for routine maintenance will be confirmed following the start of the works and a maintenance quote process but is approximately £100 annually per flat.

Programme Affiliation [£]: N/A

Top risk: <threat that has not come to pass>

<i>Risk description</i>	<i>The ongoing COVID19 pandemic prevents the contractors from entering residents' properties to carry out sprinkler installations, delaying the delivery of this essential fire safety upgrade.</i>
<i>Risk description</i>	<i>Residents refuse access to the sprinkler installation contractors delaying the delivery of the works.</i>
<i>Risk description</i>	<i>Following the commencement of the works, detailed internal surveys result in significant design changes impacting on the programme and potentially cost of the project</i>

Top issue realised <risks which have come to pass:>

<i>Issue Description</i>	<i>Impact and action taken</i>	<i>Realised Cost</i>
The COVID19 pandemic is delaying access into residents' properties to carry out surveys	Delay to project delivery. Closely monitoring information from the Government and will arrange surveys with residents as soon as the restrictions are lifted.	N/A

[5] Member Decisions and Delegated Authority

Awaiting outcome of Gateway 5 report – 30th April 2021