

Committees: Barbican Estate Residents Consultation Committee - <i>for information</i> Barbican Residential Committee - <i>for information</i>	Dates: 14 June 2021 28 June 2021
Subject: Barbican Fire Door Replacement Programme Unique Project Identifier: 12262	Gateway 2 Regular Progress Report
Report of: Director of Community & Children's Services Report Author: Jason Hayes, Head of Major Works	For Information
<h1>PUBLIC</h1>	

1. Status update	<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>RAG Status: Green</p> <p>Risk Status: Low</p> <p>Total Estimated Cost of Project (excluding risk): £20,000,000</p> <p>Spend to Date: £0</p> <p>Costed Risk Provision Utilised: N/A</p>
2. Key points to note	<p>Next Gateway: Gateway 3/4</p> <p>Key Points:</p> <ol style="list-style-type: none"> 1. Since passing Gateway 2, a tender exercise has been completed to complete a full survey of the site. 2. The survey will identify: <ul style="list-style-type: none"> • Which doors require to be fire doors under current Building Regulations

	<ul style="list-style-type: none"> • An exact number of doors within the scope of the work • Identify any common types of door sets and group them into risk categories that will lead the programme for replacement • Explore any additional compartmentation issues that support the fire doors <p>3. The DCCS Major Works Team is currently under-resourced having recently had two Project Managers leave the team.</p>
<p>3. Reporting period</p>	<p>March 2021 to present.</p>
<p>4. Progress to date</p>	<p>1. Following the approval of the Gateway 2 report, a brief has been produced to procure a specialist door consultant with the appropriate accreditations such as BM Trada. This tendered exercise completed on 28th May and returns are being evaluated. It is expected that this work will start in July.</p> <p>2. A brief has been produced for a communications consultant and this tender exercise is due to complete in July.</p> <p>3. Although design team costs have been sought, a full survey would allow for a more competitive cost with more comprehensive information available to tender by. The brief is still in preparation whilst the survey results are being completed.</p> <p>6. The DCCS Major Works Team is currently under-resourced having recently had two Project Managers leave the team to pursue other opportunities. Recruitment of replacement staff is ongoing, but it can be a lengthy process to identify and appoint suitably qualified candidates who may be contractually required to see out extended notice periods. The appointment of an external interim Project Manager to cover the recruitment period for permanent staff may be considered.</p>
<p>5. Next steps</p>	<ol style="list-style-type: none"> 1. Complete full survey and audit of fire doors and supporting compartmentation. 2. Procure Communications Consultant. 3. Complete design brief and procure Design Team including Heritage Consultant, Planning Consultant and Fire Engineer. 4. Consult with London Fire Brigade Heritage Team and other third-party stakeholders regarding the project and proposals. 5. Gateway 3-4 Report

Appendices

Appendix	None
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Contact

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