

Project Coversheet

[1] Ownership & Status

UPI: 11983

Core Project Name: Fire Compartmentation - Great Arthur House

Programme Affiliation (if applicable): Great Arthur House Sprinkler System

Project Manager: Jason Crawford

Definition of need: to meet statutory requirements for fire safety as laid out in Part B of the Buildings Regulations 2010

Key measures of success:

1. Compliance with Building Regulations Approved Document B Fire Safety.
2. Increased level of fire safety / protection for residents
3. Better accessibility for residents in compliance with Equality Act 2010.
4. Improved security, acoustics and thermal efficiency.

Expected timeframe for the project delivery: Start on site was previously expected July 2021. The scope of works and programme is currently being reviewed based around the Sprinkler System project which has recently been procured. The scope of works for the Sprinkler Project will determine to a greater extent the scope of works required for the Fire Compartmentation works and we are currently realigning the programme. A revised programme is being developed and compartmentation works are likely to take place on completion of the Sprinkler installations. Great Arthur House Sprinkler Installations are due to complete end of May 2022 and works to the Compartmentation will be programmed accordingly.

Key Milestones:

- Review / Final Design – Jan 2022 (dependent upon Sprinkler programme)
- Tender for works – May 2022 (dependent upon Sprinkler programme)
- Gateway 5 – June 2022 (dependent upon Sprinkler programme)
- Start on site – August 2022 (dependent upon Sprinkler programme)

Note: the above dates are subject to the Sprinkler Installations and any slippage to that programme will have a bearing on the Fire Compartmentation programme.

Are we on track for completing the project against the expected timeframe for project delivery? N

The Fire Compartmentation project is now being realigned to complement the works being undertaken as part of the Sprinkler Installation project. We are currently reviewing the scope and programme as the works being undertaken on the Sprinkler Installations will determine the additional Fire Compartmentation requirements for Great Arthur House.

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

Not so far, but due to the listed status it's likely that members, senior officers and residents will be keenly interested. We are aware that Leaseholders have been very active in expressing their concerns and this is normal for most of the projects being managed on this estate.

We have appointed a dedicated communications consultant to work alongside the appointed Design Team on both the Great Arthur House Fire Compartmentation and the Golden Lane Windows projects. The communications consultant will be drawing up a

statement of community involvement to help discharge planning requirements and developing a stakeholder engagement strategy to support the consultation process.

The procurement is complete, and we are seeking authorisation for the budgets to be released.

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

'Project Briefing' G1 report (as approved by Chief Officer 19/01/2018):

- Total Estimated Cost (excluding risk): £675,000
- Costed Risk Against the Project: n/a
- Estimated Programme Dates:
 - February 2018 – Gateway 1 & 2 approved.
 - June 2018 – Gateway 3-4 report.
 - September 2018 – Procurement
 - November 2018 – Works commence.

Scope/Design Change and Impact: n/a

'Project Proposal' G2 report (as approved by PSC 14/02/2018):

- Total Estimated Cost (excluding risk): £675,000
- Resources to reach next Gateway (excluding risk): £39,000
- Spend to date: n/a
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates: As above

Scope/Design Change and Impact:

'Options Appraisal and Design' G3-4 report (as approved by PSC 20/09/2019):

- Total Estimated Cost (excluding risk): £1,993,000
- Resources to reach next Gateway (excluding risk): £119,000
- Spend to date: £6,000
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates:
 - Gateway 3/4 - September 2019
 - Tender/appoint design team – November 2019
 - Interim Design – January 2020
 - Manufacture & Interim Installation – May 2020
 - Removal & Destructive Testing – July 2020
 - Review / Final Design – September 2020
 - Destructive testing / Final Planning Approval – December 2020
 - Tender for works – February 2021
 - Gateway 5 – April 2021
 - Start on site – June 2021

Scope/Design Change and Impact:

The original scope was to replace door sets, side and top window lights and door panels. However, ongoing investigations and a fire risk assessment carried out by the fire safety consultant Frankhams, made it apparent that the amount of work required to achieve the full compartmentation of the apartments (in line with the guidance in Approved Document B) was likely to be much more considerable than previously anticipated. It could well mean that the entire screen, including its hardwood framing may need to be removed.

As such the original scope was expanded to include replacement of all panel compartmentation as well as replacement of internal and external common area fire doors as well as individual fire escape doors. Impacts are on cost and programme dates.

Milestones were amended to take into account the requirement to test the additional doors included in the expanded scope, re-design, achieve planning and listed building consent on the new designs, and undertake destructive testing of the new design before achieving final planning & listed building consent prior to tendering for the works & undertaking new installations.

Issues report (pending approval by PSC 15/09/21):

- Total Estimated Cost (excluding risk): £2,050,665
- Resources to reach next Gateway (excluding risk):
 - £111,665 to cover remainder of Design team fees
 - £10,000 to cover appointment of Communications Consultant
 - Additional £20,00 to cover staff fees
- Spend to date: £34,036.32
- Costed Risk Against the Project: n/a
- CRP Requested: n/a
- CRP Drawn Down: n/a
- Estimated Programme Dates (currently being reviewed in line with Sprinkler installation programme):
 - Review / Final Design – Jan 2022 (dependent upon Sprinkler programme)
 - Tender for works – May 2022 (dependent upon Sprinkler programme)
 - Gateway 5 – June 2022 (dependent upon Sprinkler programme)
 - Start on site – August 2022 (dependent upon Sprinkler programme)

Scope/Design Change and Impact:

With the advent of the Sprinkler System Projects we are now reviewing the scope of works for the Fire Compartmentation project as the requirements may no longer be as extensive as previously anticipated at Gateway 3/4.

We are currently reviewing the scope of works required, which will largely be determined by the works being undertaken on the Sprinkler installations. Once we have oversight of the final agreed designs we will re-define the scope of works required around the Fire Compartmentation project.

Furthermore, we are also reviewing the programme and aligning the works so that they can be undertaken following the sprinkler installations.

'Authority to start Work' G5 report (as approved by PSC xx/yy/zz):

- Total Estimated Cost (excluding risk):
- Resources to reach next Gateway (excluding risk)

- Spend to date:
- Costed Risk Against the Project:
- CRP Requested:
- CRP Drawn Down:
- Estimated Programme Dates:

Scope/Design Change and Impact:

Total anticipated on-going commitment post-delivery [£]: unquantifiable general repairs & maintenance will be undertaken as and when required

Programme Affiliation [£]: n/a