

Project Coversheet

[1] Ownership & Status

UPI: 12196

Core Project Name: Fire Door Replacement Programme

Programme Affiliation (if applicable): N/A

Project Manager: David Downing

Definition of need: This project forms a programme of works to replace all identified fire doors (residential front doors, communal corridor doors and service cupboard doors), including any associated panel surrounds and fanlight windows, within City of London Housing managed residential blocks. The City has made public commitments to embark on an enhanced front door replacement programme to bring all front doors up to a 60-minute fire resistance standard where possible.

Key measures of success:

1. All replacement doors to have expected lifespan of 30 years
2. All replacement doors to meet statutory fire safety and enhanced City standards
3. Improved security for residents and improved thermal performance.

Expected timeframe for the project delivery: January 2021 – May 2023

Key Milestones:

Gateway 5 (Lot 1) – December 2021

Issues Report (Lots 2-5) – February 2022

Procurement (Lot 2) – February 2022

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

To provide accurate pricing the contractor has had to survey and fully measure every door within the works package which has meant working with residents to access properties throughout the Covid-19 pandemic. Prior to the public health crisis, the surveys had been envisaged to take little more than a couple of months to complete, however in the unprecedented circumstances it understandably took far longer as access to properties was severely limited for extended periods. The procurement of Lot 1 was delayed in total by 16 months.

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

No

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

'Project Briefing' G1 report (as approved by Chief Officer 28/05/19):

- Total Estimated Cost (excluding risk): £4,750,000
- Costed Risk Against the Project: N/A
- Estimated Programme Dates: Winter 2019 – Winter 2021

Scope/Design Change and Impact:

'Project Proposal' G2-4 report (as approved by PSC 16/12/19):

- Total Estimated Cost (excluding risk): £9,100,000
- Resources to reach next Gateway (excluding risk): £150,000
- Spend to date: £0
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A

- Estimated Programme Dates: July 2020 – July 2022

Scope/Design Change and Impact: Approval was granted at this Gateway to procure contracts to replace fire doors on an estate-by-estate basis (via Lots) with each procured contract to be authorised by a separate Gateway 5 on the regular approval track. Project estimates uplifted following comprehensive desktop survey of doors subject to proposed replacement. Estimated cost for Lot 1 estates (Holloway and York Way) reported as £1,815,000 (inc. fees and staff costs).

Lot 1 - 'Authority to start Work' G5 report (as approved by Chief Officer):

- Total Estimated Cost (excluding risk): £1,698,213.78
- Resources to reach next Gateway (excluding risk): £1,698,213.78
- Spend to date: £51,944.63
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: January 2022 – Summer 2022

Scope/Design Change and Impact: None

Total anticipated on-going commitment post-delivery [£]: N/A
Programme Affiliation [£]: £9,100,000