City of London Corporation Committee Report

Committee(s): DCCS Portfolio Board – For Information Community and Children's Services Committee – For Decision	**Dated:** 24/06/2026 30/06/2026
Subject: Issue Report (With Change Request) – Fire Safety Planned Maintenance Programme 2028-31 (Project ID: 1468) (Tier 2)	**Public report:** For Decision
This proposal: • **delivers Corporate Plan 2024-29 outcomes** • **provides statutory duties** • **provides business enabling functions**	Providing Excellent Services Leading Sustainable Environment
Does this proposal require extra revenue and/or capital spending?	Yes
If so, how much?	£1,250,000
What is the source of Funding?	HRA Capital
Has this Funding Source been agreed with the Chamberlain's Department?	Yes
Report of:	Judith Finlay, Executive Director of Community & Children's Services
Report author:	Greg Wade, Head of Major Works DCCS

Summary

This Issue Report includes a **Change Request** for the project. The need for this Change Request is driven by the legitimate requirement for an extensive range of specialist surveys, Fire Strategies, reports and exploratory works to inform the design and development of the Fire Safety Planned Maintenance Programme 2028-31.

This Issue Report seeks approval to increase the fees budget from £500,000 to £1,750,000 but with no corresponding increase in the works budget of £10,500,000. This will result in overall increase to the project budget of £450,000.

Decisions are requested to approve the revised fees expenditure.

Status

- **Approved Gateway baseline reference:** Gateway 1 – Strategic Alignment establishing an initial budget of £500,000 to reach Gateway 2 and a total estimated cost of between £10,000,000 and £12,000,000 (excluding risk).

- **Current RAG and risk status: Amber**, reflecting that the additional fees budget is required to fund preliminary surveys and exploratory works, triggering this Change Request. The **risk status** remains **Medium**, acknowledging that the cost of identified work is likely to be significant, but can only be properly ascertained once Feasibility work has been properly undertaken.

- **CORA governance:** This Issue Report will be entered in CORA with associated Cora Issue ID and Change Request ID: to be assigned.

- **Revised total works cost (excl. risk): unchanged at £10,500,000** (excluding risk, fees, staff costs).

- **Revised total estimated project cost (excl. risk): £12,450,000** (excluding risk).

- **Costed Risk Provision (CRP):** N/A.

- **CRP utilisation to date:** N/A.

Recommendation(s)

Members are asked to:

1. Approve an additional fees budget of £1,250,000 for preliminary surveys, Fire Strategies, reports and exploratory works.

2. Note the revised total project budget of £12,450,000 (excluding risk).

3. Note that this represents an uplift of £450,000 in the total fees, surveys and exploratory works budget from the Gateway 1 Report of May 2026.

Main Report

Budget

Approved Baseline (Gateway 1):

- Total approved: **£500,000**

Revised Budget Position (Change Request):

The following £1,250,000 additional budget is requested to reach the next Gateway.

Cost Item	Previous Approved Cost	Change Request	Revised Cost	Source
Professional fees	£360,000	£0	£360,000	HRA Capital
Fire Strategies	£0	£250,000	£250,000	HRA Capital
Preliminary surveys	£60,000	£950,000	£1,010,000	HRA Capital
Exploratory works	£50,000	£50,000	£100,000	HRA Capital
Staff Costs	£30,000	N/A	£30,000	HRA Capital
Total	**£500,000**	**£1,250,000**	**£1,750,000**	
Refer to GW1 Business Case				
Total Fees Budget	£1,300,000	£450,000	£1,750,000	HRA Capital
Total Staff Costs	£200,000	£0	£200,000	HRA Capital
Total Estimated Works Costs	£,10,500,000	£0	£10,500,000	HRA Capital
Total Estimated Project Cost	**£12,000,000**	**£450,000**	**£12,450,000**	HRA Capital

Total Revised Project Cost (Change Request): £12,450,000
(This figure includes all items above but excludes risk provision, subject to further Chamberlain confirmation.)

This represents a total project uplift of **£450,000** from the Gateway 1 Report of May 2026.

Drivers of change include:

- Requirement for extensive preliminary surveys, Fire Strategies, reports and exploratory works to inform the design and development of the Fire Safety Planned Maintenance Programme 2028-31.
- This means there is a critical need to release the entire allocated fees budget of £1,300,000 and to approve a further expenditure of £450,000. This is required to undertake the necessary preliminary surveys and exploratory works, in order to reach the next gateway.

Issue Description

- Multidisciplinary consultant and Fire Engineer Ridge and Partners LLP was commissioned in January 2026 to undertake a portfolio-wide survey programme, which was intended to inform the future Fire Safety Planned Maintenance Programme.
- Ridge and Partners' first task was to undertake a gap analysis of missing fire safety documentation, without which they would be unable to fulfil their commission effectively.
- The gap analysis highlighted the absence of over 30 Fire Strategies for individual blocks, in addition to outdated Fire Management Plans and the requirement for FRAEW and Compartmentation surveys.
- The Health and Fire Safety Team have identified a pool of accredited suppliers, who can assist with undertaking the necessary work as a matter of high priority. Furthermore, Ridge and Partners are currently being commissioned to undertake the Fire Strategies.
- Without these essential reports and surveys, the Fire Safety Planned Maintenance survey workstream will stall and result in a corresponding delay to the subsequent works programme.

Change Assessment

Cost

The project's cost position has changed since Gateway 1, where the total project budget was originally £12,000,000.

These combined changes result in a revised total cost requirement of **£12,450,000.**

Scope

The scope will be informed by the survey programme, at this present time it is at an embryonic stage (inception).

Timetable

The Fire Safety Planned Maintenance survey programme is scheduled for completion in October 2026 but will have to be extended to accommodate the extensive preliminary work which has now been identified.

Benefits and Outcomes

- The Corporation will fulfil statutory landlord compliance responsibilities.
- This will improve the Corporation's reporting position in respect of the Social Housing Regulator.
- This will reduce the long-term pressure currently experienced by the Repairs and Maintenance Team in respect of responsive repairs.

Risks

The risk of poor contractor performance and exposure of the City Corporation is mitigated through the following:

- Appointed multidisciplinary consultant support, which will include contract administration and cost consultancy, ensuring that the Corporation has appropriate technical support throughout the delivery phase.
- The Clerk of Works role will be fulfilled by the Major Works Team during the delivery phase, supported by external consultancy where required, to ensure an appropriate level of due diligence.

Corporate & Strategic Implications

Strategic implications

Supports delivery of housing asset compliance. Aligns with Corporate Plan outcomes: *Providing Excellent Services*, *Leading Sustainable Environment*.

Financial implications

The works form part of the fully funded 10-year Major Works Programme.

Resource implications

No significant ongoing revenue implications are expected beyond standard maintenance under existing contracts.

Legal implications

Works support the City's legal obligations as landlord and freeholder to maintain safe, secure, and compliant building access arrangements. The works will ensure adherence to Building Regulations (fire safety, energy performance, access, and security) and reduce the risk of legal challenge from residents regarding safety, disrepair, or non-compliance.

Risk implications

The appointment of a multidisciplinary consultant from inception of the project to completion will ensure suitably robust due diligence in respect of professional management of the works.

Equalities implications

No negative impacts anticipated.

Climate implications

None.

Security implications

None.

Conclusion

A Change Request is required to ensure the project can be progressed in a timely fashion and to the expected standard. Approval of the revised budget and scope is essential to maintain design development and discharge the City's landlord obligations.

Appendices

None

Background Papers

None

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