

Fire Safety Works at Manor Hatch 18-49 Sheltered Housing – Project No. 23/050



Report to: Deputy Leader and Portfolio Holder for Housing

Date: 14 March 2024

Portfolio Holder: Councillor David Carter, Deputy Leader and Portfolio Holder for Housing

Lead Officer: David Coleman, Housing Operations Manager (01279) 446388

Contributing Officer: Ian Smith, Project Surveyor (01279) 446320

Key Decision: Yes

Forward Plan: Forward Plan number I016777

Call In: This item is subject to call in procedures

Corporate Priority: Fix Council Housing

Wards Affected: Bush Fair

Recommended that:

- A** Chas Berger Ltd (company registration number 0359611) is awarded a Call-Off Contract in the sum of £733,325.32 for the delivery of fire safety works 18– 49 Manor Hatch Close Sheltered Housing in accordance with the terms of the Pretium Framework for Fire Safety Works, Schedule 5, Lot No. 10 using the direct award procedure.

Reason for decision

- A** To enable the council to enter into a formal contract for fire safety works in accordance with Contracts Standing Orders and the terms of the Pretium Framework. This essential fire stopping works will remedy risks and hazards identified in the FRA and enable residents to live safely in their community.

Other Options

- A** To withdraw the fire safety work which would mean that the council would not meet their legal obligations to keep residents safe.
- B** Officers would need to complete a formal tender process to appoint a suitably qualified and experienced contractor which could significantly delay the ability of the Council to progress the works.

Background

1. Manor Hatch Close is a sheltered housing complex comprising of 31 properties for residents 65 and over
2. The scope included fire safety; Manor Hatch was identified for inclusion of Harlow Councils Capital Investment programme for 2023-24. Fire Risk Assessment Regulatory Reform (Fire Safety) Order identified several actions to reduce the risk to residents in the event of a fire.
3. This project is one of several buildings that forms a key asset management priority within the HRA Business Plan, approved at Cabinet in February 2023.
4. A Fire Risk Assessment survey was commissioned in February 2021 to determine the extent of works deemed necessary to comply with current fire safety regulations.
5. The findings and recommendations are as follows:

Fire Safety and Risk Assessment - Regulatory Reform (Fire Safety) Order

The identification of fire risks was identified following a detailed Fire Risk Assessment the concerns were highlighted as follows:

- Unknown if fire retardant paint finish applied to stairwell surfaces
- Flat entrance doors unlikely to be FD30S rated
- Electrical intake cupboard and loft hatch access doors not FD30S rated
- Store doors to main entrance not FD30S rated
- Fire compartmentation between floors, walls, and ceilings unknown – open passing's noted in roof spaces inspected
- Lack of no smoking signs / block signage
- Combustible debris to be removed from electrical cupboards
- Asbestos removal.
- The final scope of works was reviewed and agreed to undertake Fire prevention works from Fire risk assessment including fire stopping and compartmentation works.

6. It is necessary to undertake these works to ensure the council is adhering to their obligation to keep the block in repair and ensure compliance with statutory requirements and regulations. Additionally, these works will deliver fire safety works to keep residents and visitors safe.
7. Chas Berger Ltd has demonstrated value for money and there is confidence that they will deliver the works to the standard and within timescales required. This is a cost effective solution for the delivery of these works. The contract has a 30-week programme plus 4 – 6 weeks lead in period.

The Procurement Process

8. Fire Safety works to 18 – 49 Manor Hatch Close Sheltered Housing have been subject to a competitive process through the framework Pretium in line with the Council's procurement procedures.
9. A direct award via this Framework is permissible as this contract has substantial similarities to previous projects in which the Framework Supplier was involved (whether the project was the subject of a Call-Off Contract awarded under this Framework Agreement or not).
10. A detailed tender analysis has been undertaken by Housing Officers and external Consultants appointed to support the delivery of this Contract.

Conclusion

11. Chas Berger submitted a bid providing value for money to the council. All areas of work, contingency sums and preliminaries have been fully priced, and evidence supplied to demonstrate that the company can deliver the works to the standard required by the council. Chas Berger can start on site at the beginning of April which will ensure Harlow Council are fulfilling their duty in relation to fire safety.

Implications

Equalities and Diversity

These work primarily will take place in the communal area of the block of flats and will apply to no one particular characteristic. However, Fire Safety works (door replacement) will take place within flats and surveys will be undertaken to each individual property.

Climate Change

These works will improve fire safety to keep residents and visitors within the block of flats safe.

Communities and Environment

There are no further implications other than those set out within the body of the report.

Author: Simon Freeman, Deputy Chief Executive and Director of Finance

Finance

The costs are planned to be met from within approved capital allocations.
Author: Simon Freeman, Deputy Chief Executive and Director of Finance

Governance and Corporate Services

Contracts with a value greater than £350,000 may be let by the Lead Officer in agreement with the Legal Services Manager and Director of Housing in agreement with the appropriate Portfolio Holder subject to prior approval of funding by Cabinet and a five working days call-in period.

Pretium must be supplied with confirmation of award details and a copy of the Specification.

The successful Contractor will be required to enter into a formal contract with the Council under the terms of the JCT Intermediate Building Contract with Contractors Design (ICD) 2016 Form of Agreement as amended by Harlow Council's Special Conditions of Contract.

Author: Tina McDermott, Contracts Manager, on behalf of Simon Hill, Director of Governance and Corporate Services and Monitoring Officer

Housing

The works to this building have been identified as being necessary to satisfy fire risk inspections and the relevant legislation.

Wendy Makepeace, Assistant Director – Housing and Property

Strategic Growth and Regeneration

There are no implications.

Author: James Gardner, Assistant Director - Regeneration

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used.

None.