

Report of Chief Officer of Property and Contracts

Report to Director of Environment and Housing.

Date: 15/07/2014

Subject: Approval to Procure the Supply and Fit of Leaseholder Fire Doors to Multi Storey Flats

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

- 1.1 This project is part of a rolling programme to replace high rise flat fire safety doors. It is proposed that the 250 fire doors of leasehold flats in the east north east area of Leeds are addressed as part of this programme
- 1.2 The current budget to undertake this work is £200k and it is proposed that works start on site in December 2014.
- 1.3 This report proposes to utilize Constructionline to supply and fit new fire doors to meet the requirement of demonstrating a competitive price for this work as this will be fully recharged to leaseholders

Recommendations

- 1.1. The Director of Environment and Housing is requested to approve the following : Proceed with the high value procurement (CPR 9) of a supply and fit contractor through competitive tendering to complete the 250 leaseholder doors, therefore removing the financial risk associated with a possible challenge from leaseholders around proven best value.

Purpose of this report

- 1.4 To seek the Director of Environment and Housing's approval to carry out the procurement of a contract to supply and fit fire safety doors to leaseholder properties within multi-storey flats owned by Housing Leeds.
- 1.5 To confirm and record that the Internal Service provider (Civic Enterprise Leeds) have been consulted in terms of taking on this work in accordance with CPR 3.1.4. and have subsequently declined the work.

2 Background information

- 2.6 There is a rolling programme to replace fire doors to the entrances of flats in the east north east area of Leeds.
- 2.7 Approximately 250 of these flats are leaseholders within council blocks. These 250 properties are the subject of this report.
- 2.8 Work is planned to start on site in December 2014.
- 2.9 The current plan is for Construction Services (ISP) to complete the necessary works to all of the other properties, but not the 250 leaseholders.
- 2.10 The budget cost for the replacement of these 250 doors is £200k, and therefore is considered to fall under High Value Procurement under Contract Procedure Rule 9 and will require the invitation of at least four written tenders.

3 Main issues

- 3.1 Consideration has been given to utilising the capacity and skills of the Internal Service Provider (Civic Enterprise Leeds) for Leeds City Council to complete the installation of the fire doors to leaseholder properties; however they have declined taking on the work.
- 3.2 Therefore in line with CPR 3.1.8 a Delegated Decision is required to approve the proposed procurement route to utilise Constructionline as this best meets the project requirements. Other existing arrangements and frameworks in place within LCC do not offer a suitable solution for supplying and fitting fire safety compliant doors.
- 3.3 From a fire safety point of view, not replacing these doors would undermine the targeted fire containment strategy within these blocks of flats, as the differing standards of entrance doors would result in inconsistent fire spread prevention.
- 3.4 In addition Housing Leeds has a responsibility to manage the communal areas within blocks and ensure that they comply with the latest regulations, Regulatory Reform (Fire Safety) Order 2005. Within these regulations it is stipulated that flat entrance doors opening into communal spaces must be fire doors to FD30s standard, protecting common areas and other residents for up to half an hour in the event of a fire occurring within a flat.

3.5 There is evidence that the entrance doors to the leasehold properties affected will not meet these standards and requirements.

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 Local ward members will be consulted on the proposals of the scheme. All leaseholders have been consulted on the scheme proposals and have been informed in writing of proposals to procure this contract in accordance with the relevant leaseholder consultation process. Only one comment has been received so far relating to a request to include a named supplier/ installer onto the tender list.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 The proposals include for the replacement of existing flat doors with new high security fire doors, which will improve the overall safety and security of all the residents.

4.2.2 Any individual requirements to meet specific leaseholder needs will be considered and included within the proposed works.

4.3 Council policies and City Priorities

4.3.1 The proposed works will improve the fire safety to all residents within low and high rise accommodation, whilst also ensuring Leeds City Council complies with the West Yorkshire Fire Safety Concordat.

4.4 Resources and value for money

4.4.1 A competitive tendering exercise in accordance with the appropriate rules should provide best value within the market, in respect of costs directly related to installation.

4.4.2 Full Scheme Estimate

The capital programme approved by Leeds City Councils Executive Board has the following provision

Proposed Capital Scheme	2014/15 £000s	2015/16 £000s
Replacement of existing flat doors with new high security fire doors (leaseholders)	200.0	0.0

4.4.3 There are no revenue implications within this programme of works.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 The Chief Officer for Property and Contracts, Head of Housing Contracts and Public Private Partnership Unit (PPPU) have been consulted about the procurement route and are both satisfied that the scheme complies with procurement rules, and doesn't breach any existing contractual arrangements for undertaking building maintenance and refurbishment works to council Assets in the area.
- 4.5.2 The Internal Service Provider (Civic Enterprise Leeds) has declined to undertake this work.
- 4.5.3 The Procurement Unit will provide advice in evaluating the successful contractor.
- 4.5.4 This report is not subject to call in as is not considered to be a Key Decision. There are no other known legal implications of this scheme.

4.6 Risk Management

- 4.6.1 By undertaking this procurement process, the full cost of delivering the project will be charged to the leaseholders and therefore, will minimise the risk of any costs being born by Leeds City Council

5 Conclusions

- 5.1 There is a rolling programme of fire door installations to flats in the east north east area of the city. There are approximately 250 leaseholder fire doors requiring replacement within blocks of multi-storey flats, with a budget of £200k
- 5.2 It is planned for the Internal Service Provider (Construction Services) to complete the works in all Council tenanted properties (None leaseholders').
- 5.3 The same ISP (Construction Services) is available to complete the work to leaseholders, but will not be able to demonstrate market competitiveness and value for money to leaseholders responsible for paying for the work carried out. There is a risk of challenge from leaseholders on a 'proven best value' basis.
- 5.4 If such a challenge was upheld, there is a significant financial risk to Housing Leeds of up to £137.5k, where leaseholders may only then be asked to contribute a default or reduced amount, not representing the actual cost of fitting the door by the ISP. This will subsequently mean budgets aimed at improving council house properties may have to be used to support work to leaseholder properties.
- 5.5 The other Internal Service Provider (Civic Enterprise Leeds) has declined the work to undertake the work to leasehold properties.
- 5.6 From a fire safety point of view, not replacing these doors would undermine the targeted fire containment strategy within these blocks of flats, as the differing standards of entrance doors would result in inconsistent fire spread prevention.

6 Recommendations

- 6.1 The Director of Environment and Housing is requested to approve the following: Proceed with the high value procurement (CPR 9) of a supply and fit contractor

through Constructionline competitive tendering to complete the 250 leaseholder doors.

6.2 To confirm and record that a decision has been made not to use the Internal Service Provider (ISP) in this case, in accordance with CPR 3.1.4.

7 Background documents¹

7.1 N/A.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.