

Report of: Housing Leeds

Report to: Director of Environment & Housing

Date: 15th March 2017

Subject: Contract Extension – Housing Leeds – Passive Fire Prevention

Are specific electoral wards affected? If yes, 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 checked="" type="checkbox"/> Yes <input 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. The current framework for passive fire prevention runs out 31st March 2017 with the option to extend for a further 2 x 12 months.
2. Passive fire prevention works are still required to 5329 flats and communal areas and 23 Sheltered Complexes across the city up to a value of £950,000
3. The framework arrangement with Total Fire Safety Limited and Gunite (Eastern) Ltd has been identified as performing well.

Recommendations

1. The director of Environment and Housing is recommended to approve the implementation of the available extension to this framework for 2 years commencing 1st April 2017 and expiring 31st March 2019.

1. Purpose of this report

- 1.1 To provide justification to extend the current arrangement with Total Fire Safety Limited and Gunite (Eastern) Ltd for period of 2 years as per the option available.

2. Background information

- 2.1 In 2014 Housing Leeds carried out fire risk assessments to multi-storey blocks, sheltered housing complexes and low rise accommodation. The results identified that within each of the building types there is a high risk in respect of compartmentation issues, primarily around communal areas and structure between flats.
- 2.2 A framework was established with Total Fire Safety Limited and Gunite (Eastern) Ltd 1st April 2015 to deliver passive fire prevention to multi-storey blocks, sheltered housing complexes and low rise accommodation across the city.
- 2.3 Since the framework commencement passive fire prevention works have been carried out to 116 high rise blocks with 500 individual flats still to access and 28 low rise blocks completed incorporating 112 flats.
- 2.4 Since commencement of the works the number of properties becoming smoke logged from small fires has reduced. It is worth noting that no serious incidents have been reported.

3. Main issues

- 3.1 The current framework to deliver passive fire prevention is due to expire 31st March 2017 with the option to extend for a further 2 x 12 months.
- 3.2 Approximately 500 high rise flats still to access, and 831 low rise blocks incorporating 4186 flats also 23 sheltered blocks incorporating 643 flats and common areas all still require fire stopping. Total number of flats still to fire stop is 5329 properties plus communal areas within the city that are still in need of passive fire prevention works to comply with 'The Regulatory Reform (Fire Safety) Order 2005 and Approved Document B of the Building Regulations'.
- 3.3 The work is critical in our ability to enforce the 'stay put' policy to enable residents to safely remain in their homes in case of fires in the surrounding properties. This is a key safety matter in relation to the safety of our residents, by extending these provision we shall be fully compliant with our duties and the 'Regulatory Reform (Fire Safety) Order 2005'.

2. Corporate considerations

2.1 Consultation and engagement

- 2.1.1 Advice and support has been sought from a Senior Procurement Projects Officer from PPPU with respect to the consideration and compliance of utilising this extension provision.
- 2.1.2 Whilst there are a number of leaseholder in the blocks which will be affected by the works it is recognised that the necessity of the works, and the nature of which the works have become required it was agreed at procurement implementation stage that it is inequitable that leaseholders should be requested to contribute to the

works. In addition it is noted that notifying residents in advance of works being delivered may cause unease if works are not carried out immediately.

2.2 Equality and diversity / cohesion and integration

2.2.1 Equality and diversity does not apply in this instance as the issue is in relation to the appointment of specialist contractors to install essential passive fire prevention works city wide.

2.3 Council policies and best council plan

2.3.1 The installation of passive fire prevention works will ensure a safer environment for our residents to live in it also links to the city priorities, investing in our residents and properties, and improving housing conditions.

2.4 Resources and value for money

2.4.1 Housing Leeds has identified £950k in the capital investment budget for works to be delivered 2017-2019.

2.4.2 The organisations appointed to the framework were identified as the most economically advantageous tenders upon award of the arrangement. A review has been undertaken to ensure the prices remain consistent with the contract.

2.5 Legal implications, access to information, and call-in

2.5.1 The decision to extend this contract is a key decision and therefore subject to call in and has been listed on the list of forthcoming decisions for the required period of time.

2.6 Risk management

2.6.1 There is a risk to Leeds City Council and Housing Leeds residents if this contract is not extended due to the fire safety requirements to our social housing stock.

2.6.2 The risk has been identified through the completion of suitable and sufficient fire risk assessments as required by the statutory fire legislation applicable namely: 'The Regulatory Reform (Fire Safety) Order 2005' which has identified problems with passive fire prevention methods and fire stopping that would affect the adoption of a 'stay put' policy, a key safety matter in relation to the safety of our residents.

2.6.3 The works are being delivered in risk based approach in order of need and to be delivered where the risk could be higher in the event of a fire, supported by the fire risk assessments, history of fires provided by WYF&RS and customer profiling.

2.6.4 The contract management plan for this provision will be refreshed and continue to be used to support the delivery of these works.

3. Conclusions

3.1 Passive fire prevention works are an ongoing need across properties in the city to ensure Leeds City Council are meeting legislative requirements as a landlord as well as ensuring the safety of our residents.

4. Recommendations

- 4.1 The director of Environment and Housing is recommended to approve the implementation of the available extension to this framework for 2 years commencing 1st April 2017 and expiring 31st March 2019.

5. Background documents¹

- 5.1 None

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.