

**Report for:** Cabinet 11<sup>th</sup> February 2020

**Title:** 1-35 Headcorn & 51-92 Tenterden Road – Fire Safety Works

**Report authorised by:** Dan Hawthorn, Director of Housing, Regeneration and Planning

**Lead Officer:** Malcolm Peek, Interim Head of Major Works, Homes for Haringey

**Ward(s) affected:** North Tottenham

**Report for Key/**

**Non Key Decision:** Key decision

**1 Describe the issue under consideration**

- 1.1 This report requests Cabinet approval for the award of a contract for the installation of Automatic Fire Detection (AFD) and associated works at 1-35 Headcorn Road and 51-92 Tenterden Road. This will be to ensure they are compliant with current fire safety requirements and regulations.
- 1.2 The report also requests Cabinet approval for the issue of a letter of intent to the preferred contractor. This will be for an amount up to, but not exceeding, £60,475.55. This represents 10% of the contract sum.
- 1.3 It is further recommended that Cabinet approves the professional fees of £53,158 which represents 8.79% of the contract sum.
- 1.4 Details of the successful tenderer are outlined in Part A (exempt information) of the report.

**2 Cabinet Member Introduction**

- 2.1 Headcorn and Tenterden blocks are timber-framed buildings. Within these type of structures, it is very difficult to maintain full compartmentation throughout the life and use of the building. Following intrusive surveys of the structure, Homes for Haringey could not be assured that full current compartmentation meets current Building Regulation Standards or conforms to The Regulatory (Fire Safety) Order.
- 2.2 Following a fire engineering survey, a recommended solution has been developed to ensure that full simultaneous evacuation of the buildings can take place in the event of fire.

**3 Recommendations**

- 3.1 Pursuant to the Council's Contract Standing Order (CSO) 9.07.1(d), for Cabinet to approve the award of a contract for the installation of Automatic Fire Detection (AFD) and associated works to 1-35 Headcorn Road and 51-92 Tenterden Road, in the sum of £604,755.54.
- 3.2 Under the Council's Contract Standing Order (CSO) 9.07.3, for Cabinet to approve the issue of a letter of intent for an amount of up to, but not exceeding £60,475.55, which represents 10% of the contract sum.
- 3.3 For Cabinet to approve the total professional fees of £53,158, which represents 8.79% of the contract sum.
- 3.4 For Cabinet to note the total project costs of £657,914.
- 3.5 For Cabinet to agree that there will be no recharge of the cost of the works to the leaseholders of properties included in their scope, for the reasons set out in item 8.2.

#### **4 Reasons for decision**

- 4.1 Homes for Haringey requires Cabinet approval to award the contract for the installation of AFD and associated works to the timber framed buildings at 1- 35 Headcorn and 51-92 Tenterden Road. This will enable essential safety works to commence. This is following a tender process undertaken in conjunction with Haringey Council's Procurement team via Constructionline (which is a UK register of pre-qualified construction services database fully owned and managed by Capita) whereby contractors are invited to provide competitive e-tenders via the Delta e-Sourcing Portal.
- 4.2 The tender process was carried out in in line with Contract Standing Orders (CSO) requirements that incorporate price and quality. The successful compliant bidder scored the highest in relation to these criteria.

#### **5 Alternative options considered**

- 5.1 An alternative option would be for Homes for Haringey to use third party industry frameworks. Homes for Haringey sought support and advice from Haringey Strategic Procurement and determined that Constructionline was the optimum route to market.
- 5.2 The option of using Haringey Repairs Service (HRS) was considered. However this was discounted because of the urgency in delivering the scheme, the specialist nature of the works and they are currently delivering significant internal works programmes and as such could negatively impact on delivery in respect of the urgency of these works.
- 5.3 The option of not undertaking this work would leave Haringey Council open to legal challenge because the properties need to be improved to comply with current recommended fire regulations.

## 6 Background information

- 6.1 Homes for Haringey commissioned consultants Ridge & Partners LLP, to carry out intrusive surveys to report on fire safety issues at three timber framed blocks at 1-35 Headcorn Road and 51-92 Tenterden Road. The main recommendation in the report was to appoint a Fire Engineer to review the specific fire related items and provide recommendations for a fire engineered approach, for any associated remedial works to address the compartmentation breaches throughout the blocks.
- 6.2 A survey of the blocks that included communal areas, loft spaces and several flats was undertaken by the Fire Engineer in February 2019. In their report issued in April 2019, the Fire Engineer concluded that the fire detection for the individual flats was not suitable and the compartmentation between individual dwellings and the communal areas did not provide adequate fire separation.
- 6.3 In May 2019, it was agreed, as an interim measure to minimise the risk to residents, that interlinked battery operated fire detection be installed to the communal areas of the blocks. This would allow Homes for Haringey time to fully specify and tender the works recommended by the Fire Engineer. At the same time, letters were sent to residents to inform them of a change in the fire evacuation strategy for their blocks. This requires them to vacate the building, to allow early and simultaneous evacuation in the event of a fire.
- 6.4 In February 2018 Cabinet agreed to appoint Ridge & Partners LLP as Homes for Haringey's multidisciplinary construction related consultant. The scheme under consideration will be designed, costed and project managed by Ridge in partnership with Homes for Haringey.
- 6.5 The Fire Engineer and Ridge confirmed and recommended that a full grade (A) fire alarm system should be installed within all the communal areas and the individual flats, so that early warning for simultaneous evacuation of the building as a whole would take place. This will be coupled with targeted compartmentation and fire upgrade works and ensure that Haringey Council would meet its obligation under The Regulatory (Fire Safety) Order and other recommended guidelines.
- 6.6 The project details are as follows: -

Number of dwellings in project	77 units
Anticipated start on site	March 2020
Anticipated completion	June 2020
Contractor	Details in Appendix A (exempt report)

## 7 Consultation

- 7.1 Residents and key stakeholders, including Ward Members, have been consulted about these works. Letters were sent to all the affected residents

in September 2018, whereby they were invited to a public meeting. This was held in October 2018. In January 2019 letters were sent to residents to outline the next course of action and a further meeting was held in June 2019 to explain the findings of the Fire Engineer's survey report and to advise residents of the change to the stay put evacuation policy.

7.2 The next residents' newsletter, which is due to be issued in February 2020, will update them about progress and inform them of the appointment of the contractor.

7.3 More individual surveys and targeted consultations will take place once the contractor has been appointed.

## **8 Leasehold Implications**

8.1 There are 25 leaseholders living in the properties affected by the works described in this report.

8.2 Under the terms of their lease, the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are normally recovered by the freeholder through the lessees' service charge account. However, the building has had a number of historic major repairs and past refurbishment works, including changes to the external cladding, which the leaseholders have previously been recharged for. In view of this and the fact that the blocks are timber framed and have endemic compartmentation failures, which are difficult to now fully rectify without complete destructive type works. Officers recommend that leaseholders are not be charged for these additional early warning systems and limited general fire safety compartmentation works that are required to make the buildings compliant.

## **9 Conservation Areas**

9.1 None of the properties in this project are within Conservation Areas.

## **10 Contribution to strategic outcomes**

10.1 This project will help to achieve the Borough Plan Outcome 3 *we will - work together to drive up the quality of housing for everyone*. This will include contributing to the delivering of the following objectives: -

- *Improve the quality of Haringey's Council housing, including by ensuring that a minimum of 95% of homes meet the Decent Homes Standard by 2022.*
- *Improve residents' satisfaction with the service they receive from Homes for Haringey to be in the top quartile for London (78%) by 2022.*
- *Ensure safety in housing of all tenures across the borough, responding to any new regulations as they emerge.*

**Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

**11 Finance**

11.1 The 2019/20 Fire Safety works programme budget of £6.6m is adequate for the projected expenditure of £0.07m in this year.

11.2 The total cost of this scheme is estimated at £0.66m and projected to be spent as shown below: -

Financial year	Works	Fees	Total
2019/2020	£50,000	£20,000	£70,000
2020/2021	£539,637	£25,500	£565,137
2021/2022	£15,119	£2,658	£17,777
Total	£604,756	£53,158	£657,914

11.3 The projected expenditure of £0.57m in 2020/21 and £0.02m in 2021/22 provision has been made in the current 2020/21-25 capital programme MTFs to be approved by Cabinet in February 2020.

11.4 An estimated £0.19m leaseholders' contributions to the cost of these works was waived by HfH because the building has had several historic major repairs and past refurbishment works, including changes to the external cladding, which the leaseholders have previously been recharged for.

11.5 The named contractor has been chosen following an evaluation process based on quality and price.

**12 Procurement**

12.1 Strategic Procurement are in agreement with this tendered award as it is permitted under the CSOs and is compliant with PCRs 2015.

**13 Legal**

13.1 The Assistant Director of Corporate Governance has been consulted in the preparation of this report.

13.2 It is open to the Council in the circumstances outlined in this report not to seek to enforce leaseholders' obligations to pay charges under the terms of the lease.

13.3 The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

**14 Equality**

14.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to: -

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- Advance equality of opportunity between people who share those protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

14.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.

14.3 The decision will primarily impact residents living in properties managed by Homes for Haringey. There is no indication that this decision will result in any foreseeable negative impacts on any individual or group that shares the protected characteristics.

14.4 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above. Arrangements will be in place to monitor the performance of the contractor and ensure that any reasonably possible measures are taken to address any issues that may occur and may have a disproportionate negative impact on any groups who share the protected characteristics.

## **15 Use of Appendices**

### **15.1 Part A Exempt information**

