

Decision Pathway – Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 05 December 2023

TITLE	New Fire Safety Framework		
Ward(s)	Citywide		
Author: Miles Tilling	Job title: Planned Improvements Service Manager		
Cabinet lead: Cllr Kye Dudd, Cabinet Member Housing Services and Energy	Executive Director lead: John Smith, Interim Executive Director Growth and Regeneration		
Proposal origin: BCC Staff			
Decision maker: Cabinet Member Decision forum: Cabinet			
Purpose of Report: To seek approval to procure and award a contract for a new Fire Safety Framework from April 2024 for 3 +1 years.			
Evidence Base:			
<ol style="list-style-type: none"> 1. Since 2016 the council has invested £2.5 million per year on building safety improvements in our high-rise blocks. 2. Following approval of the council’s budget earlier this year, and allocation of funding via the Housing Revenue Account, we are now investing an additional £96 million in putting new building safety measures in place. This investment will see new sprinkler and alarm systems being installed and work being carried out to continue the replacement of cladding. 3. A refreshed Housing Investment Plan (HIP) was approved by Cabinet in January 2023 and included approval for expenditure in the first year of the plan. Considerable progress has been made to establish the requirements of the new framework required to deliver fire safety work, particularly fire compartmentation and fire stopping works, and Cabinet approval is now being sought for the full expenditure for the duration of the framework – 3 years + 1. 4. The current fire safety framework, which is used to complete essential fire compartmentation and fire stopping works, expires in April 2024. 5. The procurement exercise will seek to establish a framework of specialist contractors who complete fire safety works across Housing Services portfolio. Fire safety work will include compartmentation and fire stopping work – ensuring appropriate materials and workmanship prevent a fire from spreading between properties in group of dwelling, installation of fire doors, and providing dedicated spaces for the storage and charging of mobility scooters and e bikes and scooters. The projected costs of works that will be procured via this framework will be between £2.5 million and £3 million per year for the duration of the framework. 6. An established framework enables efficient procurement and deployment of contracting resources to complete this essential safety work, allowing the existing programmes of work to progress, and improve safety of the council’s housing stock. A new framework to continue on from the current arrangements is 			

required to complete 'routine' essential fire safety works, together with emerging priority themes from FRA's.

7. The composition of the framework will enable more efficient procurement – and therefore shorter lead-in time with a more stable contracting resource – ensuring a consistent delivery of these workstreams.
8. The proposed framework will comprise:

Lot 1 & 3

Carry out fire safety surveys and remedial compartmentation works to blocks of flats. These blocks will be high-rise, over 5 stories, or low-rise, 2 to 5 stories. The programme will be reviewed each year and will seek to align with priority properties, working in close collaboration with the Building Safety Team.

Lot 2 & 3

Bristol City Council is currently replacing around 1000 fire door sets per year with the doors and joinery being produced by our own joinery workshop and installed by the in-house workforce. However, they do not currently have capacity to meet all our programme requirements. Bristol City Council intends to enter into a 3-year framework agreement with approved contractors for the purpose of meeting our programme requirements.

Lot 4

BCC seeks the services of multi-trade contractors who can help with the provision of standalone storage units. Some units will include charging facilities for electric mobility scooters, electric wheelchairs, electric bikes and E-scooters. Other storage units could include provision for standard cycles, storage cages, refuse bin and recycling facilities.

9. Budgets associated with the 5-year business plan have accommodated this expenditure for the full duration of the framework. Therefore, approval is sought to approve potential expenditure for the full duration of the new framework, so that the competitive tendering exercise can begin, and awards made in for the expiry of the existing framework in April 2024.

Cabinet Member / Officer Recommendations:

That Cabinet:

1. Authorises the Executive Director Growth and Regeneration in consultation with the Cabinet Member Housing Delivery and Homes to take all steps require to procure and award the contract for a new Fire Safety Framework from April 2024 for 3 +1 years within the maximum budget envelope as outlined in this report.
2. Authorises the Executive Director Growth and Regeneration in consultation with the Cabinet Member Housing Delivery and Homes to invoke any subsequent extensions/variations specifically defined in the contract(s) being awarded, up to the maximum budget envelope outlined in this report.

Corporate Strategy alignment:

Delivery of essential services for citizens. Work delivered under this programme ensures compartmentation within buildings – the essential passive and primary method of fire protection within buildings of multiple dwellings, is maintained appropriately to function correctly in the event of a fire.

Other programmes of work which will be delivered, for example fire doors, provide essential means of fire protection, the maintenance, repair and upgrade of which will be delivered from this framework.

The provision of storage facilities and specifically mobility/ebike/escooter storage facilities will be essential in reducing fire risk in affected properties.

Collectively these programmes of work will improve fire safety within Housing stock and improve compliance with the requirements of the Building Safety Act.

<p>City Benefits: Continuation of these programmes of work contribute to the ongoing maintenance and improvement of Housing. Fire safety standards will be maintained and improved, placing resident safety as a key priority, and contributing to compliance with the requirements of the Building Safety Act.</p>
<p>Consultation Details: None</p>
<p>Background Documents: Establishing a new framework represents a continuation of on-going programmes of work, providing an efficient procurement model in which to do so. The current framework expires in April 2024, and the new framework will seek to replace this. Current framework expenditure and profiling within the current five-year business plan is detailed in the current HRA Budget.</p> <p>(Public Pack)Housing Revenue Account (HRA) Budget Proposals 2023/24 Agenda Supplement for Cabinet, 24/01/2023 16:00 (bristol.gov.uk)</p>

Revenue Cost	£ 0	Source of Revenue Funding	HRA
Capital Cost	£ 15,000, 000	Source of Capital Funding	HRA
One off cost <input type="checkbox"/>	Ongoing cost <input checked="" type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input type="checkbox"/>

Required information to be completed by Financial/Legal/ICT/ HR partners:		
<p>1. Finance Advice: Significant investment in the region of £96m in relation to fire safety works has been included within the HRA Business Plan, of which this report covers part of the planned works.</p> <p>This investment is required in order to keep our tenants safe in their homes. The Grenfell disaster, as well as fires at Twinnell which unfortunately resulted in a fatality, and Ecclestone, both in 2022, have highlighted the need for this investment, and it is incumbent upon us as responsible social landlords to undertake the necessary remedial works.</p> <p>In addition, it is a condition of our insurance for domestic dwellings that the necessary fire safety works are costed within our business plans, and that a plan of implementation is in place. This report goes some way to satisfying these conditions.</p>		
Finance Business Partner: Martin Johnson – Interim Finance Manager Housing and Landlord Services 27 November 2023		
<p>2. Legal Advice: The procurement process must be conducted in line with the 2015 Procurement Regulations and the Councils own procurement rules. Legal services will advise and assist officers with regard to the conduct of the procurement process and the resulting contractual arrangements.</p>		
Legal Team Leader: Husinara Jones, Team Manager/Solicitor 30 October 2023		
3. Implications on IT: I can see no implications on IT in regard to this activity		
IT Team Leader: Alex Simpson – Lead Enterprise Architect 30 October 2023		
4. HR Advice: Having reviewed the report, I can confirm that no HR issues are evident in these proposals.		
HR Partner: Chris Hather, HR Advisor 20 October 2023		
EDM Sign-off	John Smith, Interim Executive Director Growth and Regeneration	6 September 2023
Cabinet Member sign-off	Cllr Kye Dudd, Cabinet Member Housing Services and Energy	27 November 2023

For Key Decisions - Mayor's Office sign-off	Mayor's Office	6 November 2023
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Appendix A – Further essential background / detail on the proposal	NO
Appendix B – Details of consultation carried out - internal and external	NO
Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	YES
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Exempt Information	NO
Appendix J – HR advice	NO
Appendix K – ICT	NO
Appendix L – Procurement	NO