

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Jason King – Housing Landlord Services Manager

To: Officers Decision Notice

Author: Rachael Hunns Asset Project Officer

Subject Officers Decision Notice - Replacement Flat Fire Doors at Lansdowne Court

Purpose: To award a contract to CLC Contractors Ltd for replacement flat fire doors at Lansdowne Court to comply with current British Standards.

Recommendation(s)

- 1) That the Council awards a contract to CLC Contractors Ltd for an estimated contract value of £75,000 for the replacement of the flat entrance doors at Lansdowne Court.

1.0 BACKGROUND

- 1.1 South Holland District Council are a stock holding local authority. As part of a recent Fire Risk Assessment and the changes to the requirements of adequate fire provisions, a risk has been identified with the standard and condition of the flat fire entrance doors at Lansdowne Court.

The doors were identified in the 2018/19 budget as requiring replacement for condition purposes. However, after a recent Fire Risk Assessment the criteria of the door requirements changed from a like for like replacement of a FD30 standard to a FD60 standard. This is in order to comply with current Building Regulations.

In addition to this change, legislative changes and good practice impose further scrutiny around the testing for doors, requiring enhanced testing ensuring that double sided burns testing is carried out to ensure the effectiveness of the doors. Third party certification is used in order to sign works off to ensure the doors comply with the manufacturing guidelines.

CLC contractors have been chosen via the Fusion 21 framework as they are a passive fire specialist. They provide the testing certification for double sided burns testing for FD60 doors and are third party accredited.

A Budget has been allocated for £75,000 for the replacement of 48 doors and door frames.

2.0 OPTIONS

- 2.1 Option 1 - Award the contract to CLC Contractors for £75,000 as laid out in the recommendations.
- 2.2 Option 2 – Do nothing, this will have implications for the safety of our residents.

3.0 **REASONS FOR RECOMMENDATION(S)**

- 3.1 The contract is via the Fusion 21 Framework, which operates an open book process ensuring transparency of costs and value for money.
- 3.2 CLC Contractors provide double sided burns tested FD60 doors which are hard to source due to a lack of industry suppliers.
- 3.3 CLC Contractors are part of a third party accreditation scheme which will ensure all works carried out by CLC Contractors are signed off and comply with standards and manufacturers recommendations.

4.0 **EXPECTED BENEFITS**

- 4.1 Increased customer satisfaction – At present there are numerous complaints from residents with regards to the poor condition and security of the current doors. Replacing the doors with FD60 secured by design doors will not only increase satisfaction for residents it will also provide peace of mind.
- 4.2 Certification for each door which will be used to create a door record.
- 4.3 SHDC will be using a fully competent contractor within the passive fire industry and will be meeting the highest levels of safety for its residents.

5.0 **IMPLICATIONS**

5.1 **Constitutional & Legal**

The procurement was subject to a direct award via the Fusion21 Framework via Lot 6 – Passive Fire Safety and therefore meets requirements under both UK and EU Procurement Law and the Constitution's Contract Procedure Rules.

CLC Contractors provide the testing certification for double sided burns testing for FD60 doors and are third party accredited.

5.2 **Contracts**

- 5.2.1 The Contract will be a JCT Measured Term Contract. This is an industry standard accepted and used contract.

5.3 **Crime and Disorder**

- 5.3.1 The new doors which will be secured by design will provide better security for residents as well as a higher level of fire resistance.

5.4 **Financial**

- 5.4.1 Funding for this project is via HRA capital funding, allocated in 2019/20 budget.

5.5 **Risk Management**

5.5.1 Risks to both the residents and members of the public have been considered. The contractor will complete relevant RAMS for the works and these will be monitored closely by the Project Manager.

5.6 Staffing

5.6.1 There are no additional staffing requirements, this will be absorbed within current levels.

5.7 Stakeholders / Constitution / Timescales

5.7.1 Residents will be informed throughout the process, and works are estimated to be completed by the end of May 2019.

Background papers:- None.

Lead Contact Officer

Name and Post: Rachael Hunns Asset Project Officer

Telephone Number

Email: RachaelHunns@sholland.gov.uk

Key Decision: N

Exempt Decision: N

This report refers to a Mandatory Service