



# OFFICIAL EXECUTIVE DECISION NOTICE

PUBLISHED BY DEMOCRATIC SERVICES

<b>Title of report</b>	<b>CAPITAL RELEASE REPORT (May 2021)</b> <b>DEPARTMENT:</b> Residents Services <b>SERVICE AREA / PROGRAMME:</b> Housing Revenue Account Works to Stock 2021/22 Programme – Fire Safety Workstream – Phase 10 Sheltered Housing Electrical Fire Safety Upgrade 306 Dwellings – Tender Approval and Capital Release <b>RELEASE NO:</b> 19
<b>Reference No.</b>	CMD 156
<b>Date of decision</b>	08 June 2021
<b>Call-in expiry date</b>	5pm, on 15 June 2021
<b>Relevant Select Committee(s)</b>	Corporate, Finance and Property Select Committee
<b>Relevant Ward(s)</b>	Townfield, Uxbridge North, Uxbridge South, Heathrow Villages, Yiewsley and Barnhill

## Decision made

<b>Cabinet Members making the decision</b>	Councillor Martin Goddard - Cabinet Member for Finance Councillor Jonathan Bianco - Cabinet Member for Property and Infrastructure
<b>DECISION</b>	<b>That the Cabinet Member for Finance, and the Cabinet Member for Property and Infrastructure:</b>  <b>1. accepted the tender and approve the award of contract for Phase 10 electrical fire safety upgrades within 306 of the Council's sheltered housing stock to Re-Gen (UK) Construction Limited at a cost of £307,928.24; and</b>  <b>2. agreed to the capital release requests of £354k from the Fire Safety Workstream within the Housing Revenue Account Works to Stock Programme 2021/22 capital budget for the installation of Phase 10 electrical fire safety upgrade within 306 of the Council's Sheltered Housing dwellings (Appendix A).</b>
<b>Reason for decision</b>	Recent changes to BS5839-6:2019 now require general needs rented housing properties to have a minimum level of LD2 Fire Detection, and sheltered housing dwellings to have a minimum level of LD1, which requires interlinked detection devices to be fitted in all kitchens, habitable rooms and escape routes.

	<p>Of the Council's 10,042 properties, 195 extra care flats have adequate existing detection and 824 sheltered dwellings, and the remaining 591 high-rise dwellings are due to receive fire detection upgrades as part of the Electrical Fire Safety Upgrade and the High-Rise Sprinkler Installation Projects. This leaves 8,432 general needs dwellings throughout the Borough that have inconsistent and mainly non-compliant (battery operated) fire detection.</p> <p>In addition, the Electrical Installation Condition Reports confirmed significant defects on electrical installations and, in order to ensure the electrical installations are in a satisfactory condition to ensure compliance with BS7671, officers have implemented a planned upgrade of electrical consumer units with all Sheltered Housing Dwellings.</p>
<b>Alternative options considered and rejected</b>	No other options for carrying out these works were considered.
<b>Classification</b>	Private
<b>Link to report (if public)</b>	<i>That this report be declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and <b>paragraph 3</b> of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains <b>information relating to the financial or business affairs of any particular person (including the authority holding that information)</b> and that the public interest in withholding the information outweighs the public interest in disclosing it.</i>
<b>Relevant Officer contact</b>	Gary Penticost, Residents Services

## **Decision implementation**

Where required, these decisions have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

Officers can implement this decision from: **Tuesday 15 June 2021– from 5pm**

...unless this is called in by the relevant Select Committee set out above. Officers will be notified of any call-in received.

## **Further information**

This is the formal notice by the Council of the above executive decision, including links to the reports where applicable.

If you would like more information on this decision, please contact Democratic Services on 01895 250636 or email: [democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk). Circulation of this decision notice is to a variety of people including Members of the Council, Corporate Directors, Officers, Group Secretariats and the Public. Copies are also placed on the Council's website.

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