



OFFICIAL EXECUTIVE DECISION NOTICE

PUBLISHED BY DEMOCRATIC SERVICES

HILLINGDON
LONDON

Notice is hereby given that the following decision(s) have been made today by Cabinet Members at the London Borough of Hillingdon:

Title of decision	HRA WTS Programme 2021/22: Warm Safe Dry work-stream & Fire Safety work-stream: Upgrade of Grouped Living Systems & Electrical Fire Safety Upgrade within Triscott House Extra Care Scheme & Associated Capital Release 11 - PART II
Reference No.	162
Date of decision	22 June 2021
Call-in expiry date	5pm, on Tuesday 29 June 2021
Relevant Select Committee(s)	Corporate, Finance and Property
Relevant Ward(s)	Townfield

Decision made

Cabinet Members making the decision	Cabinet Member for Finance Cabinet Member for Property & Infrastructure
DECISION	APPROVED That the Cabinet Member for Finance and the Cabinet Member for Property and Infrastructure: 1. accept the tender from Re-Gen (M&E Services) Ltd for Phase 3 hard-wired group living call system and installation of Electrical Fire Safety Systems within 47 dwellings at Triscott House, Extra Care Scheme at a cost of £109,764.06; and 2. agree to the capital release requests of £126k from the Warm, Safe, Dry work-stream and the Fire Safety work-stream within the Housing Revenue Account Works to Stock Programme 2021/22 capital budget for the Upgrade of Phase 3 Hard-Wired Group Living system and Electrical Fire Safety works within 47 dwellings at Triscott House Extra Care Scheme.
Reason for decision	The project will provide tenants within Extra Care Schemes with an enhanced and flexible grouped warden call facility,

	<p>which will continue to work once Telephone Line Digitisation has been completed and increase tenants' satisfaction within their homes.</p> <p>The existing grouped call system are "Tunstall", are in excess of 10 years old, are closed protocol and at the end of their useful life. Although still functioning, they are becoming less and less reliable and more costly to repair. Due to the age of the equipment the systems cannot be extended or enhanced to provide for the changing requirements of the demographic housed within these schemes and are limited with the functions they can provide. These systems will also cease to operate following the planned national digitalisation of the telephone network expected to be completed by 2025.</p> <p>In addition, 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> <p>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 within all housing stock. These group living call systems and electrical fire safety upgrade works have been combined to ensure value for money and to minimise disruption and inconvenience to residents.</p>
Alternative options considered and rejected	No other options for carrying out these works were considered.
Classification	<p>Report exempt from publication</p> <p><i>That this report be declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and paragraph 3 of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and that the public interest in withholding the information outweighs the public interest in disclosing it.</i></p>
Link to associated report	'N/A - exempt report'
Relevant Officer contact & Directorate	Gary Penticost, Infrastructure, Transport & Building Services

Any interest declared by the Cabinet Member(s) / dispensation granted	N/A
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Implementation of decision & scrutiny call-in

[Internal Use only]	
When can this decision be implemented by officers?	<p>Officers can implement Cabinet Member decision in this notice only from the expiry of the scrutiny call-in period which is:</p> <p>5pm, Tuesday 29 June 2021</p> <p>However, this is subject to the decision not being called in by Councillors on the relevant Select Committee. Upon receipt of a valid call-in request, Democratic Services will immediately advise the relevant officer(s) and the decision must then be put on hold.</p>
Councillor scrutiny call-in of this decision	<p>Councillors on the relevant Select Committee shown in this notice may request to call-in this decision. The request must be before the expiry of the scrutiny call-in period above.</p> <p>Councillors should use the Scrutiny Call-in App (link below) on their devices to initiate any call-in request. Further advice can be sought from Democratic Services if required:</p> <p>Scrutiny Call-In - Power Apps (secure)</p>
Further information	<p>These decisions, where applicable, have been taken under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.</p> <p>This is the formal notice by the Council of the above executive decision, including links to the reports where applicable.</p> <p>If you would like more information on this decision, please contact Democratic Services on 01895 250636 or email: democratic@hillington.gov.uk.</p> <p>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.</p> <p style="text-align: right;">Democratic Services London Borough of Hillingdon Civic Centre High Street Uxbridge UB8 1UW</p>