



Democratic Services

Location: Phase II
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**To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

**COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY, HIGHWAYS
AND TRANSPORT**

c.c. All Members of the Property, Highways and
Transport Select Committee
c.c. John Phillips – Place Directorate
c.c. Perry Scott – Corporate Director of Place
c.c. Ward Councillors for Uxbridge and Wood End

Date: 18 August 2023

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (August 2023)

DEPARTMENT: Place

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock Programme
**2023/2024: Fire Safety Workstream: Automatic Opening Vents & Associated Ventilation
Equipment within High Rise Residential Buildings Design and Consultancy
RELEASE NO 16**

Dear Cabinet Members

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such, the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Tuesday 29 August 2023** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Rebecca Reid
Democratic Services Apprentice

Title of Report: CAPITAL RELEASE REPORT (August 2023)

DEPARTMENT: Place

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock
Programme 2023/2024: Fire Safety Workstream: Automatic Opening Vents &
Associated Ventilation Equipment within High Rise Residential Buildings Design and
Consultancy
RELEASE NO 16

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

Signed Date.....

Cabinet Member for Finance / Cabinet Member for Property, Highways & Transport

CAPITAL RELEASE REPORT (August 2023)

DEPARTMENT: Place

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock Programme 2023/2024: Fire Safety Workstream: Automatic Opening Vents & Associated Ventilation Equipment within High Rise Residential Buildings Design and Consultancy

RELEASE NO 16

Cabinet Member(s)	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolio(s)	Cabinet Member for Finance Cabinet Member for Property, Highways & Transport
Officer Contact(s)	John Phillips – Place Directorate
Papers with report	Appendix A – Capital Release Request

HEADLINES

Summary	This report seeks approval of capital release for the Consultation & Design Fees for the Upgrade of Automatic Opening Vents and associated Equipment within High Rise Residential Buildings.
Putting our Residents First	This report supports the Council objectives of <i>Our People</i> by recommending the upgrade of the Automatic Opening Vents & Associated Equipment within High Rise Residential Blocks, thereby enhancing the future fire safety of the residents.
Financial Cost	The recommended costs for acceptance are at a cost of £38,025.00. With the inclusion of fees and contingencies, a total project cost of £42k is requested for capital release from the HRA Works to Stock Programme 2023/24 capital budget.
Relevant Select Committee	Property, Highways and Transport Select Committee.
Relevant Ward(s)	Uxbridge and Wood End.

RECOMMENDATIONS

That the Cabinet Member for Finance and the Cabinet Member for Property, Highways & Transport agree to the capital release request of £42k from the Fire Safety Workstream within the HRA Works to Stock Programme 2023/24 capital budget for the Design & Consultancy Fees for the Automatic Opening Vents & Associated Ventilation Equipment within High Rise Buildings (Appendix A).

Reasons for recommendations

The Council is currently responsible for 10 High Rise Residential Buildings with Automatic Opening Vents (AOVs). This report is seeking the release of £42k for the design and consultancy fees in relation to the Automatic Opening Vents and Associated Ventilation Equipment within Harding House, Sutcliffe House and Rabbs Mill House high rise buildings.

These vents play a crucial role in meeting fire safety regulations for high-rise buildings. The vents are designed to activate when smoke is detected in the communal areas, particularly the floor corridors. The current AOVs are included in the maintenance contract for the fire detection equipment. However, after a recent servicing, it has been recommended that these units should be replaced due to their age and reliability issues. The age of these units surpasses the recommended life cycle replacement according to Chartered Institution of Building Services Engineers (CIBSE) guidelines, and they also fail to comply with the latest British Standards (BS) such as BS1201, BS9999, and BS7346-8.

Whilst the existing systems are operational, it is recommended that we begin a phased replacement and upgrade to ensure that all the High-Rise Residential Buildings continue to have operational AOVs.

Alternative options considered / risk management

No other options for carrying out these works were considered.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

The proposal is to utilise & appoint Allen Construction Consultancy Ltd via the Council Framework to act as consultant and complete the Design Stage to enable a suitably designed and compliant system to be designed & tendered and managed to completion.

Once Designs are approved, the Section 20 process will be followed, and works will be tendered in line with Hillingdon Council Policy.

Works have been arranged in two phases. Table 1 overleaf details the Consultancy and Design costs for Phase One, which incorporates Harding House, Sutcliffe House and Rabbs Mill House.

All costs are as per the Council Framework agreement.

Table 1: Design, Consultation Costs:

Works Description	Contractor	Cost (£)
Phase 1 Fee Proposal for Harding, Sutcliffe & Rabbs Mill Hse	Allen Construction Consultancy	38,025
Contingency 10%		3,803
Total Cost		41,828

Financial Implications

Budget £3,169k, Previously Released/Pending Release £1,973k, Capital Release Requested £42k - Appendix A

The 2023/24 HRA Capital Programme, approved by Cabinet and Council in February 2023, includes a capital budget for the Works to Stock programme of £22,437k. Within this, the Fire Safety workstream budget is £3.169k.

Previously, £1,973k has been released or is pending release from the Fire Safety workstream for:

- Replacement of Fire Doors at various low to medium rise general needs housing blocks
- Sprinkler Systems
- Electrical Fire safety upgrades within domestic dwellings
- The supply and installation of upgraded Lateral & Rising Mains Electrical Distribution Systems within a low/medium rise residential block at Barnhill Estate and Portland Road Estate.

This report is seeking the release of £42k for the design and consultancy fees in relation to the Automatic Opening Vents and Associated Ventilation Equipment within Harding House, Sutcliffe House and Rabbs Mill House high rise buildings. The release request is based upon the costs contained within the Council's Framework Agreement and includes a contingency of 10% of the proposed consultancy fee.

The remaining £1,154k of the Fire Safety workstream budget will be subject to the capital release procedure.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities

This project will enhance the fire safety of the residents within the High-Rise Residential Buildings.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and associated financial implications, noting that the recommended action to agree a release of £42k for the design and consultancy fees in relation to the Automatic Opening Vents and Associated Ventilation Equipment within Harding House, Sutcliffe House and Rabbs Mill House high rise buildings will be fully financed from the 2023/24 approved capital budget for Housing Revenue Account Works to Stock.

Legal

Legal Services confirm that the Council is responsible for carrying out this function pursuant to articles 8, 13 and 17 of the Regulatory Reform (Fire Safety) Order 2005 and section 9A of the Landlord and Tenant Act 1985. Thus, there are no legal impediments to the capital release being authorised, although any contract that is entered into must comply with the Council's Procurement and Contract Standing Orders.

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

BACKGROUND PAPERS

NIL.

TITLE OF APPENDICES

Appendix A - Capital Release Request

APPENDIX A - CAPITAL RELEASE REQUEST

HRA Works to Stock Programme 2023/24: Fire Safety Workstream: Automatic Opening Vents & Associated Equipment within High Rise Residential Buildings High Rise. Release No 16.

Location	Project / Expenditure Title	Information	Funds Release Sought £000s	Approve	Hold	More Information Required
Harding, Sutcliffe, & Rabbs Mill House	Phase 1 AOV Upgrade	Consultancy & Design Costs for AOVs within High Rise Residential Buildings	42			
Total seeking release			42			
Previously released / Pending release			1,973			
Budget			3,169			
Remaining budget			1,154			