

CABINET



Report subject	Delivery of Sprinkler Installation at Sterte Court
Meeting date	27 May 2020
Status	Public Report
Executive summary	This paper brings forward the recommendation of the award of a new contract for the delivery of works to install a full sprinkler system to Residential Category 3 (flats and communal areas) at 1-57 & 58-114 Sterte Court. These works will deliver a new sprinkler system in order to enhance fire safety management across the buildings.
Recommendations	It is RECOMMENDED that Cabinet: (a) Endorses the previous decision made in July 2018 by the Borough of Poole to install sprinklers in the tower blocks owned by BCP Council and managed by Poole Housing Partnership across; and (b) Approves the award of a new contract to Harmony Fire Ltd and associated budget of £575k for the sprinkler installation relating to the two tower blocks which comprise Sterte Court.
Reason for recommendations	The award of this contract will enable the delivery of new water sprinkler systems and further enhance fire precautions to the two 10 storey tower blocks that comprise Sterte Court. This will then ensure full coverage across all 6 tower blocks owned by BCP Council.
Portfolio Holder(s):	Councillor Kieron Wilson
Corporate Director	Kate Ryan, Corporate Director of Environment and Community
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Wards	Poole Town;
Classification	For Decision

Background

1. The delivery of effective methods to mitigate against and manage fire safety is a key element in managing and maintaining buildings for any landlord. When those buildings are above 18 metres tall and have one entry and exit route the risk to life should a fire occur increases and building regulations and fire prevention and management approaches change to reflect that increased risk. Measures to mitigate the likelihood of a fire and then manage and contain one should it occur are numerous and require a number of elements that work together. These are reviewed regularly during Fire Risk Assessments and involve the Fire Service in understanding the building and working with landlords to manage and reduce risk where possible.
2. Following the tragic fire at Grenfell Towers in June 2017 all landlords reviewed fire safety measures necessary for high rise blocks. Discussions with the Dorset and Wiltshire Fire Service and across national bodies overseeing building safety suggested that it was appropriate to revisit decisions about the range of measures in place to manage and contain fire should it occur. A move to a more risk adverse approach and a desire to ensure that all possible measures to deliver fire safety shaped discussions
3. These discussions for the Council owned blocks recommended that procurement of a sprinkler system for the 6 high rise blocks be progressed. This covered the 2 tower blocks at Sterte Court and the 4 tower blocks in the Old Town. This approach set out that it would retro-fit a new fire suppression sprinkler system to all flats and communal areas as part of ongoing fire prevention and fire management works.
4. For the 4 tower blocks in the Old Town, the sprinkler work would be delivered as part of the Project Admiral proposals.
5. In July 2018 the Borough of Poole Cabinet agreed the following: -
 - That Poole Housing Partnership progresses with plans to fit sprinkler systems into the two tower blocks at Sterte Court.
 - That the project budget of £630,000 to be funded from the Housing Revenue Account capital budget is approved.
 - That Poole Housing Partnership includes the fitting of sprinkler systems within the major maintenance plans for the Old Town tower blocks.
6. BCP Council is asked to reconfirm this decision made by the former Borough of Poole and that it agrees to install sprinklers at the two tower blocks that comprise Sterte Court.
7. Following the decision in 2018 PHP progressed discussions to agree the design of the sprinkler system across all 6 tower blocks.
8. The work to deliver Project Admiral contains the design and specification for the sprinklers in the tower blocks in the Old Town. The discussions for Sterte Court have been run concurrently to ensure that there is similarity of approach and economies of scale. The guidance around fire safety from central government has been carefully reviewed on an ongoing basis to make sure that the specifications and works set out here remain in line with national good practice and requirements.
9. They have also taken into account the constraints of the Sterte Court tower blocks with regards storage capacity. Detailed surveys identified that the current roof top

water tanks, while sufficient to supply both current domestic and sprinkler water demand, would not withstand the alteration works required to connect the new sprinkler system valves and outlet pipework. This means that new combined water storage tanks will need to be installed in order to deliver the sprinkler project with temporary domestic water storage being provided during the removal and change over process.

10. These discussions have included the Dorset and Wiltshire Fire Service as an interested and vital 3rd party.

Options Appraisal

11. PHP undertook a stand alone procurement exercise in early 2020 to look at options for the delivery of the sprinkler systems across Sterte Court. This built on the specification used for Project Admiral and requires delivery of the new water storage tanks in addition to the sprinklers.
12. Four tender submissions were received, three of which were accessed as compliant with the specification and were evaluated with relative quality and price scores.

Summary of financial implications

13. The tender submission from the selected supplier is for a contract value of £523k, this includes all fees and project costs. Further to the tender specification, recent discussions with the local Building Control Officer regarding the Project Admiral approach has led to the consideration of further sprinkler head protection to the balcony area of flats. In preparation to this likely additional scope the normal 5% good practise contingency value for a project of this type has been increased to a 10% contingency and this would be a value of £52k, making the overall project budget £575k.
14. The 2020/21 HRA budget for the Poole Neighbourhood agreed by council in February 2020 included an identified budget of £1 million to deliver sprinkler installation works, reflecting the earlier decision from July 2018 by the Borough of Poole and presented in more detail for endorsement by BCP Council here. The awarding of this contract would therefore be from within allocated resources and have no detrimental impact on any other works.

Summary of legal implications

15. The market tendering exercise and forming of a new water sprinkler contract is in full compliance of the councils procurement and financial regulations.

Summary of human resources implications

16. No human resource implications have been identified.

Summary of sustainability impact

17. The combined design approach to utilise the buildings domestic water storage capacity with that of the water sprinkler system has provided a more sustainable building life cycle and operational solution. Through the installation of a dedicated change over system total water storage and therefore use has been reduced, substantially reducing the capital replacement costs and improving future water quality measures.

Summary of public health implications

18. The delivery of enhanced fire safety measures will support the overall well-being of residents within the Sterte Court tower blocks. It will ensure further peace of mind regarding safety.

Summary of equality implications

19. The delivery of the sprinkler system ensures that social housing residents have access to the same options for fire safety as those residents living in other tenures. It reflects the council view that there for fire safety actions should deliver what should be done, rather than the minimum of what should be done.

Summary of risk assessment

20. The main risk for this project is achieving access to resident homes in order to successfully install the sprinkler system. PHP have undertaken a resident engagement programme and this will be ongoing throughout the project. This will inform residents how the sprinklers work, listen to concerns and respond to ongoing queries. This process should ensure that access is achieved across at least 95% of homes and this will be sufficient to meet effective coverage.
21. It is likely that the work will not start on site until it is deemed safe to do so and that effective social distancing measures can be put in place to protect both residents and operatives. This approach will be discussed with the successful contractor and managed on an ongoing basis with the residents affected. Approval of the scheme and associated budget will however help to ensure that the work can start at the appropriate time and as soon as practically possible.
22. The delivery of the sprinklers will enhance the fire measures already in place on Sterte Court. They are not required to make the building safe but would be a welcome enhancement. There is a regular and ongoing programme of management that checks the effectiveness of the fire management processes in place. These will continue before, during and after the installation of the sprinklers.

Background papers

None

Appendices

None