

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF CABINET ON 22 March 2021

SUBJECT:	Contract Award for Passive Fire Works for Council Owned Housing Stock
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REPORT AUTHOR:	Steve Madell – Interim Asset Manager Satnam Kaur – Group Head of Residential Services
DATE:	4 March 2021
EXTN:	37718
PORTFOLIO AREA:	Residential Services

EXECUTIVE SUMMARY:

This report supersedes ICM/182/18022021 which has been withdrawn.

Further to actions arising from fire risk assessments that are being undertaken within the Council's housing stock, approval is being sought to award a 3-year contract, to a specialist accredited contractor from the Central Housing Investment Consortium (CHIC) Framework to carry out passive fire works.

RECOMMENDATIONS:

Cabinet is asked to approve:

- Calling off the CHIC framework to award Keystone Fire Safety Limited a 3-year contract up to £5m in value to undertake passive fire works.

1.0 BACKGROUND:

- 1.1 The Council carries out periodic Fire Risk Assessments (FRAs) in respect of council housing stock. This is a legal duty under the Regulatory Reform Fire Safety Order 2005 and a requirement of the Regulator for Social Housing as part of its Consumer Standard.
- 1.2 Actions arising from the FRAs include, improvements required to the compartmentation within buildings and the installation of new fire doors. Compartmentation works reduce or stop the spread of fire and smoke from the source of the fire to other parts of the building. These are essential works that need to be undertaken to reduce the level of fire risk residents are exposed to.

- 1.3 In respect of compartmentation we do not currently have a contract with a competent contractor to carry out these works. These are specialist works and it is important that we use contractors who have the required accreditation, such as BMTRADA. BMTRADA Q-Mark fire stopping installation scheme accreditation requires all staff are trained and provide clients with assurance that fire stopping solutions are being fitted correctly, in accordance with the manufacturer's instructions. The contractor will provide the appropriate certification for all work undertaken.
- 1.4 In respect of fire door installations two contractors (Keystone Fire Safety Limited and Gunstone) were appointed in 2020 on a one-year contract to install year one of our four-year programme. These contracts come to an end in November 2021 and do not allow significant levels of other fire stopping works to be undertaken.
- 1.5 In order to complete the four-year fire door programme and other passive fire works, we will call off the CHIC Framework and award Keystone Fire Safety Limited a 3-year contract up to £5m in value.
- 1.6 Arun District Council is a member of the CHIC framework which is a procurement consortium of housing associations and local authorities. The framework has been procured to comply with OJUE regulations. Keystone, who are BMTRADA Q-Mark accredited have been appointed to CHICs Building Works Framework Lot 5 Fire Spread Prevention.
- 1.7 Calling off Keystone Fire Safety Limited from this framework will enable us to utilise Keystone to carry out all compartmentation surveys and fire stopping works. It also enables us to continue to use Keystone to install fire doors via this contract negating the need to procure new contracts when the current fire door contracts end in November 2021.

2.0 PROPOSAL(S):

- 2.1 It is proposed that we call-off Keystone Fire Safety Limited from CHIC framework and enter into a 3 year contract, up to £5m in value to carry out passive fire works such as fire stopping works, compartmentation surveys and the Installation of Fire Doors.

3.0 OPTIONS:

- 3.1 To approve the award of contract to Keystone Fire Safety Limited.
- 3.2 To not approve the award of contract and delay the delivery of urgently needed work. This is not considered a feasible option.

4.0 CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		✓
Relevant District Ward Councillors		✓
Other groups/persons (please specify)		✓
5.0 ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES:	YES	NO

(Explain in more detail at 6 below)		
Financial	✓	
Legal	✓	
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability		✓
Asset Management/Property/Land		✓
Technology		✓
Other (please explain)		

6.0 IMPLICATIONS:

- 6.1 Financial – The budget for these works has already been identified as part of the Housing Revenue Accounts Capital Programme.
- 6.2 Legal – Formal written contract to be entered into.

7.0 REASON FOR THE DECISION:

- 7.1 To enable the urgently needed work to be delivered in a timely manner and in compliance with the Council's statutory duties.

8.0 EFFECTIVE DATE OF THE DECISION: 31 March 2021

9.0 BACKGROUND PAPERS:

NA