



CABINET - 17TH OCTOBER 2018

SUBJECT: CAPITAL WORKS

REPORT BY: CORPORATE DIRECTOR - SOCIAL SERVICES AND HOUSING

1. PURPOSE OF REPORT

- 1.1 To request cabinet approval for access to reserves to fund essential works in residential and respite properties to enable facilities budget to be used for planned maintenance and decoration in the same buildings

2. SUMMARY

- 2.1 The Fire Alarm systems within six (6) residential homes within the Borough are approximately fifteen (15) years old and plans were in place to upgrade the systems over the next three (3) year period (2 systems per home).
- 2.2 Recent Fire Risk Assessments have identified major concerns regarding Fire Compartmentation within the homes compromising Fire Evacuation and there are a number of areas above suspended ceilings that require improvement. The works will include a full upgrade of Fire Alarm System and also address the issues highlighted in the recent Fire Risk Assessments.
- 2.3 Due to the works involved in upgrading the systems it is recommended to cover all works at the same time. Therefore, the Director has requested the upgrade programme be accelerated and funded from Social Services Capital Funds 2018/19 with works starting as a matter of urgency.
- 2.4 Building Consultancy has recently undertaken a tender exercise for the Maintenance of Fire Alarms within all CCBC public buildings (BC4562) although Fire Improvement Works was not part of the arrangement. The contract has been awarded to Ambassador Fire and Security Ltd.
- 2.5 In addition asbestos working and essential lighting has been identified in Ty Iscoed RH at a cost of circa 50K

3. LINKS TO STRATEGY

- 3.1 This project contributes to the Well-being Goals as it is consistent with the five ways of working as defined within the sustainable development principle in proving a safer community whilst safeguarding the long term wellbeing and prosperity of the tenants.

4. THE REPORT

- 4.1 The works in respect of the fire regulations have been completed and RAMIS updated accordingly

4.2 The facilities budget has been used to fund the work to date and as a result there is insufficient funds remaining to carry out any of the planned and agreed work for 2018/2019 in residential and respite properties.

4.3 Essential work identified under health and safety would be undertaken however planned essential upgrades to bathrooms etc cannot proceed

5. EQUALITIES IMPLICATIONS

5.1 An **EqIA screening** has been completed in accordance with the Council's Strategic Equality Plan and supplementary guidance and no potential for unlawful discrimination and/or low level or minor negative impact have been identified, therefore a full EqIA has not been carried out.

6. FINANCIAL IMPLICATIONS

6.1 The value for this procurement based on the quotation received from Ambassador Fire and Security Ltd equates to a total cost of £120,000 (Ex VAT).

6.2 The quote for additional works at Ty Iscoed RH in respect of asbestos is 50K (excluding VAT).

7. PERSONNEL IMPLICATIONS

7.1 There are no personnel implications associated with this report.

8. CONSULTATIONS

8.1 All comments have been included in this report.

9. RECOMMENDATIONS

9.1 Cabinet to agree access to reserves for 170K to cover essential work to ensure compliance with fire regulations.

10. REASONS FOR THE RECOMMENDATIONS

10.1 Access to reserves will allow the planned upgrades and maintenance for 2018/2019 to go ahead as scheduled.

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