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Cambridge City Council

STRATEGY AND RESOURCES SCRUTINY COMMITTEE

To: Councillors Boyce (Chair), Rosenstiel (Vice-Chair), Al Bander, Ashton, Benstead, Brown, Herbert, Nimmo-Smith and Pogonowski

Despatched: Friday, 24 June 2011

Date: Monday, 4 July 2011

Time: 5.00 pm

Venue: Committee Room 1 & 2 - Guildhall

Contact: Martin Whelan

Direct Dial:

Supplementary Pack

20 UPGRADE TO FIRE DETECTION SYSTEMS *(Pages 1 - 8)*

This item is included in the supplementary pack. *(Pages 1 - 8)*

Project Appraisal and Scrutiny Committee Recommendation

Project Name	Upgrade to Fire Detection Systems
Committee	Strategy & Resources Scrutiny Committee
Portfolio	Customer Services & Resources Portfolio
Committee Date	4 July 2011
Executive Councillor	Councillor Neil McGovern
Lead Officer	Jim Stocker

Recommendation/s

Financial recommendations –

- The Executive Councillor is asked to approve commencement of the project, which is already included in the Council's Capital Plan (Programme Reference PR024). The total capital cost of the project is £53,000, to be funded from Repairs and Renewals funds.
- There are no additional revenue implications arising from the project.

Procurement recommendations:

- The Executive Councillor is asked to approve the carrying out and completion of the procurement of the Upgrade to Fire Detection Systems.
- If the quotation or tender sum exceeds the estimated contract value by more than 15% the permission of the Executive Councillor and Director of Resources will be sought prior to proceeding.

1 Summary

1.1 The project

The project is for the upgrade to fire detection systems within various commercial properties owned by Cambridge City Council and leased out to tenants. The properties affected are Barnwell House, Orwell House, Dales Brewery and Gwydir Street.

Target Start date	July 2011
Target completion date	March 2012

1.2 The Cost

Total Capital Cost	£53,000
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Capital Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£53,000	27720 & 27725
Section 106	£	
Other	£	

Revenue Cost

Year 1	£0
Ongoing	£0

There are no additional revenue implications arising from the project.

1.3 The Procurement

An external contractor will undertake the works.

The works will be subject to tender in line with the Council's Constitution. All other resources will be met from in-house staffing levels.

2 Capital Project Appraisal & Procurement Report

2.1 What is the project?

The project is for the upgrade to fire detection systems within various commercial properties owned by Cambridge City Council and leased out to tenants. The properties affected are Barnwell House, Orwell House, Dales Brewery and Gwydir Street. The fire detection systems need to be upgraded in order to comply with current fire regulations.

The extent of the work was identified through a Fire Risk Assessment that was carried out by Blackbird Surveys Ltd.

The buildings are typically unoccupied during anti-social hours, which means that the risk of arson is increased. Although the upgrade work will not reduce the risk of arson, the improvements should lead to early detection of a fire and thus reduce the risk of the total loss of a building.

2.2 What are the aims & objectives of the project?

The aims and objectives of the project are primarily to ensure that tenants have the best chance of escape in the event of a fire and to comply with current fire regulations. The project contributes to the Council's vision for: "A city where people behave with consideration for others and where harm and nuisance are confronted wherever possible without constraining the lives of all."

2.3 Summarise the major issues for stakeholders & other departments?

Tenants of the various commercial properties will be consulted when details of the work involved and the timescales are drawn up.

Disruption will be kept to a minimum.

2.4 Summarise key risks associated with the project

If the upgrade work to the fire detection systems is not carried out, there is a risk that the Council will be in breach of current fire regulations and could be prosecuted.

The Fire Reform Act 2006 puts the onus on the property owner to undertake a fire risk assessment and implement any findings that would reduce the risk of fire and loss of life.

Failure to carry out the improvements could result in the Council not being able to recoup any losses in the event of a fire in one of the buildings due to inadequate fire detection.

There is a risk of loss of income if properties are totally destroyed. (The current rental income for the properties is circa £392,000. Current asset book values total £3.7 million.)

2.5 Financial implications

- a. Appraisal prepared on the following price base: 2011/12

2.6 Capital & Revenue costs

(See also Appendix A for spread across financial years)

(a) Capital	£	Comments
Building contractor / works	48,000	
Purchase of vehicles, plant & equipment	0	
Professional / Consultants fees	5,000	
IT Hardware/Software	0	
Other capital expenditure	0	
Total Capital Cost	53,000	

(b) Revenue	£	Comments
Total Revenue Cost	0	

There are no additional revenue implications arising from the project.

2.7 VAT implications

The VAT to be incurred on these works will need to be included within the Council's corporate VAT partial exemption calculation. This is because this VAT is attributable to providing a VAT exempt service (i.e. renting of commercial property). Currently, the partial exemption calculation for 2011/12 shows that this VAT can be accommodated without causing the Council any VAT recovery issues.

2.8 Other implications

The improvements should lead to early detection of a fire and reduce the risk of the total loss of a building.

Early detection of a fire could help prevent the loss of life.

2.9 Estimate of staffing resource required to deliver the project

Technical and Project Management Skills – 50 hours

2.10 Identify any dependencies upon other work or projects

Nil.

2.11 Background Papers

Nil.

2.12 Inspection of papers

Author's Name	Andy Muggeridge
Author's phone No.	01223 457434
Author's e-mail:	Andrew.muggeridge@cambridge.gov.uk
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Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2011/12	2012/13	2013/14	2014/15	2015/16	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works	48,000					
Purchase of vehicles, plant & equipment	0					
Professional / Consultants fees	5,000					
Other capital expenditure:	0					
	0					
Total Capital cost	53,000	0	0	0	0	
Capital Income / Funding						
Government Grant	0					
Developer Contributions	0					
R&R funding	53,000					27720 - £34,000 & 27725 - £19,000
Earmarked Funds	0					
Existing capital programme funding	0					
Revenue contributions	0					
Total Income	53,000	0	0	0	0	
Net Capital Bid	0	0	0	0	0	

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