

ITEM No ...2.....

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 11 MARCH 2019
REPORT ON: FIRE AND SMOKE DETECTION SYSTEMS IN COUNCIL HOUSING
REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES
REPORT NO: 112-2019

1.0 PURPOSE OF REPORT

1.1 To advise committee of the legislative requirements for the installation of new smoke and fire detection systems in all domestic dwellings across Scotland including all council housing. This report also contains details of tenders received from Construction Services for the installation of the required systems in all Council housing.

2.0 RECOMMENDATIONS

2.1 It is recommended that committee notes the legislative requirements incumbent on the Council and approves acceptance of the tender submitted by Construction Services for the installation works.

3.0 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that funding for the project is available from the Housing Revenue Account Capital budget, Healthy Safe and Secure (Smoke Detector Programme) with phasing over 2018/2019 – 2020/2021 as per appendix 1.

4.0 MAIN TEXT

4.1 The Council places the highest priority on tenant safety in our Council housing.

4.2 Following a Scottish Government consultation on fire and smoke alarms, the existing tolerable standard of housing will be amended and will apply to all homes across Scotland. The Scottish Government has now made Scottish Statutory Instrument 2019 No 8 - The Housing (Scotland) Act 1987 (Tolerable Standard) (Extension of Criteria) Order 2019. This Order was made on 16th January 2019 and comes into force on the 1st February 2021.

4.3 This includes the requirement for at least one smoke alarm installed in the room most frequently used for general daytime living purposes, at least one smoke alarm in spaces such as hallways and landings and at least one heat alarm in every kitchen. These alarms require to be interlinked and will include an interface connection to the existing warden call systems in sheltered housing.

4.4 This report therefore seeks approval to replace and install the required smoke, heat and carbon monoxide detectors over a 23-month programme to ensure that the Council is compliant with the legislation by 1st February 2021 and tenant safety is assured.

4.5 In order to promote awareness to tenants and other stakeholders a series of information events will be planned.

5.0 POLICY IMPLICATIONS

5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

6.0 CONSULTATIONS

6.1 The Council Management Team have been consulted in the preparation of this report and agree with its contents.

7.0 BACKGROUND PAPERS

7.1 None.

Elaine Zwirlein
Executive Director of Neighbourhood Services

David Simpson
Head of Housing & Communities

27 February 2019

APPENDIX 1

CLIENT	NEIGHBOURHOOD SERVICES	
PROJECT REFERENCE	18-547	
PROJECT	Replacement Smoke Detectors and Installations of New Carbon Monoxide Detectors to all Council Owned Houses.	
PROJECT INFORMATION	<p>Scottish Statutory Instrument 2019 No 8 - The Housing (Scotland) Act 1987 (Tolerable Standard) (Extension of Criteria) Order 2019. This Order was made on 16th January 2019 and comes into force on the 1st February 2021.</p> <p>This includes the requirement for at least one smoke alarm installed in the room most frequently used, at least one smoke alarm in spaces such as hallways and landings and at least one heat alarm in every kitchen. Landlords have until 1st February 2021 to comply with this revised legislation. These works therefore comprise the replacement of the existing smoke detectors with heat and smoke detectors and installation of new carbon monoxide detectors (which will include an interface connection to the existing warden call system in relation to Sheltered Properties).</p>	
ESTIMATED START DATE	Start March 2019, complete January 2021	
	Several Works	£7,208,685.17
	Allowances	£1,148,781.67
	TOTAL	£8,357,466.84
FUNDING SOURCE	Capital – Housing HRA, Healthy Safe and secure (Smoke Detector Programme)	
BUDGET PROVISION & PHASING	2018/2019	£300,000.00
	2019/2020	£4,000,000.00
	2020/2021	£4,057,466.64
ADDITIONAL FUNDING		
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	There are no major issues.	
CONSULTATIONS	There are no major issues.	
TENDERS	<p>Negotiated contract in accordance with the Council's Procurement Procedures which provides best value.</p> <p><u>Tenderers</u> <u>Tender</u></p> <p>Construction Services £7,208,685.17</p>	
RECOMMENDATION	Acceptance of offer	
ALLOWANCES	Professional Services	£648,781.67
	Contingencies	£500,000.00
	TOTAL	£1,148,781.67
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	

