



City of Westminster Cabinet Member Report

Decision Maker:	Cabinet Member for Housing Services – Councillor Andrew Smith
Date:	4 th April 2019
Classification:	General Release
Title:	Glastonbury House and Glarus Court – Approval for installation of sprinkler system
Wards Affected:	Churchill and Church Street
City for All	Working with you to build a City for All by improving the place where we live and work
Key Decision:	Yes
Financial Summary:	Costs for these works are included within the approved 2019/20 Housing Revenue Account business plan. The forecast costs for both sites is £1.82m.
Report of:	Jonathan Cooper – Senior Client Programme Manager

1. Executive Summary

- 1.1 This report is a follow up to briefing notes issued to the Cabinet Member in February 2018 around prioritising the installation of sprinkler systems to a community supported housing unit and high rise residential building – Glastonbury House and one extra care unit – Glarus Court.
- 1.2 It also responds in part to the recent policy & scrutiny committee sprinkler task force recommendation, specifically around prioritising sprinkler installation in community supported housing units
- 1.3 The report summarises the background, strategy, budget implications and recommendations for installation sprinkler systems at both Glastonbury House and Glarus Court.
- 1.4 The proposed expenditure requirement of £1.820m within this report is already factored within the approved Housing Revenue Account (HRA) business plan for 2019/20.

2. Recommendations

- 2.1 That the Cabinet Member for Housing Services:
 - 2.2.1 Approves the decision to install a sprinkler system at Glastonbury House (consisting 162 units) at a budgeted cost of £1.62m. Installation will be carried out by the major works term partnering contractor, United Living.
 - 2.2.2 Approves the decision to commence communications with residents and to work up proposals for the installation a sprinkler system at Glarus Court (consisting 20 units). Installation will be carried out by the major works term partnering contractor – United Living. The budgeted costs for this installation are £0.200m.

3. Reasons for Decisions

- 3.1 There were two blocks identified as having a higher fire risk, principally as they provide sheltered accommodation for older people. The risk is heightened because there are a number of residents unable to self-evacuate, and there are potentially additional evacuation issues associated with the presence of scooters. One block is classed as being an “extra care unit” (Glarus Court) - the subject of this report, and the other being a high risk residential building (HRRB) - Glastonbury House.
- 3.2 A commitment was made by Westminster City Council (WCC) to retrospectively install sprinkler systems to all high-rise blocks over 30 metres. Following this decision, CityWest Homes (CWH) have reviewed the implications to undertake such a task and look at certain other high-risk blocks even if below 30 metres. A report into the initial findings was issued to the policy and scrutiny sprinkler task force. Recommendations from the task force that relate specifically to Glarus Court were as follows:
 - 3.2.1 Install sprinklers in all properties regardless of tenure, seeking to recover costs from post-1987 lessees only. It is noteworthy that there are no leaseholders within the proposed blocks.
 - 3.2.2 Installation of ‘boxed in’ plastic pipework with concealed sprinkler heads.
 - 3.2.3 Prioritise sheltered housing over tall buildings and establish budget for doing so within the HRA business plan.
- 3.3 Glarus Court was considered alongside Glastonbury House in February 2018, concluding that sprinklers should be explored in more detail. However, pursuing the wider sprinkler roll-out is complex and so this report recommends that the works to these two CSH blocks be removed from the city-wide sprinkler project and prioritised. The reasons are set out within this report to outline that they are considered higher risk than many blocks, and also have no leaseholders, which is the complexity for many of the high-rise blocks over 30 metres.

The two blocks are at detailed below and in order of priority:

Block	Ward	Units	Built	Tenant Proportion
Glastonbury House, Pimlico, London SW1V 4NP	Churchill	162	1969	100%
Glarus Court, 1 Stalbridge St, Marylebone, London NW1 6TG	Church Street	20	1987	100%
Total		182		

4. Background

- 4.1 CWH issued and presented a detailed report to the policy and scrutiny committee sprinkler task force on the feasibility of sprinkler installation. This was generally focussed on high rise general needs blocks rather than CSH blocks, however Glastonbury is also high rise and Glarus Court was proposed due to it being the only extra care unit managed by the HRA.

The report highlighted complications with installation in general needs blocks, most notably the legality of installation within leasehold properties and the Council's right to recharge for the works, should they be classed as an 'improvement'.

Glastonbury House will enable the Council to meet its commitment of installing sprinkler systems on high rise blocks (those over 30m). It is also not affected by those complications noted above due to it being fully tenanted.

- 4.2 CityWest Homes currently manage 20 specialised housing units and 1 extra care unit (Glarus Court) on behalf of WCC, though we understand that other units may exist, directly managed by the Council's corporate property department. Whilst this report focusses on only two blocks, CWH will look to use these blocks as 'pilot' properties with a view to potentially roll out to all CSH blocks. A report that brings together the lessons learnt and strategy for other CSH blocks will be forthcoming following the completion of the blocks noted within this report.
- 4.3 Prioritisation of retrofitting sprinklers in the specialised housing stock ahead of the high-rise blocks allows the Council to fulfil its commitment to protect the most vulnerable and the communities most valuable assets.

5.0 Type of System Proposed

The most suitable and viable systems have been investigated. The recommendation by the consultant was accepted that the most suitable option was an automatic system fed from domestic boosted cold water service where possible. The system will have the following features:

- Automatic Sprinkler System;
- Utilise existing domestic boosted cold water service and tank where possible;
- Specialist non flammable Plastic pipework (as there is no hot works)
- Boxing to conceal the pipework (in the top corner of each room);
- Concealed sprinkler heads;

- Dual electrical supply for the pumps (housed in plant room etc.)

Concealed wall-mounted heads and pipework have been selected as they are aesthetically pleasing, less intrusive and integrate better into the living space. In addition, and to lessen the visual impact within the property, the sprinkler heads will be fitted against the wall rather than in the centre of each room. Sprinklers would be installed in all flats and as the blocks are sheltered in the communal areas also.

6.0 Estimated Programme

The following is an estimated programme for discussion purposes and does not account for budget forecast, procurement and statutory approvals.

Item	Date
Recommendation from P&S Task force to prioritise extra care and community supported housing (CSH) units	October 2018
Decision to move forward with installation of sprinkler system to Glarus Court & Confirmation to install at Glastonbury House (i.e. approval of this report)	March 2019
Install 'dummy' sprinkler system in pilot flat at Glastonbury House	April 2019
Final consultation with residents/ward councillors on Glastonbury House installation	April 2019
Commence initial consultation with residents & ward councillors at Glarus Court	April 2019
Engage with designers/building control/LFB to install first pilot block	May 2019
Review the final contractors design proposal	May 2019
Start installation full installation at Glastonbury House	July 2019
Complete installation of Glastonbury House (pilot block)	Dec 2019
Start full installation at Glarus Court	October 2019
Complete installation at Glarus Court	December 2019

7.0 Financial Implications

7.1 As per the CWH feasibility paper the budget costs and block details were as follows:

Block name	Estate	Properties	No. of floors	Budgeted Cost (£'m)
Glastonbury House	Abbots Manor Estate	162	23	1.620
Glarus Court (Extra Care)	Stalbridge Street	20	4	0.200
Total cost				1.820

7.2 CWH is working with its term partnering contractor to define the design and budgets on Glastonbury house based upon sub-contractor quotations. Three quotes will be required to ensure prices are competitive and ensures the council achieves value for money

Current cost estimates suggest that the cost of sprinklers is likely to be less than the figures quoted above. CWH will update the Cabinet member when the defined costs are known.

7.3 Both of the above blocks form part of the 2019/20 HRA business plan agreed at full council on 6th March 2019. The budget for this sits within the approved major works budget for 2019/20 and is sufficient to cover the costs of sprinkler installation at both Glastonbury House and Glarus Court.

8.0 Legal Implications

8.1 Provided the proposed works are within scope of the Council's Term Partnering Contract with United Living and the TPC has been the subject to an EU procurement, the Council can issue an order to United Living for the works. Ordering works from the TPC should follow the requirements of the TPC precisely.

9.0 Procurement Implications

9.1 There is no procurement implications associated with these recommendations. United Living is now a term partnering contractor of WCC for a 10-year period, for the delivery of major works.

10.0 Staffing Implications

CWH confirm that there will be no staffing implications in relation to the works outlined within this report.

11.0 Consultation

11.1 Consultation with Glastonbury House has commenced with both residents and ward councillors. There are additional fire safety works being carried out at the block, with all the works being carried out as one project. The next consultation meeting to be held is on 8th January 2019.

CWH will adopt a similar approach with the residents of Glarus Court. This consultation will be due to start in the Spring 2019 as per the programme noted above.

**If you have any queries about this Report or wish to inspect any of the
Background Papers please contact:**

Jonathan Cooper, Senior Client Programme Manager

CityWest Homes

BACKGROUND PAPERS:

CWH Feasibility of Sprinkler Installation Paper & Addendum paper dated July 2018

P&S Sprinkler Task Force Recommendations Paper dated September 2018

NB: For individual Cabinet Member reports only

For completion by the **Cabinet Member for Housing Services**

Declaration of Interest

I have <no interest to declare / to declare an interest> in respect of this report

Signed:

Date:

NAME:

Councillor Andrew Smith, Cabinet Member for Housing Services

State nature of interest if any

(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)

For the reasons set out above, I agree the recommendations in the report entitled **Glastonbury House and Glarus Court – Approval for installation of sprinkler system** and reject any alternative options which are referred to but not recommended.

Signed

Councillor Andrew Smith, Cabinet Member for Housing Services

Date

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:

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If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Director of Law, City Treasurer and, if there are resources implications, the Director of People Services (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.