

HAMPSHIRE COUNTY COUNCIL

Decision Maker:	Executive Member for Commercial Strategy, Human Resources and Performance
Date:	11 October 2021
Title:	EII South Fire Precaution Improvements – post project completion report
Report From:	Director of Culture, Communities and Business Services

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Purpose of the Report

1. In accordance with paragraph 2.30 of the County Council's Financial Procedures this report provides a post completion review of the additional costs incurred in undertaking the improvements to the fire precautions in EII South.

Recommendations

2. It is recommended that the Executive Member for Commercial Strategy, Estates and Property notes the additional costs incurred in completion of the fire precaution improvement works in EII South and endorses the allocation of additional funding from the repairs and maintenance budget for the corporate estate.

Project Details

3. Works to improve the fire precautions in the EII South office building have been undertaken to ensure that it meets current fire regulations and continues to provide a safe working environment for the County Council's officers and elected Members.
4. The scope of work included lobbying of the staircases, installation of additional fire doors, improved fire detection and upgrades to the fire alarm system. The completed works mean that the safe capacity of the building has increased and this will allow it to continue to be used flexibly as a core building in the County Council's Winchester headquarters complex.

5. The project was approved via the Medium Term Financial Strategy (MTFS) report to Cabinet in October 2019. The scheme was added to the County Council's capital programme at a value of £590,000, funded from the Landlord's additional repairs and maintenance budget for the corporate estate.
6. The scheme was tendered through the Minor Works Framework. The successful tender exceeded the pre-tender estimate, with analysis of the tender identifying that the cost increase was primarily due to:
 - the bespoke design of the fire doors required to comply with both building regulations and the listed building consent; and
 - the cost of the electrical works which primarily relates to the upgrades to the fire alarm and fire detection systems.
7. The revised cost of the scheme was within 10% of the approved value and additional funding from the Landlord's repairs and maintenance budget was approved under officer delegations so that the project could proceed to contract award.
8. Start of work on site was subsequently delayed due to the first Covid-19 lockdown in March 2020. The works were then replanned to take account of requirements for social distancing and other Covid-19 secure measures, in line with construction industry and government guidance in place at the time. Additional funding from the approved repair and maintenance funding for the corporate estate was allocated under officer delegation to address the associated additional costs and allow the project to proceed.
9. Works progressed well during winter and spring 2020/21, despite the further Covid-19 lockdown. However, a range of additional works became necessary as the project progressed and building areas were opened up. This is not uncommon in a refurbishment project, particularly an older, listed building such as EII South. The additional works included:
 - Additional new doors due to some existing doors not being reusable
 - Necessary changes to door and ironmongery arrangements to better suit building constraints and usage
 - Additional works due to services for door closers and power feeds not being in the anticipated locations
 - Addition of new powered doors to the podium level link to EII main reception area following further review of fire safety for the whole EII complex.

10. Additional funding was allocated from the approved repairs and maintenance allocation in the 2021/22 CCBS capital programme to allow the project to achieve practical completion. The installation of the new powered doors to the podium level link were agreed to be undertaken post completion and timing of these works is currently being scheduled with the contractor.
11. Given the context of a listed building, complex nature of the works and higher likelihood of unforeseen works within a refurbishment project, it is recognised that an increased contingency allowance within the original approved value would have reduced the requirement for additional funding approvals post tender.

Finance

12. The original approved scheme value and approved additional funding allocations are set out below:

Description	Cost
Approved scheme value – October 2019	£590,000
Tender price increase - February 2020	£58,500
Covid-19 additional costs - November 2020	£64,500
Unforeseen and additional works – July 2021	£80,000
Revised total project cost	£793,000

13. Robust contract and cost management was maintained through the project to ensure that the identified works were in line with the project objectives and represented value for money, taking account of the project constraints.
14. All project costs have been funded from the approved repairs and maintenance funding for the corporate estate, with the additional funding allocations approved under officer delegations.

Conclusion

15. The fire precaution improvements in EII South comprised a complex programme of works within an occupied listed building delivered during the Covid-19 pandemic.
16. Bespoke design of the fire doors was required to comply with both building regulations and the listed building consent, leading to an increased tender price. Additional costs were incurred from implementation of Covid-secure

measures and unforeseen works during the contract, including redirection of building services and replacement of existing doors that could not be reused.

17. For future projects of a similar nature, contingency allowances will be carefully considered to ensure that there is adequate provision within the approved value to accommodate anticipated risks and avoid the need for additional funding approvals.
18. The works in E11 South have been completed to a high standard and the finished scheme is sympathetic to the listed building context. The lobbying of the staircases and installation of additional fire doors has minimal operational impact on building users. The resulting increased fire capacity of the building will ensure that it can continue to be used safely and flexibly as a core part of the County Council's Winchester headquarters complex.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Other Significant Links

Links to previous Member decisions:	
Medium Term Financial Strategy October 2019	<u>Date</u>
Direct links to specific legislation or Government Directives	
<u>Title</u> N/A	<u>Date</u> N/A

Section 100 D - Local Government Act 1972 - background documents	
<p>The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)</p>	
<u>Document</u>	<u>Location</u>
None	

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

2.1 The County Council's Equality Impact Assessment process was found not to be applicable to this report on the grounds that it relates to a project that has already been completed. The works undertaken within the project comply with the requirements of the Disability Discrimination Act (DDA) and Part M of the building regulations.

CLIMATE CHANGE IMPACT ASSESSMENTS

Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.

The County Council's tools to assess climate change adaptation and mitigation were found not to be applicable to this decision on the grounds that it relates to a project that has already been completed.