# Housing Scrutiny Commission

# Goscote House demolition and sprinkler installation update

Assistant Mayor for Housing: Cllr Andy Connelly

Date:8th. October 2018

Lead director: Chris Burgin



# FOR INTERNAL USE ONLY

When completing any report for consideration by an Executive Lead or for submission to Executive Briefing, please ensure that this table is completed. Delete from the final report.

IF THIS IS A KEY DECISION HAS IT APPEARED ON THE PUBLISHED FORWARD PLAN	
ANTICIPATED DATE FOR DECISION (if required)	
DATE OF RELEVANT SCRUTINY COMMISSION – please detail name of commission(s)	
DATE OF PAPERWORK ENTERING PUBLIC DOMAIN (note: if considered by scrutiny, this will be the scrutiny agenda publication date)	
MEDIA CONSIDERATIONS: Is a press release required? Will this be proactive or reactive?	
PLEASE INCLUDE DETAILS OF OTHER RELEVANT MEETINGS/BRIEFINGS AS PART OF DECISION/CONSULTATION PROCESS: This should include details of discussions with relevant stakeholders and/or ward councillors.	

#### **Useful information**

■ Ward(s) affected: Wycliffe

■ Report author: Simon Nicholls

■ Author contact details: simon.nicholls@leicester.go.uk

■ Report version number: v.1

#### 1. Summary

This report has been prepared to update members of the Housing Scrutiny Commission on the:

- Progress that we have made since the decision to decommission and demolish Goscote House was made on the 24<sup>th</sup>. April 2018
- The current situation regarding the installation of sprinklers to the high-rise blocks of flats since the decision was made in July 2017 that we would install sprinklers in all 5-council owned high rise blocks.

# 3. Supporting information including options considered:

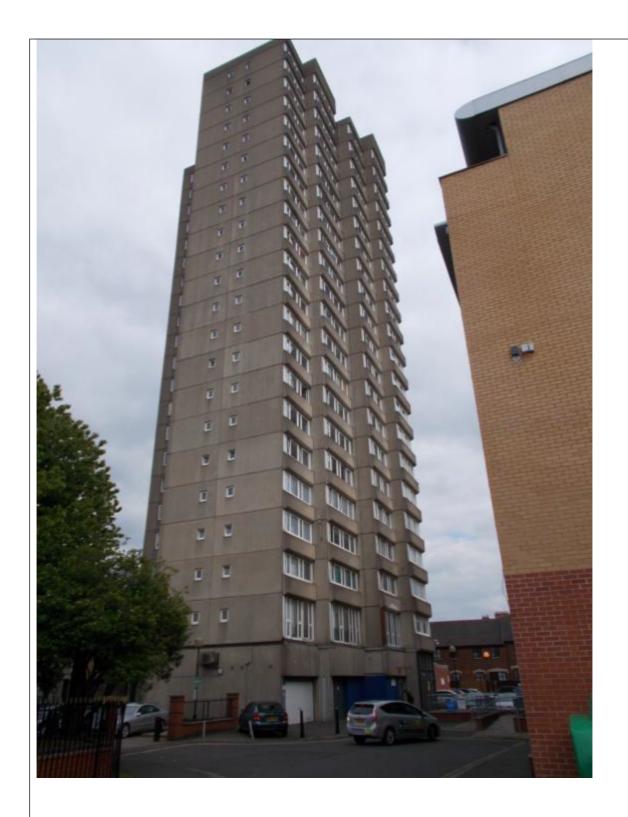
#### **Goscote House:**

Is a 23-storey block of flats built in 1972/3 by Taylor Woodrow Anglian. It has 134 flats, made up of 73 bedsits, 38 x 1 bed, 20 x 2 bed and 3 x 4 bedroomed flats. A report commissioned to comment on the condition of Goscote House could not guarantee that the block had a long-term future and that all major components were coming to the end of their economic life and that significant investment would be required if it were to remain.

#### The decision:

To demolish Goscote House was made on the 24<sup>th</sup>. April 2018, a press event was hosted by the City Mayor and the Director of Housing were the decision was announced. The local press covered the storey and since then we have received a steady stream of media enquiries and a request from the Fire Service to use the block as a training location for new fire fighters (when emptied)

The decision to demolish Goscote House was made at the same time as the refurbishment of Maxfield House was released, the two were linked, the demolition of Goscote House cannot happen until the refurbishment of Maxfield House is complete because Goscote House is being used to temporarily house tenants from Maxfield House whist their homes are being refurbished. In all 29 tenants from Maxfield House are living in Goscote House.



# What did we do following the decision:

As soon as the decision to demolish Goscote House was made lettings were closed and any vacant flats were closed on Northgate, there are currently 36 closed flats and 71 active tenancies. The occupancy of the block has been allowed to naturally decline. This has meant that only 42 tenants will be affected by the demolition and will need to be found new homes. The Tower Block Refurbishment Team, headed by Jay Rughani, have met with all affected tenants to establish their circumstances and preferences and Jay and his team are working towards securing suitable accommodation for them, 24 have opted to move to Maxfield House.

The refurbishment of Maxfield House is not due to complete until the end of December 2018, subject to the installation of sprinklers, so we expect Goscote House to remain occupied until Summer 2019. (it will take several weeks to physically moved everybody out) It is likely that the block will remain empty for several months until a date is agreed for its actual demolition.

The City Mayor has been contacted by Leicester Fire and Rescue Service who would like to use the block, once empty, to train fire fighters on how to deal with a fire in a high-rise block, this would be a perfect opportunity and we have agreed to be part of this. The actual dates and events have yet to be agreed, we will consult with ward councillors nearer the time.

#### Timeline:

#### **April 2018**

Decision taken by Assistant City Mayor – Housing that Goscote House will be decommissioned and demolished and the site be redeveloped by the council or sold.

#### May 2018

Internal strategy meeting held with Housing Technical Services team to outline best course of action to deliver such as project. Agreement reached that this should be undertaken in two phases.

#### Phase 1

 To identify a methodology strategy for the demolition and site clearance of Goscote House which will achieve the optimum balance of risk, cost certainty, control and quality for the unique requirements of this individual project.

#### Phase 2

- Appointment of a Project Team to plan, coordinate and oversee all elements of the demolition through to completion.
- Preparation of the detailed specifications and associated documentation.
- Procurement of a suitable specialist demolition contractor following LCC corporate procurement guidelines.

Owing to the specialist nature of the project external consultants would be appointed to deliver both phases and would be supported by internal Technical Staff from Building Works and Services and Quality Control.

#### May 2018

Preliminary communication with Arcadis Consultancy via LCC's corporate Construction & Professional Services Framework (PAN 1069) to ascertain their interest in undertaking such a project.

#### June 2018

Confirmation of interest received and informal meeting held with Arcadis to discuss clients requirements. Agreement reached in principal that Phase 1 methodology strategy for the demolition and site clearance would comprise:

- Structural assessment of the building.
- Detailed Health & Safety risk analysis of the project.

- Impact of know hazardous materials within the building including R&D Asbestos Survey.
- Risk from connected services within the building.
- Topographical survey of the site
- Production of CAD elevation and layout plans of the building incorporating main service routes.
- Review of foundation removal.
- Preliminary site layout for demolition process showing access/ egress routes.
- Review of waste strategy
- Review of legal requirements Planning, Building Control, Oversail Licences, Party Wall Agreements etc.
- Meeting with key departments comprising Housing, Building Control, Highways, Legal Services, Environment health etc.
- Consultation with the local service providers / organisations i.e. The Medical Centre, Sure Start, Afro Caribbean Centre and Housing Association who manage the residential properties in the vicinity of Goscote House.
- Pre-tender estimating and market testing.

# **July 2018**

Business case written, approved and issued to Arcadis for completion.

# August 2018

Consultants offer received, additional clarification's requested and submitted.

#### September 2018

Awaiting final approval by Director of Housing prior to formal acceptance of offer and commencement of phase 1.

# Sprinklers:

#### The decision:

The decision to retro fit sprinklers was made by the City Mayor in response to tragedy at Grenfell. This would add to the existing passive fire protection measure in the block and re assure tenants that the council was doing everything they could to ensure their safety. The same decision was made by many local authorities who had similar high-rise buildings in their stock.

What have we done since:

- July 2017 Housing Scrutiny Commission, discussion concerning installation of Sprinklers in tower blocks including arranged question/answer visits within blocks to re-assure and advise occupiers.
- Mid to end of 2017 Business case written and Consultant appointed (Arcadis) to look at need/requirement of sprinkler installation within St Leonards Court and the four St Peters tower blocks.
  - Considered prudent to allow ongoing Grenfell investigation and issue of report/findings before embarking on design/install in order to consider any legislative changes.

- March 2018 Tower block Sprinkler Appraisal report from Consultant "Arcadis" received highlighting need for system in St Leonards block and no current requirement in St Peters blocks.
   Application made to extend existing Mechanical and Electrical contractors contract and budget to allow sprinklers to be installed as part of refurbishment works.
- April 2018 LCC conduct initial inspection of Maxfield House concerning
   Sprinklers to assess proposed installation against on-going replacement/new
   services being installed as part of refurbishment.
   Mechanical/Electrical Contractor provided with collated information and advised
   to approach known sprinkler installation sub-contractors (Richmond Fire Ltd)
   with a view to obtaining preliminary design and costings.
- Identified need for LCC to obtain better understanding of Legislation and Codes of Practice regarding design, installation and ongoing maintenance of sprinkler installations to ensure compliance.
- May 2018 Received preliminary drawing from consultant "Arcadis" relating to proposed layout and design of installation.
  - LCC revisit and further survey of Maxfield House to provide detail and information for internal meeting to allow discussion concerning building configuration/layout, areas to be covered by potential sprinkler distribution, installation type (steel/plastic) and future maintenance and possible installation constraints.

Informal meeting with LCC and LFRS (Leicestershire Fire and Rescue Service) to discuss and obtain feedback concerning Arcadis Consultant's report on sprinkler installation.

LCC internal meeting to discuss and agree key installation design details Supply and Tank, pipework Steel/Plastic (Concealed/exposed), Sprinkler head type exposed/concealed (potential boxing arrangement) also system controls and numbers.

Building Control notified of potential installation with some discussion. Meeting with Mechanical/Electrical Contractor to discuss Sprinkler installation with a view to obtaining design/costing and other pre-existing fire detection systems currently in place.

- June 2018 Preliminary design and costing from Specialist Sub contractor, including added protection to communal areas above that required to flats. LCC internal meeting to discuss design and costing.
  - Feedback and questions for clarification back to Specialist Sub contractor concerning increase in rating of system from Category 2 to top Category 3 to cover communal areas, including other considerations, power failure back up and new larger tank located on ground floor.
  - Response back from Specialist Sub contractor for future further LCC discussion. Grenfell inquiry report issued late May.
- July 2018 LCC meeting to discuss Specialist Sub contractor's response whilst considering Legislative requirements and scope of installation to include communal areas.
  - Following discussion requirement identified to formulate "Client Brief" concerning installation in order to satisfy legal and code of practice requirements.

 August 2018 – Issue of client brief to Mechanical/Electrical and Specialist Sub Contractor's for re-pricing.

Revised quotation received from Mechanical/Electrical and Specialist Sub Contractor for LCC discussion.

LCC meeting to discuss above imminent.

An instruction will be issued shortly and the contractor will then retro fit the approved system at Maxfield House. A separate procurement exercise will be carried out for the retro fitting of sprinkler systems at St Leonards Court, Gordon House, Framland House and, Clipstone House, these systems will be fitted whist the tenants are still living in their flats.

# **Examples of sprinkler heads:**



#### 4. Details of Scrutiny

# **Report prepared for the Housing Scrutiny Commission**

# 5. Financial, legal and other implications

# 5.1 Financial implications

None sought, for information only

5.2 Legal implications
None sought, for information only
5.3 Climate Change and Carbon Reduction implications
None sought, for information only
5.4 Equalities Implications
None sought, for information only,
5.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)
6. Background information and other papers:
7. Summary of appendices:
8. Is this a private report (If so, please indicated the reasons and state why it is not in the public interest to be dealt with publicly)? Yes/No
9. Is this a "key decision"? Yes/No
10. If a key decision please explain reason

In determining whether it is a key decision you will need consider if it is likely:

- to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates.
- to be significant in terms of its effects on communities living or working in two or more wards in the City.

Expenditure or savings will be regarded as significant if:

- (a) In the case of additional recurrent revenue expenditure, it is not included in the approved revenue budget, and would cost in excess of £0.5m p.a.;
- (b) In the case of reductions in recurrent revenue expenditure, the provision is not included in the approved revenue budget, and savings of over £0.5m p.a. would be achieved;
- (c) In the case of one off or capital expenditure, spending of over £1m is to be committed on a scheme that has not been specifically authorised by Council.

In deciding whether a decision is significant you need to take into account:

- Whether the decision may incur a significant social, economic or environmental risk.
- The likely extent of the impact of the decision both within and outside of the City.
- The extent to which the decision is likely to result in substantial public interest
- The existence of significant communities of interest that cannot be defined spatially.