

Individual Mayoral Decision Proforma

Decision Log No: 178



Report of: Ann Sutcliffe - Acting Corporate Director, Place

Classification:
Unrestricted

Barley Mow Estate: Malting and Brewster Houses External Fire Risk Works

| | |
|--|--|
| Is this a Key Decision? | No |
| Decision Notice Publication Date: | 13/11/17 |
| General Exception or Urgency Notice published? | Yes In the public interest - The report details urgent fire safety works that must be addressed immediately. |
| Restrictions: | Unrestricted |
| Reason for seeking an Individual Mayoral Decision | The report details urgent fire safety works that must be addressed immediately. |

EXECUTIVE SUMMARY

Executive Summary

1. Malting and Brewster Houses are two adjacent, identical 14 storey tower blocks on the Barley Mow estate. Each contains 56 x 1 bed and 2 bed flats. 32 (29%) flats are leasehold and 80 are tenanted (currently 1 void). The council embarked on a programme of Fire Risk Assessment (FRA) across its housing stock in 2016. Malting and Brewster Houses were assessed as two blocks being of Substantial Risk. Following this assessment, further detailed investigations were made on the block in order to fully assess the works required.
2. In April 2017, London Fire Brigade advised investigation into the external cladding of the blocks. These investigations, conducted by Savills, have recommended that the cladding to the blocks are removed within 6 months and replaced as soon as is practicable. Replacement materials would take the form of a mineral fibre type insulation with render weatherproofing as installed at Brodick House recently. This form of cladding insulation is fire resistant.
3. Tower Hamlets Homes (THH) currently have temporary measures in place sufficient to maintain safety to the blocks, these include 24/7 concierge, fire warden patrols and fire alarms.

4. Whilst structural strengthening of the internal concrete panels and floors has been verified, some further external structural strengthening works may be required. Provision will be made in the contract proposed in this report for any further strengthening works that might be required to these blocks.
5. This report sets out the works recommended as a result of the investigation, advice from Savills Fire Safety Director and the comments from the London Fire Brigade. Savills report recommends the removal and replacement of the cladding from Malting and Brewster Houses.
6. The options for undertaking this work and the implications for leaseholders are also set out in this report.

DECISION

Recommendations.

The Mayor is recommended to:

1. Agree a waiver of contract standing orders to allow the award of contracts in relation to the proposed works and consultancy services in the manner set out in the report;
2. Adopt a capital estimate of £3.413 million for inclusion within the Housing Revenue Account capital programme to make provision for the necessary works to be undertaken on Brewster and Malting Houses. The component elements of the required estimate are shown in paragraph 3.22.
3. Waive the Council's potential right to recover the cost of the works and services from leaseholders due to the urgent nature of the works required.
4. Authorise the Corporate Director of Place, after consultation with the Corporate Director of Governance, to agree the final contract terms, to award the contracts up to the value stated in recommendation 2, and to execute all contract documentation necessary to give effect to the decisions.

APPROVALS


1. Corporate Director proposing the decision

I approve the attached report and proposed decision above for submission to the Mayor. I confirm that the Mayor and/or Lead Member have agreed to this decision being taken using this process.

Signed  Date 20/11/17

2. Chief Finance Officer

I have been consulted on the content of the attached report which includes my comments.

Signed  Date 20/11/17

3. Monitoring Officer

I have been consulted on the content of the attached report which includes my comments.

(For Key Decision only – delete as applicable)


I confirm that this decision:-

(a) has been published in advance on the Council's Forward Plan OR
(b) is urgent and subject to the 'General Exception' or 'Special Urgency' provision at paragraph 18 or 19 respectively of the Access to Information Procedure Rules.

Signed  Date 21/11/17

4. Mayor

I agree the decision proposed in the recommendations above for the reasons set out in paragraph ~~XX~~ in the attached report.

Signed  Date 21/11/17