

DECISION RECORD ¹

Officer Key Decisions are subject to the Council's Call-In Procedure (Part 4 of the Council's Constitution [Part 4e - Overview and Scrutiny Procedure Rules](#))

Subject: Contract award for Replacement Fire Alarms in Communal Areas	
Staff Contact: Alexandra Pelling	Cabinet Member: Loraine Rossati
Tel: 01438 242651	Portfolio: Housing
	Strategic Director: Richard Protheroe

1. Decision

To approve the award of a contract for the design, supply, installation and commissioning of replacement communal fire alarm systems across 32 residential flat blocks within Stevenage Borough Council's housing stock

2. Reasons for the decision

This contract is required to address the identified condition of communal fire alarm systems across 32 residential blocks where a significant number of detectors and associated components have exceeded their expected operational life and are becoming obsolete.

The Council is currently managing the systems through reactive replacement of failed components. However, this is a temporary mitigation and continued reliance on end of expected life safety equipment presents an increased risk particularly across the Council's higher-risk buildings and independent living schemes.

A direct award to the incumbent electrical safety contractor will allow the Council to commence a coordinated replacement programme promptly. The highest-risk systems will be prioritised for replacement first. The incumbent electrical maintenance and fire alarm servicing provider already holds detailed information on the existing systems and can design, supply, install and commission the replacement systems without the additional surveys and mobilisation required by an alternative contractor.

Delivering the programme as one coordinated project will provide consistency in system design and installation and enable SBC to achieve economies of scale through bulk purchasing of detectors and associated equipment. Value for money will also be supported through the use of the incumbent contractor's competitively tendered SOR rates, benchmarking of additional costs and open-book accounting where required.

This approach will enable the Council to address the identified fire safety risk, support its statutory fire safety and building safety obligations and provide assurance that the replacement programme is delivered in a consistent and cost-effective manner.

4. **Consultation**

(a) Comments of Cabinet Member

The need to replace fire alarm systems in SBC owned blocks has been discussed at Executive Housing Working Group (EHWG) meetings and the Cabinet Member for Housing supports the proposed contract award.

(b) Comments of other consultees

None.

5. **Following consultation with, and the concurrence of the Executive Member, I am proceeding with the proposed decision.**

Signed:

Title: Strategic Director

Date:

6. **PLEASE RETURN COMPLETED/SIGNED FORM TO CONSTITUTIONAL SERVICES FOR PUBLICATION**

¹ for guidance see Borough Solicitor's note "Taking Decisions"