

North Lanarkshire Council Report

Communities and Housing Committee

approval noting

Ref BL/KF/SS

Date 11/09/19

Smoke & Heat Detector Installation Programme

From Brian Lafferty, Head of Business (Housing Property and Projects)

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Executive Summary

The purpose of this report is to make the Committee aware of the potential additional funding required for the Smoke and Heat Detector programme.

Following the recent amendments to the Housing (Scotland) Act (amended 2019), Housing Property & Projects have explored various options for delivering the Smoke and Heat Detector programme and it has been determined that we will not be required to procure a new delivery vehicle, instead utilise existing contractual arrangements.

The provision of smoke detectors to comply with new standards will have a financial impact of up to £15,000,000 over the next two financial years. Housing Property & Projects will endeavour to manage the spend within the existing capital investment programme 2019/2020 as far as possible, however additional funding may be required.

Recommendations

It is recommended that the Communities and Housing Committee

1. Approve the potential requirement for additional funding for 2019/2020 up to a maximum of £6,600,000.
2. Note the financial impact the change in legislation will have on funding required for 2020/ 2021.
3. Approve the proposal to report back to a future committee on budget required.

The Plan for North Lanarkshire

Priority Improve the health and wellbeing of our communities

Ambition statement (14) Ensure the highest standards of public protection

1. Background

- 1.1 It was reported to committee on 22 May 2019 that recent amendments to the Housing (Scotland) Act (amended 2019) meant that the following would now be required:
- at least one smoke alarm installed in the room most frequently used for general daytime living purposes,
 - at least one smoke alarm in every circulation space on each storey, such as hallways and landings,
 - at least one heat alarm installed in every kitchen,
 - all alarms should be ceiling mounted, and,
 - all alarms should be interlinked.
 - to specify a maximum age of ten years for alarms; and,
 - to require carbon monoxide detectors in homes.
- 1.2 The deadline for full compliance is February 2021.
- 1.3 The budget in place at present only covers smoke/heat detector replacements as part of the Housing Investment Programme projects.

2. Report

- 3.1 Housing Property & Projects have been exploring the most suitable method for procuring these works. It has been determined that we will not be required to procure a new delivery vehicle and instead make use of existing contractual arrangements. The majority of the programmed installations will be carried out by Saltire Facilities Management Limited, with further options remaining available should we require to accelerate the programme in order to achieve the February 2021 deadline for compliance.
- 3.2 It was originally anticipated that the value of the works would be up to a maximum of £10m, however, the strategy for implementation has changed and we will now be allowing for all smoke detectors to be replaced in all properties. This will enable works to fall into a future capital programme in line with the 10 year life cycle of the smoke detector and carbon monoxide detector units.
- 3.3 The budget anticipated for the work is expected to be up to a maximum of £15,000,000 over the course the next two financial years. HP & P will endeavour to manage spend through the capital programme as far as possible for 2019/2020, however we anticipate requiring up to a maximum of £6,600,000 for this financial year.

3. Equality and Diversity

3.1 Fairer Scotland Duty

No impact under the Fairer Scotland Duty in relation to this report.

3.2 Equality Impact Assessment

The Council will continue to carry out Equality impact assessments to determine if policies, practices, decisions, functions and strategies identify any negative impact on any particular group covered by the protected characteristics of the Equality Act 2010.

4. Implications

4.1 Financial Impact

The provision of smoke detectors to comply with the new standards will have a financial impact of up to £15,000,000. We will endeavour to manage spend within the existing capital investment programme 2019/2020 as far as possible, however additional funding may be required up to a maximum value of £6,600,000, any increase to the original programme will be funded through additional HRA borrowing.

4.2 HR/Policy/Legislative Impact

There are no HR/Policy/Legislative impacts linked to this report.

4.3 Environmental Impact

There are no sustainability impacts directly arising as a result of this report.

4.4 Risk Impact

The most significant risk is that associated with the Council not being fully compliant across its full housing stock by the February 2021 deadline. HP&P will work towards ensuring this is mitigated by programming works efficiently with the Contractor(s).

Given that all Local Authorities and RSL's across the UK have the same requirement to be fully compliant by February 2021, there is a remaining risk with availability of labour and materials, this will be monitored as work progresses.

5. Measures of success

- 5.1 Success will be measured against the percentage of the Housing stock that is fully compliant by February 2021. HP&P are aiming for the Council to be 100% fully compliant by this date.

6. Supporting documents

No appendices.



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