



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

8th March 2023

Richard Wyles – Chief Finance Officer



Fire alarm replacement works at South Kesteven House, Grantham

Decision made by:	Richard Wyles – Chief Finance Officer
Decision:	To seek approval to enter a contract for replacement of the of the existing fire alarm system at South Kesteven House with Lindum.
Date:	8 th March 2023
Public or Exempt:	This report is not exempt from publication; however, the appendix is exempt from publication.
Reasons for exemption:	The Appendix includes information relating to the financial or business affairs of any particular person / organisation.
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	<p><i>The Director of Finance is authorised under Part 3 Responsibility for Functions, Section (C) Delegated Powers to Offices, Item 27 Tendering of the constitution to accept tenders and award contracts to contractors on behalf of the Council in the following circumstances:</i></p> <p><i>a) Following a tender process strictly in accordance with the Council’s Contract Procedure Rules and Financial Regulations.</i></p> <p><i>b) For carrying out works and/or the provision of goods and/or services.</i></p>

Contact

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Senior Assets Officer



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1 The Purpose of the Report

- 1.1 To seek approval to enter a contract for replacement of the of the existing fire alarm system at South Kesteven House with Lindum.

2 Comments of Consultees

- 2.1 Zurich Insurance - the quoted system is a wireless system it would need to conform to EF54-25
- 2.2 A system conforming to EF54-25 is acceptable although we would strongly recommend that the quoted Option to include remote signalling (to an alarm receiving centre) – in this case via RedCARE Essential Extra – is taken up so that any activation of the system occurring when the premises are closed or unattended can be promptly acted upon.

3 Available Options Considered

- 3.1 Option 1 – appoint a contractor (Lindum) to manage the installation of a new wireless EF54-25 compliant alarm system with RedCARE and any remedial works, creating an independent alarm system, rather than the linked alarm system to the Former SKDC Offices at St Peters Hill.
- 3.2 Option 2 – not to undertake the replacement of the alarm system and maintain a linked system to the former SKDC offices. This is not a feasible option due to the existing system not being compliant with current fire regulations and the potential sale of the former office building.

4 Preferred Option

- 4.1 Option 1 – appoint a contractor (Lindum) to manage the installation of a new wireless EF54-25 compliant alarm system with RedCARE and any remedial works, creating an independent alarm system, rather than the linked alarm system to the Former SKDC Offices at St Peters Hill.

5 Reasons for the Decision (s)

- 5.1 The Council own the freehold of the building known as South Kesteven House (SK House), which was previously connected to the former SKDC Council office at St Peters Hill (SPH), Grantham.
- 5.2 In 2018 works were undertaken to separate SK House from the main SPH Offices to facilitate the public realm project which created a pedestrian walkway from Edith Smith Way to the new Savoy Cinema building.
- 5.3 As part of the public realm works the existing alarm system to SPH was adapted to provide a hard-wired link between the two buildings in order to allow the continued use of the existing alarm system. The former SPH Offices are now being marketed for sale and this link back to the main fire alarm panel in the SPH will need to be separated from SK House to treat the two buildings as independent properties.
- 5.4 Survey works have now been completed to design a new wireless EF54-25 compliant alarm system with RedCARE along with remedial works, creating an independent alarm system, to SK House. We are now looking to progress these works with Lindum having quoted (See attached – ***Exempt Appendix 1 - LIN0068 – Viability Repot***) and having existing knowledge of the premises to complete the alarm replacement project.

5.5 These works have been procured via the Scape Procure Regional Construction Framework and the award via this Framework is in accordance with the Council's Contract Procurement Rules and the Public Contract Regulations 2015.

6 Financial Implications

6.1 The cost of these works will be funded from existing budgets.

Financial Implications reviewed by: Richard Wyles, Chief Finance Officer

7 Legal and Governance Implications

7.1 The proposed award of this contract has followed a fully compliant procurement process.

Legal Implications reviewed by: Mandy Braithwaite, Legal Executive

8 Equality and Safeguarding implications

8.1 The appointed contractor would be required to commit to following the Council's Equality and Safeguarding policy in undertaking any works.

9 How will the recommendations support South Kesteven District Councils declaration of a climate emergency?

There are no direct carbon benefits as a result of the contract for works, however as part of the planned works.

10 Appendices

10.1 Exempt Appendix 1 – LIN0068 – Viability Report

Signed by: Richard Wyles

9.3.23

Date:
