

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2604
Author:	Leon McLean
Department:	Development
Contact:	Leon McLean (Job Title: Partnership Officer, Email: leon.mclean@nottinghamcity.gov.uk, Phone: 01158765055)
Subject:	Replacement of the Victoria Centre Intercom system
Total Value:	£150,000 (Type: Capital)
Decision Being Taken:	To approve the replacement of the intercom system for tenants & leaseholders at the Victoria Centre flats. To approve the expenditure of £150,000 from the Public Sector Housing Capital Programme 2016-21 to replace the intercoms. To delegate authority to the Assistant Director of Asset Management, Nottingham City Homes, to manage the procurement and replacement of the intercom system and liaison with relevant stakeholders

Reasons for the Decision(s)

Nottingham City Council has a lease with the owners of the Victoria Centre (INTU) and responsibility for managing the flats above the shopping centre. All flats are serviced by an intercom system to enable tenants, leaseholders and visitors to access the block from particular lifts within the building.

Nottingham City Homes (NCH) manages the Council's residential housing stock on behalf of the Council. In relation to highrise housing stock, NCH has policies and procedures in place to manage the highrises on a day to day basis, whilst also having emergency response plans and what to do in case of fire or emergency' literature. The latter is available to tenants and leaseholders.

Due to the unique design of the Victoria Centre flats i.e. shopping centre underneath, it also has an emergency plan which covers the shopping centre, market and flats. The emergency situation will depend upon which plan is enacted.

In May 2016 there was a bomb scare at the Victoria Shopping Centre. The Councils and NCH's emergency policies and procedures denotes that tenants should "stay put inside their homes should there be an incident within the shopping centre. Any evacuation of the flats complex would normally be under the direction of Nottinghamshire Fire & Rescue Service or Nottinghamshire Police."

Following emergencies in blocks, post event reviews are undertaken to capture any lessons learnt, on this occasion it was highlighted that there was an issue with regard to how operational staff contacted tenants during the emergency. The existing intercom system is approximately 12 years old, and as part of the post emergency review it was highlighted that there is a need to replace system with a more modern system due to the uniqueness of the Victoria Centre flats.

Following consultation meetings with tenants, leaseholder and Councillors, it has been agreed to replace the intercom system with one that will allow NCH / the Council to communicate with all tenants simultaneously, ensuring they are kept informed in the event of a future emergency.

The proposed system will be provided by TIS and iCare will be the equipment at a cost of £150k. TIS were tendered via the Efficiency East Midlands framework by NCH. Costings include removal, disposal and installation of the new system in the Victoria Centre flats, alongside links to relevant satellite sites.

The budget to undertake this is contained within later financial years of the HRA Capital programme. The scheme costs will be funded from the approved Public Sector Housing Capital Programme from the City Wide CCTV / Door Entry Improvements budget, which will be reprofiled to bring forward budget into 2017-18. Although charges will be absorbed upfront by the Council, leaseholders will contribute to the costs as appropriate via service charges as per lease agreements with leaseholders in the block.

Other Options Considered:

Do nothing: This is not a practicable option following discussions with tenants and leaseholders

Background Papers:

N/A

Published Works:

N/A

Affected Wards:

St Ann's

Colleague / Councillor Interests:

Consultations:	Date: 19/08/2016
	Ward Councillors: Jon Collins
	Councillor Collins is in support of the proposed works
	Date: 19/08/2016
	Other: Steve Edlin - Assistant Director of Asset Management & Decent Homes - Nottingham City Homes
	Nottingham City Homes supports the renewal of the intercom system at the flats. This also compliments NCH's refreshed "emergency block policy" to assist managing the flats within the Victoria Centre on behalf of the Council.
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	The new system can assist NCH and its partners to notify tenants and leaseholders of emergency situations should they arise in the block.
Equality:	EIA not required. Reasons: No new policy or procedure is being implemented.
Social Value Considerations:	N/A
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	05/10/2016
Advice Sought:	Legal, Finance, Procurement, IT, Property
Legal Advice:	The proposals set out in the report raise no significant legal issues and, in the circumstances outlined, are supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 05/09/2016.

Finance Advice:

The decision seeks approval for the replacement of the intercom system at the Victoria Centre flats at a cost of £0.150m. The scheme can be funded from the Public Sector Housing Capital Programme 2016-21, which was approved at the Executive Board meeting in February 2016, from the "Decent Homes - Safe - City Wide CCTV / Door Entry Improvement" line of the programme. £0.150m will be brought forward from 2019-20 to 2016-17 to enable the works to take place.

The Public Sector Housing Capital Programme is fully funded and the scheme will not increase the overall cost of the programme.

Advice provided by Julie Dorrington (Finance Analyst (Housing)) on 26/08/2016.

Procurement Advice:

A contract is awarded to TIS from 20 Aug 2016 to 19 Aug 2017 through the EEM framework 0037. The scope of work included the replacement of Victoria Centre Intercom system.

Procurement support this proposal. Advice provided by Vivien Bolland (Interim Procurement Manager) on 05/09/2016.

IT Advice:

The IT Service supports this proposal.

In communication with the author no direct IT Service requirements have been identified.

Advice provided by Paul J. Burrows (IT Change, Projects & Strategy Manager) on 26/08/2016.

Property Advice:

Property support this project and have no comments in this regards so far as the necessary consents are obtained including landlords consent if appropriate. Advice provided by Peter Taylor (Senior Surveyor) on 16/09/2016.

Signatures

Jane Urquhart (Portfolio Holder for Planning and Housing)

SIGNED and Dated: 28/09/2016

David Bishop (Deputy CE, CD for Development and Growth)

SIGNED and Dated: 16/09/2016