

Meeting of:	Cabinet
Date of Meeting:	Thursday, 17 July 2025
Relevant Scrutiny Committee:	Place Scrutiny Committee
Report Title:	Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework (2022-25) VOG/RM069/21/22B
Purpose of Report:	To advise Cabinet of a request later on this agenda to amend the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework (2022-25) VOG/RM069/21/22B contract
Report Owner:	Cabinet Member for Public Sector Housing and Tenant Engagement
Responsible Officer:	Director of Environment and Housing
Elected Member and Officer Consultation:	<p>No individual ward Member consultation as the report outcomes affects various wards.</p> <p>Housing Accountant</p> <p>Procurement Officer</p> <p>Head of Housing and Building Services</p> <p>Operational Manager</p>
Policy Framework:	This is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <ul style="list-style-type: none"> This report is to advise Cabinet of the requirement to amend the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework (2022-25) VOG/RM069/21/22B contract. 	

Recommendation

1. That Cabinet notes the contents of the report, with a view to taking decisions on the award of the contract uplifted schedule of rates (SORs) detailed within the Part II report later on this agenda.

Reason for Recommendation

1. To advise of the current position with this particular contract.

1. Background

- 1.1 In 2022/23, the Housing and Building Services Development and Investment Team tendered and awarded the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework (2022–25), reference VOG/RM069/21/22B.
- 1.2 This framework contract was established to ensure that the fire door portfolio across our housing stock is serviced and maintained by a competent contractor, in full compliance with current legislative requirements.
- 1.3 Additionally, the framework provides the Housing and Building Services team with a qualified contractor to carry out any necessary fire-stopping works. This ensures that the compartmentation of our housing stock remains intact and effective within the required timescales in the event of a fire.
- 1.4 Advanced Fire Technology (AFT) Group (Wales) Ltd. was awarded the framework contract, which has an estimated value of £2.5 million.
- 1.5 Since the contract commenced in 2023, AFT Group (Wales) Ltd. has performed well, conducting regular testing and inspections of existing fire doors—primarily located in council housing blocks of flats, hostels, and sheltered housing schemes. They have also been installing replacement kitchen fire doors to ensure compliance with current standards.
- 1.6 To date, AFT has successfully completed the replacement of all kitchen fire doors in high-risk properties, including blocks of three storeys and above, hostels, and sheltered housing schemes. They are currently progressing with works in two-storey blocks of flats.

2. Key Issues for Consideration

- 2.1 AFT Group (Wales) Ltd. has approached the Development and Investment Team to request a retrospective uplift to the Schedule of Rates (SORs) for the framework contract for the 2024/25 financial year, and, if extended, for 2025/26.

- 2.2** Details of the assessment and outcome of the request for an uplift to the SORs under the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework (2022–25) VOG/RM069/21/22B, are provided in the Part Two report.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 Looking to the long term** - As a result of the new Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework 2022-25, compliance with the Welsh Housing Quality Standard, Building Regulations and Regulatory Reform (Fire Safety) Order 2010 will be maintained along with safe homes for our tenants for future years.
- 3.2 Taking an integrated approach** – The development and procurement of the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework 2022-25 was undertaken via consultation with the Tenants Quality Design Forum.
- 3.3 Involving the population in decisions** – The Tenants Quality Design Forum (QDF) members have been kept abreast of the developments of the new framework and were involved in the tender evaluation process.
- 3.4 Working in a collaborative way** - The Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework (2022-25) encourages joint working across sectors to deliver consistent, high-quality fire door maintenance that protects both current and future residents.
- 3.5 Understanding the root causes of issues and preventing them** - As a result of contracting a competent principal contractor to regularly inspect, service, maintain and replace our housing stock fire door installations we will ensure our tenant reside in fire safe and compliant homes.
- 3.6 This proposal will meet:**
Objective 1: CREATING GREAT PLACES TO LIVE, WORK AND VISIT
Our Ambition:
Residents tell us they have a sense of pride in their communities.
People are able to access good quality and affordable housing.

4. Climate Change and Nature Implications

- 4.1** There are no changes to the impact of the contract on climate change or nature emergency with the continuation of this framework contract.

5. Resources and Legal Considerations

Financial

- 5.1** Full financial details will be addressed in the Part II Report included on this agenda.

Employment

- 5.2** There are no other resource issues to report.

Legal (Including Equalities)

- 5.3** The contract will ensure the council complies with its legal obligations under, Public Contracts Regulations 2015 (PCR 2015), Section 3(1) Health and Safety at Work Act etc., Regulatory Reform (Fire Safety) Order 2005 and Building Regulations.
- 5.4** In terms of equalities, there will be training opportunities offered as part of the Housing Fire Door Servicing, Maintenance, Repairs, Installations and Inspections Framework.

6. Background Papers

None.