



Update Briefing Paper

Hackney Building Safety CPIC 13 April 2026

Fire Risk Assessments External Wall Specification / 'Cladding to High Rise / High Risk Blocks'

Title	External Fire Safety Remedial Works Specialist Consultants - Update Briefing
For Consideration By	Cabinet Procurement Insourcing Committee
Meeting Date	13 April 2026
Classification	Open
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Purpose of this update paper

The subject of this paper is Building Safety and specifically Fire Safety, it relates to the Directorate for Housing Management and Regeneration.

This is an update briefing, not a Report, to CPIC and other Members and Executives on non-substantive changes to the Procurement Strategy approved by CPIC in July 2025 for Fire Safety - Fire Safety Remedial Works CHE S569 7 July 2025.

https://docs.google.com/document/d/1kPWkc2pv4YN3ErOAFwHRlI9nHQbNU3L_dPZkXUDWLM/edit?pli=1&tab=t.0

Back in July 2025 an extensive Business Case was approved by CPIC to address External Fire Safety (this relates to cladding, the external envelope and windows/fenestration as well as compartmentation - arising from the Building Safety Act 2022, the outputs of the Grenfell Inquiry and a great deal of emerging legislation from Homes England + Greater London Authority / Ministry of Housing, Communities & Local Government). This paper is an update to CPIC on progress and to be noted some changes to the procurements that are not substantial, being tweaks, but nevertheless the project team believe should be drawn to CPIC's attention.

Also, it is planned to bring to June's CPIC a wider Business Case to cover the entirety of the Building Safety Programme - of which Fire Safety is a substantial part - this will also include; Asbestos, Structural Safety, Electrical Safety, Mechanical & Electrical Safety, Water & Utilities Safety and other Safety elements, including compliance and record keeping. That Business Case will put the whole programme into a wider formal context and budget allocation. Much if not all of these are in progress under various other in place contract arrangements, however the Programme Board for Safety believes it will be good governance and commercial practice to formalise under a single big-picture, such is the scale and importance of the endeavours and the various budget streams involved.

The Fire Safety programme has advanced substantially since the CPIC Business Case's approval in July with the preparatory inventory of Hackney's estate being undertaken as well as deep engagement with Homes England, the Safety Regulator, and the planning to address a slew of new directives, legislation and reporting requirements. The Fire Safety Programme is now moving from mobilisation into delivery with full remediation being required to be in place by July 2029. The level of change and complexity and also the set-up of the new regulator for HRBs [High Rise/Risk Buildings above 6 floors / 18m is very considerable).

In terms of Fire Safety and its Business Case, none of the approved elements substantially diverge from what was agreed, but there are some procurement process changes:

- The Programme is 100% grant funded by Homes England and there is no recourse to Council Funds for the scope - Surveys, Contractors, Professional Services, dedicated Hackney Services to be reclaimed - this is to say that there is no financial impact whatsoever in the tweaks planned since the previous CPIC.
- There are no Section 20 implications to the programme under Landlord and Tenant legislation as the programme is 100% grant funding and makes no resource to leaseholders.
- The scope remains the same - if anything the Council may be more advantageously placed as elements of windows/fenestration replacement are likely to fall within scope and be grant funded over the scheme, subject to surveys and detailed agreement with Homes England.
- A pair of 2 expert approved Surveyors (Fire Engineers) remains the same - who are approved by Homes England, are to be directly awarded to undertake the surveys across the estate. The rationale for a pair rather than a single supplier was to split the workload and diversify the risk of a single supplier, as there is a lot to be done in a short time.

The pair of Surveyors will now receive direct awards from a compliant Framework, being Pritium - Building Safety Lot, which was completed and awarded in 2024.

The need for direct awards is because:

- Through an open market competition, a Homes England-approved supplier cannot be guaranteed, which would leave Hackney very exposed to the 100% grant funding not being forthcoming and a procurement requirement that the supplier is to be on the Homes England approved list being at very high risk of challenge, by no qualifying interested parties.
- Timeframe and resource will be hugely saved, where a framework presents an immediate packaged solution that has been assured and validated and meets all the legislation / standards and Homes England criteria, whereas a competitive procurement moves the onus onto the Council holding all this knowledge, which it does not due to the very dynamic nature of the subject matter / area of law.

The need to secure value-for-money has already been secured in the extensive competitive process of the Pretium Framework's competition for Fire Safety, which has been independently benchmarked and will likely secure better discounts - all be it for 100% externally grant funded - than would be the case of standalone procurement by the Council under an open competition.

The Pretium Framework was selected over others because it was specifically set up to address the scope of the new legislation and emerging legislation; others were not as is reflected in their lack of legal clauses to address emerging and planned legislation. Pretium's Framework was set up to address the matching needs as Hackney, as it was sponsored by one of the BIG3 Housing Associations - Hyde. The team at Pretium have demonstrated an outstanding understanding of the requirements and demands needed for the programme the Council needs to execute.

- It had been planned that the Council would appoint its own Contractor for Works for the opening up to support the intrusive surveys - as Surveyors are Services contracts. Upon investigation and advice from both Legal and Insurance entering into separate contracts for Services and Works places the Council at extreme jeopardy of risk as there is no single person accountable. Therefore a combined contract is required - rather than the original multiple entities as considered last year. The fastest and most assured route forwards is through the Surveyors taking on the opening up works for the intrusive surveys and creating a single 'golden thread' of legal responsibility / reliance. For this reason rather than awarding a separate works contract for surveys this activity will be absorbed into the contracts with the pair of surveyors. The quantum of work does not differ, but instead the Surveyors will sub contract the Contractor role for surveys and therefore the need for a separate Contractor no longer exists.
- The twin roles of Principal Designer CDM and BSA were originally planned to be separate procurements / awards from the Surveyors. Upon investigation and analysis of the emerging legislation this would again open up a risk of fragmenting responsibility and breaking the 'golden thread' which is an emerging presumption of working under the BSA 2022. For this reason in the initial RIBA Stages 0>3 this will now be part of the scope of the pair of Surveyors then migrating to the Remediation Contractor once appointed. The same activities and quantum of endeavour is required; however, instead of separating out to others the Council will be protected by initially placing this instruction for services within the pair of Surveyor awards thus reducing the Council's risk exposure.
- Finally, the Remediation Contractor awards will not begin until early summer as the surveys are completed and Homes England approves the release of grant monies for those Works Contracts - we had planned to go out to market for our own Framework for this and forecast £80m initially, again 100% grant funded by Homes England. Current advice from our professional advisors and Homes England is that this is not the optimal route and that existing Construction Frameworks for Contractors use will aid speed and performance. This is to say use what is in the marketplace rather than create anew.

Council Standards and Policies, including Employment and Social Value will still be applied.

Homes England has also, in recent guidance, moved to a position of allowing Direct Awards when backed up by a competent Surveyor to advise on value-for-money. This move in advice seems to be because Homes England as the regulator, wants to 'get on with the job' as rapidly. To enable the remediation work to be completed so the highest level of Fire Safety is achieved, reduce risks to residents, with the secured HM Treasury funding.

Formal confirmation is being sought from Homes England but as of today it is proposed to halt the procurement of a unique Hackney Contractor Framework for Fire Safety and instead pursue evaluating external Frameworks and instead use them - including Direct Awards where applicable in line with Homes England guidance.

<p align="center">Fire Safety Remedial Works CHE S569 7 July 2025</p>	<p align="center">Revised position</p>	<p align="center">Impact</p>
<p>A1. 2 x specialist Fire Consultants: £5.6m (£6.75m inc. VAT), 4 years, competition from a public Framework</p> <p>A2.1. Immediate short-term / tactical Contractor: up to 2 years, Direct Award from a public Framework £3.0m (£3.6m inc VAT)</p> <p>Additionally, for other projects related to Fire Safety:</p> <p>B. A multiple lot Framework Principal Designer, (a) PD CDM [2015], (b) PD BSA [Building Safety Act 2022]. (a) £2m (£2.6m in VAT) (b) £5.0m (£6.0m inc VAT) over 4 years, competition from a public Framework if in-source cannot be recruited</p> <p>Total approvals sought to procure the capacity to spend: £87.6m (£105.12m inc VAT): this number being the financial capacity to purchase, not a definitive commitment - subject to approved funds being in place, including grants - but not a commitment to spend.</p>	<p>Items A1, A2 and B are to be combined into a pair of equal sized contracts under a pair of Direct Awards under a Framework Agreement.</p> <p>This is to say the highlighted text will change to: A pair of Direct Awards, of equal size, being likely:</p> <p>Supplier A: Appoint, under the previously approved delegated authority of CPIC, Frankham Risk Management Services, being the top-ranked provider from the Pretium Framework: Lot 9 : Fire Risk Assessors, South East. The capacity of the award - although there will be the ability to terminate at any stage, at will by Hackney, is to be £4.3 ex VAT for the Surveys and related Works contract for invasive inspections, and also £3.5m ex VAT for Principal Designer and Building Safety Case preparation. The total award being £7.8m ex VAT / £9.36m incl VAT - over a 4 year period to include activities to (i) prepare / submit / secure Gateway Approval from Homes England and also (i) to conduct the</p>	<p>There is no change to the financials of the July 2025 business case, as these providers are 100% grant funded.</p> <p>We are simply merging activities rather than attempting to consolidate to contract multiple entities into a number of contracts. - If we do not take this approach, Hackney will potentially face financial and legal risks.</p> <p>However, the selections ensure that the grant funding can be pre-secured and approved with Homes England to cover 100% of Hackney's financial risk.</p> <p>The unification into a pair of identical awards - the Council needs to protect its risk by dual contracting because of the volume of work and also in case of any issues with a single contractor - allows the services to have a single, fully insured and warranted, contract in place rather than a chain of interlocking contracts which both Legal and Insurance feel is too risky to Hackney.</p> <p>Each of the pair of awarded suppliers will undertake the professional services as well as acting as the contractor for the invasive surveys which are works construction</p>

	<p>specification and support to the Works Contracts and their procurement / award for the defined remediation.</p> <p>Supplier B: Appoint, under the previously approved delegated authority of CPIC, Airey Miller being the highest runner up ranked provider from the Pretium Framework: Lot 6 : Fire Risk Assessors, either South East or National, or the PFH Framework Lot 1 - Fire Risk Assessment (South & Midlands) The supplier being required to be Homes England approved for grant finance. The capacity of the award - although there will be the ability to terminate at any stage, at will by Hackney, is to be £4.3 ex VAT for the Surveys and related Works contract for invasive inspections, and also £3.5m ex VAT for Principal Designer and Building Safety Case preparation. The total award being £7.8m ex VAT / £9.36m incl VAT - over a 4 year period to include activities to (i) prepare / submit / secure Gateway Approval from Homes England and also (i) to conduct the specification and support to the Works Contracts and their procurement / award for the defined remediation.</p>	<p>contracts and will take the roles of Principal Designer (except where Hackney will have a role as the Employer). This creates a single point of responsibility / accountability / ownership across the various events and actions. Adequate capacity of insurance and indemnity and warrant together with certified accreditations will be achieved by each of the pair of firms across all the end-to-end activities.</p> <p>The elegance of this multidisciplinary approach is to ensure the Council is protected end-to-end and to secure the insurances which we have found impossible to contract for and secure in the separate roles approach.</p> <p>In terms of financial / commercial competition and value for money in going for the top ranked / highest ranked firm who is willing to contract as Hackney seek and is approved by Homes England, the Frameworks were competitively tendered and there is no change to the commercials as Framework rates would have been used even with a mini-competition.</p> <p>A mini competition is not viable as we may not be able to secure the various essential elements required including Homes England approvals under a competition as opposed to a Direct Award as additional criteria would likely not be legal under the Procurement Act 2023.</p>
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<p>A2.2. 3 x Contractors / strategic: 4+2 years. A Hackney competition to create our own Framework panel circa £77m (£92.4 inc VAT)</p> <p>Combined Contractor sum: circa £80m (£96m inc. VAT) this amount will only be set after the surveys and grant agreement - the source of funding being MHC&LG / Homes England grants</p>	<p>Rather than to create our own Hackney framework to use other public sector Frameworks compliant with Homes England advice and for each major contract to be independently benchmarked for value-for-money by an independent, competent professional firm.</p>	<p>A saving of time and internal resource - being able to get out on site in summer rather than year end.</p> <p>The ability to have a far greater access to Contractors - some Remediations may be very small some may be very big - this new approach will allow 'horses for courses' reflecting over a likely portfolio of more than 150 individual building contracts where to value may range from £1m to £30m.</p>
<p>The overall approvals sought and approved by CPIC in July 2025</p>	<p>Tweaks to the process and procedures but no substantial changes.</p>	<p>No budget impact as 100% grant funded. Improved compliance and accelerated speed as recommended by Homes England. Accelerates programme delivery and increases compliance by Hackney.</p>

End of document - date 27 March 2026

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