

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO COMMUNITY SERVICES COMMITTEE

Agenda Item No.

meeting date: TUESDAY, 22nd MAY 2018
 title: FIRE PROTECTION WORKS – LONGRIDGE DEPOT
 submitted by: JOHN HEAP – DIRECTOR OF COMMUNITY SERVICES
 principal author: ALAN COAR – PRINCIPAL SURVEYOR

1. PURPOSE

1.1 To inform Committee of the remedial works required after recent Fire Risk Assessments.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To sustain a strong and prosperous Ribble Valley.
- Corporate Priorities – To help make people's lives safer and healthier.

2 BACKGROUND

2.1 As the 'responsible person' Ribble Valley Borough Council has carried out Fire Risk Assessments of most of their current building portfolio. Fire Risk Assessments help identify what we need to do to prevent fire and keep people safe.

3 ISSUES

3.1 Most of the RVBC buildings require minor works following the Fire Risk Assessments but as these are deemed as minor works they are being accommodated in the repair and maintenance (R&M) budget.

3.2 The Longridge Depot and Over 60's club require significant works to bring them in line with the Regulations. Failure to comply with the Regulations could result in a fine and/or incarceration.

3.3 Works to the Longridge Depot and Over 60's club are classed as statutory works and as such must be undertaken to ensure the safety of the general public and the Council's own employees.

3.4 Responsibility for the Longridge Over 60's Club falls under Policy and Finance Committee and so a separate report will be prepared in respect of that property for Policy and Finance Committee approval.

3.5 Longridge Depot falls under this committee. Detailed below are the elements of statutory works that we are required to undertake and the associated costs.

Required Works	£
Creation of a fire assembly point	90
All furniture does not meet British Standards for fire retardation, needs to be replaced.	600
An automatic fire alarm must be installed, heat detector in canteen and smoke detection in store rooms.	3,390

Required Works	£
External security lighting for the rear fire escape.	150
Electrical wiring to be sealed where penetrating compartment walls to stop the spread of fire.	150
FD30 fire doors to be fitted to the canteen on the first floor (3No.)	1,650
Fire-line boarding to one side of partition between canteen and toilet area	780
Staircase to be enclosed and an FD30 fire door fitted at the bottom of the staircase.	1,250
Power wash rear external staircase	120
Total	£8,180

3.6 Should this committee approve the above works a further report will be needed to Policy and Finance Committee in order to approve a supplementary estimate.

4 RISK ASSESSMENTS

4.1 The approval of this report may have the following implications:

- Resources – Whilst no resources are available elsewhere in the revenue budget to fund the above increase of £8,180, it is anticipated that this cost could be met from earmarked reserves. This would be subject to approval by Policy and Finance Committee.
- Political – The scheme shows the Council as carrying out it's statutory functions
- Reputation – The scheme should only enhance the reputation of the Council
- Equality and Diversity – The Fire Risk Assessments have been carried out in most of the current building portfolio.

5 RECOMMEND THAT COMMITTEE

5.1 Recommend to Policy and Finance Committee approval of a supplementary estimate of £8,180 for the fire protection works at Longridge Depot.

ALAN COAR
PRINCIPAL SURVEYOR

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

None.

For further information please ask for Alan Coar, extension 4514.

REF: AC/COMMUNITY/140518