

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO POLICY & FINANCE COMMITTEE

Agenda Item No.

meeting date: 19 JUNE 2018
 title: FIRE PROTECTION WORKS REQUIRED AFTER FIRE RISK ASSESSMENTS
 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 budget.

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

3.3 Works to the 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, detailed below are the elements of statutory works that we are required to undertake and the associated costs.

Required Works	£
Seal all holes/gaps and around any cable or service penetrations going through walls/ceilings.	100
Replace 7 doors with new FD30 Fire rated doors. Including intumescent strips. Install 4 glazed viewing panels	2,500
Fix Fire-line Plaster Boards and apply a skim finish over the glazed panel above Door No. 5	450

Required Works	£
Fix Fire-line Plaster Boards to the timber T&G clad wall and staircase leading to the Towneley Flat.	1,130
Fix Fire-Line Plaster Boards to the full Store Room Ceiling and around the first floor beams/boxing-in	2,160
Replace the existing Glass within and in the glazed panels above 2 door's with Fire Protection Glass and replace beading	400
Install new Intumescent strips to doors/casings of Door No's 9 & 10	200
Install and boxing in of fire escape ladder for the occupants of the 1st floor flat	200
Total	£7,140

4 FINANCIAL IMPLICATIONS

4.1 Committees manage their services within the budgets agreed at the beginning of the financial year. The budget was approved by Special Policy and Finance Committee on 6 February 2018 and by Full Council on 6 March 2018.

4.2 Any revenue or capital expenditure over and above what has already been approved must also be agreed by this Committee.

4.3 The estimated total value of the works is £7,140. Following discussions with the Director of Resources it is suggested that should members be minded to agree this supplementary estimate then such cost may be able to be funded from earmarked reserves.

4.4 It is suggested that the Repairs and Maintenance earmarked reserve may be the most suitable earmarked reserve to be used, being set aside to meet emergency repairs and maintenance needs.

5 RISK ASSESSMENTS

5.1 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 £7,140, it is suggested that this cost could be met from the use of the Repairs and Maintenance earmarked reserve.
- 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.

6 RECOMMEND THAT COMMITTEE

- 6.1 Consider the fire protection works that have been listed as required as shown at paragraph 3.4.
- 6.2 Consider the request for the supplementary estimate of £7,140 with the full amount to be financed from the Repairs and Maintenance earmarked reserve.

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PRINCIPAL SURVEYOR

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

None.

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

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