

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

18 June 2002
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 759/02

FIRE SEPARATION OF ROOF VOIDS – PHASE 1

Abstract

This report seeks approval to the provision of supplementary funding from the Property Renewal and Repair Fund in 2002/03 to undertake Phase 1 of remedial works to fire barriers within roof voids in certain Council non-housing properties, at an estimated cost of £27,500.

RECOMMENDATION

The Committees for their respective interests are recommended to:-

1. note the requirement for remedial works to the fire barriers in certain Council non-housing properties;
2. approve the provision of £27,500 from the Property Renewal and Repair Fund in Financial Year 2002/03 for the execution of Phase 1 of a programme of remedial works;
3. instruct the Director of Property Services to progress Phase 1 of these works immediately and submit further reports detailing the later phases of this programme.

1 INTRODUCTION

Over the last 24 months there have been a number of fires in local authority properties, including the recent fires at Morgan Academy and Harris Academy Annexe. It has been established that a contributor factor to the speed of spread of the fires and the extent of subsequent damage has been the lack of adequate fire barriers in roof voids.

Over the past twelve months the Property Services department have undertaken a review of relevant standards and practices related to the fire compartmentalisation of roof and other voids and a detailed survey of the Council's non-housing properties to establish the extent of any remedial works necessary to bring them up to a good modern standard.

This report recommends an appropriate course of action to improve certain properties.

2 BACKGROUND

The Council's non-housing property estate mainly consists of older properties which were constructed to less demanding standards than those currently applicable and enforced through the Technical Standards for compliance with the Building Standards (Scotland) Regulations 1990. Action has been, and continues to be, taken to review and improve properties as changes in best practice are introduced.

The survey has identified a number of minor scale remedial works which are considered necessary to bring specific fire barriers up to a good modern standard.

A prioritised and phased programme of remedial works has been prepared with the highest priority being given to residential properties e.g. Residential Homes for the Elderly and Children's Homes where there is a high risk of loss of life and the next highest to those properties where loss due to fire would seriously effect service delivery by the Council, e.g. Secondary Schools which would be difficult to quickly replace, followed by lowest priority comprising the remaining operational properties.

Due to the scope of the remedial works it is considered appropriate to undertake a three year phased programme commencing with Phase 1, as detailed in Appendix 1, in 2002/03.

3 FINANCIAL IMPLICATIONS

The cost of carrying out Phase 1 of these remedial works, estimated at £27,500, cannot be contained within the Property Maintenance elements of the respective departmental revenue budgets for 2002/03 and it is therefore necessary for supplementary funding to be made available from the Property Renewal and Repair Fund in 2002/03.

	Year	Cost
Phase 1	2002/2003	£27,500
Phase 2	2003/2004	£33,000
Phase 3	2004/2005	£35,200
	Total	£95,700

The cost of Phase 1 of the programme of work detailed in this report can be contained within the provisions of the Property Renewal and Repair Fund for 2002/03.

Progression of further Phases will be subject to budget provisions being available.

4 HUMAN RIGHTS ACT IMPLICATIONS

There are no Human Rights Act implications specific to this report.

Any implications, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

5 CONSULTATION

The Chief Executive, the Director of Law & Administration and the Director of Finance have been consulted in the preparation of this report.

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services

Appendix 1 Fire separation of roof voids

Phase 1

2002/2003

Name of Property	Work Required	Cost
St James House	Fire curtains (Planning Department)	£8,470
St Drostan's	Fire curtain, new ladder and ladder tie required	£1,760
Montrose Academy	Pipes. On new block at 2 doors	£220
Grange Primary School	Seal above corridor door and room 7 door	£1,100
County Buildings	Fire partition and door in loft at Roads	£3,630
Brechin High School	Corridor and curtain walling, seal above 25 fire doors	£7,040
Arbroath Academy	Seal above 9 no fire screens and odd holes above A block fire doors	£4,180
Angus House	Fire curtain required	£1,100
Total		£27,500