

Policy & Resources Committee

Date:	16 February 2016
Title:	Depot Maintenance Work
Contact Officer:	Janine Howells, Asset Manager

Action Required

1. To agree to release funds from the Works Depot Capital Fund to enable essential work to be undertaken at Lupton Road Depot.

Background

2. As part of the Health and Safety contract with Ellis Whittam Ltd. the Council receives an annual Health and Safety assessment by a qualified consultant. Following this visit a Safety Action Plan is produced.
3. The Health and Safety Consultant visited the Council on 26 November 2015 and undertook a visit to the Luton Road Depot. A number of actions were recorded and prioritised for the Depot. The main items that cannot be completed from existing budgets are:

- To provide under-stair 30 minute fire protection to electrical cupboard to ensure safe evacuation route from first floor of building.

The first floor is used by the Maintenance Team as an office and rest room facility.

- To replace the two fire doors within the main work area.

These were both found to be very difficult to open during the visit and whilst opening one door, the door fixings were damaged.

- Repair damp area in entrance hallway of building.

Resource Appraisals

4. The following work is recommended to be undertaken:
 - The existing electrical cupboard door will be replaced with a fire door, fire line board will be fixed to the underside of the stairs and all joints and penetrations will be sealed with intumescent mastic. This will provide the electrical cupboard with the required 30 minute fire protection.
 - The current wooden fire doors would be replaced with steel fire doors and frames with push panic door bars for easy opening with appropriate signage and would meet current Fire Regulations. The doors will also improve the security of the building.

- A section of plaster in the hallway will be removed and a primer sealer coat applied. The area will be re-skimmed with plaster and repainted.

Total cost of work approx. £2,274.

5. £17,000 is currently held within the Works Depot Capital Fund.

Risk Assessment

6. The work requires completing as part of the Council's obligations under the Health and Safety at Work etc. Act 1974 and Regulatory Reform (Fire Safety) Order 2005.

Legal Powers: Health and Safety at Work etc. Act 1974 and Regulatory Reform (Fire Safety) Order 2005.

Recommendation:

- i) Recommend to Full Council that £2,274 be released from the Works Depot Capital Fund to undertake the works detailed in the report.***