

Appendix 1

Issues to be dealt with	Basis of Requirement	Anticipated Cost in £'000s	Schemes	Individual Project Amount in £'000s	Issues/Risks	Comments/notes
Regulatory Reform (Fire Safety) Order 2005	Legislative Requirement	£185	Undertake fire risk assessment (FRA) of the structure in all Council buildings as required by the legislation. Phase 1 High Risk buildings -£185k. Phase 2 - Medium and other buildings - £95k (2009/2010)	£185	Breach of legislation Potential for death occupants or other. Substantial damage to assets	Report introduces need/requirements for higher risk works to be undertaken
Fire Risk Reductions - Undertaking high risk items identified in assessment from previous item	Health & Safety	£126	Ashfield School - including sealing fire doors, address fire compartmentation issues. Dunblane Avenue - including sealing fire doors, Sulgrave Road - including infilling holes in walls Herrick Lodge EPH - including extend fire escape lighting, doors to activate with fire alarm, additional signage 10 York Road - including infilling holes in walls Millgate School - including sealing fire doors, infilling holes in walls Leicester Leys Leisure Centre - including extend fire escape lighting, sealing fire doors, attend to ramp platforms, infilling holes in walls Beaumont Enterprise Centre - including sealing fire doors, amend compartmentation	£38 £11 £2 £31 £3 £10 £15 £8	Breach of legislation Potential for death occupants or other. Substantial damage to assets	Some high risk (identified via Risk Management) buildings already have FRA completed under a trial. These have been identified here. Note:- this list of sites will become extensive once all surveys are completed.

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		in £'000s		in £'000s		
Safe Roof working Prevention of Unauthorised access	-	Case Law & Health & Safety	Pilot House - including sealing fire doors, infilling holes in walls, repairs to fire escape guards to open sided stairs	£4		
			Linwood Workshops - including infilling holes in walls, extend door to proper width	£4		
			Northfields Primary School	£67	Regular access being made onto roof by children. School has attempted to reduce but failed.	Successful court cases against Portsmouth City Council, Longslade School. Regular damage occurring to buildings. Potential injury to individuals (children/thieves) in event of accident.
			Fosse Primary	£17	Regular access being made onto roof by children.	Potential for damaged tiles etc to fall and water leaks. Encourages access for theft. Original design often left roofs easy to climb onto. Further sites being identified.
			Braunstone Grove Comm Centre Sulgrave Road	£15	Regular access being made onto roof by children.	
				£12	Regular access being made onto roof by children. Lead theft already occurred to new roof. Skylights have been stamped on with workers below but no broken yet.	
Asbestos remedial Works			Highfields Library	£26	Regular access being made onto roof by children.	
		£41	Approx 350 buildings have been surveyed and this has identified some £700k of high priority works which need undertaking. These would be prioritised using the agreed algorithm - A three year programme of £41 K pa (single year only allowed here)	£41	Exposure to harmful asbestos fibres by children, staff and public there is a risk to members of the public which could result in injury to their health and claims against the Council exemplified in numerous courts cases nationally	Various court cases with charges against Councils. We are working under legislative requirements, for managing asbestos within our estate. We are undertaking surveys as required which result in us having to remove or manage the risks identified. We have a corporate policy - removal as necessary or manage insitu. This means we have an ongoing management need beyond identification and removal of risks. This figure supplements CMF to enable increased removal times and cover a 3 year programme

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Safe Access to water hygiene sites to enable testing		£45	To date 161 sites have been inspected with many others to follow. Of these it was found to be impossible to gain access to 10 sites due to access problems. This sum is to provide access for these and future surveys.	£45	Inability to test water which may lead to exposure to harmful bacteria contained within water by children, staff and public - there is a risk to members of the public which could result in injury to their health and claims against the Council exemplified in some recent deaths and numerous courts cases nationally.	We are working under legislative requirements, for managing water hygiene within our estate. As part of our management regime, we are undertaking risk assessments as required which result in work having to be undertaken to ensure contamination levels do not exceed strict prescribed legislative guidelines. This also includes the setting up of regular testing, inspection and monitoring regimes requiring an ongoing management need. We therefore have to provide safe access routes for continuous monitoring.
Works to boundary fencing	Case Law & Health & Safety	£108	Spinney Hill Park - many panels corroded through the metalwork and stability compromised Belgrave Cemetery Inglehurst School Abbey Pumping Station	£0 £5 £70 £33	Fencing in poor condition. Potential for injury. To be dealt with as part of Heritage Lottery Fund Bid From earth mounding on neighbouring side, children are leaping over spiked fence. Structural wall between school grounds and alleyway to private housing alley is severely bowing with potential to fall into school Bow topped palisade fence is in a parlous state with bent and split/broken pales. Numerous repairs been previously completed. Fence allows access to children to site. Pales become bent towards visiting public.	Successful case against Derby City Council involving a fatality of a child with a falling fence panel. Potential for injury to occur from any boundary walls and fencing which is in a poor state of repair. Overall inspection will be undertaken within Property Health Surveys - this is picking up sites with a potential to cause harm. The highest priorities are listed here, but we need to establish a bigger picture of the issues through fuller detailed investigations and the anticipation is that there will be works required to rectify H&S issues. The Park Wardens now regularly check fencing in the light of the Derby case.
<u>Site specific Issues</u>						

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Defective Dosing Equipment	Technical Issue & Health & Safety	£58	Various Swimming Pools (excluding Spence St)	£58	High potential for injury with staff using highly dangerous chemicals. Potential for closure of facility if error in dosing or even injury to users..	System installed still operates but now obsolete as firm no longer exists. Spares unable to be located. System being 'mackedled ' up or undertaken by hand.
<u>Future items not included in this bid</u>						
Obsolete Fire Alarm system	Technical Issue & Health & Safety		Knighton Fields Primary School	£58	Potential for confusion within staff, children and others. Could lead to inmjuries or even death.	System installed still operates but now obsolete as system is not sutiable for present day requirements. There is no monitoring, zoning or automatic detection.
Obsolete Heating pipework system	Technical Issue & Health & Safety		Oaklands Special School	£35	Potential for leakage and cold zones. Could affect the children's and others' health	New boilers have already been installed, but distribution of pipework is of poor and needs replacement to be work effectively. Redesign required.
Defective Floor drainage and slopes	Case Law & Health & Safety		Sulgrave Road	£12	Potential injury claims (some may come after several years)	Court case against Bristol City Council but one off site. Many staff complaints about working conditions at the site and having to work in damp conditions
Safe Roof working	-		Northfields NHC	?	Investigation yet to be undertaken	
Prevention of Unauthorised access			Goldhill Adventure Playground	?	Investigation yet to be undertaken	
			De Montfort Hall	£5	Lead theft following easy access. Listed building leaves lead still vulnerable.	
Totals		£700				