

Charlesworth, Neil

From: McCulloch, Andrew
Sent: 02 November 2012 11:14
To: Charlesworth, Neil
Cc: Chambers, Anne; Graham, David; Orrah, Anthony
Subject: West Park Centre - Building Maintenance/Health and Safety Issues
Attachments: 2009-09-29 West Park Centre-Condition Survey.pdf

Follow Up Flag: Follow up
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Neil
Anne Chambers has asked me to provide you with information which relates to CPM's health and safety concerns and the future operation of the West Park Centre. Basically I have previously outlined a number of concerns since we took over the maintenance responsibility for this site a couple of months ago, the following is a brief summary of the issues:

Electrical Installation: The vast majority of the electrical installation is in a very poor state, it has not been subject to an NICEIC electrical test for some considerable time, the previous testing dates are not known and previous testing records were not available, there are numerous parts of the installation which give serious cause for concern. Some electrical installation work has been carried out in the past but there are significant areas of the building which haven't seen any maintenance or repairs done in years, the main switchgear could actually be described as dangerous and a major health and safety risk. If an incident did occur i.e. electrocution, I think the council would be heavily criticised by the HSE (more than likely prosecuted) for permitting staff and members of the public into a building that we knowingly had unacceptable risks attached to it.

Emergency Lighting: The emergency lighting system is virtually non-existent and this represents a serious hazard to building occupiers i.e. escape routes have no back up lighting, in the event of a power failure and the need to evacuate the building, this could result in significant delays and unnecessary risk to the building users/occupiers.

Fire Alarm: The fire alarm system is seriously deficient, i.e. it is mains operated has no automatic detection, large areas of the building have no cover and has no power supply back up i.e. in the event of a power failure the system would not operate. The installation does not meet or comply with current fire or building regulations and should be replaced immediately if the building is to continue in operation, basically lives would be put at unnecessary risk in the event of a fire.

Heating System: Large areas of the building have little or no heating control, some areas of the building have no heat at all, the system has leaks and the potential to cause injury both to users and maintenance staff.

Building Fabric: The external fabric of the building is generally in a very poor condition, the vast majority of the roofs are flat and have been patch repaired over the years, consequently there are a number of leaks evident, during heavy rain buckets and other measures are used to collect water inside the building, in some areas water is collecting on the floor and represents a slip hazard to building users.

Asbestos: The building does not have an up to date asbestos survey or re-inspection report, this information is a legal requirement for building users and contractors working on the site.

Fire Risk Assessment: When the building was transferred to CPM we were not provided with a copy of a fire risk assessment, we are not aware of one existing, this is a legal requirement.

Legionella Risk Assessment and Monitoring: When the building was transferred to CPM we were not provided with a copy of a legionella risk assessment, we are not aware of one existing, we have not been provided with any evidence that a legionella monitoring regime is in place, again this is a legal requirement.

I've also attached a copy of the 2009 building condition report for your information, should you require any further information on the above issues, please get back to me.

Regards

Andy

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