

## Civic Estate Fire Risk Prevention Works 2022/23

Date: 26<sup>th</sup> November, 2021

Report of: Chief Officer Civic Enterprise Leeds

Report to: Director of Resources

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

### **What is this report about?**

**Including how it contributes to the city's and council's ambitions**

- Leeds City Council has an obligation to comply with statutory fire safety legislation within its buildings so that staff, Members and customers are provided with a safe environment in which to go about their daily business. As a part of this compliance, legislation requires that regular fire risk assessments are undertaken by the employer.
- This report seeks to undertake £2m of fire risk prevention work on the civic estate identified following fire risk assessments to be delivered in 2022/23. The list of buildings where fire prevention works will be undertaken is shown at Appendix 1.
- The completion of this work will support the Council's ambitions of health and wellbeing and safe, strong communities.

### **Recommendations**

That the Director of Resources provides authority to spend £2m of capital fire risk prevention work on the civic estate in 2022/23.

## Why is the proposal being put forward?

- 1 Fire safety legislation amalgamated within the Regulatory Reform Order (Fire Safety) 2005 requires the Council to be responsible for the management of fire safety in all civic buildings. One of the significant duties placed upon organisations by the legislation is for fire risk assessments to be undertaken and any remedial work to be identified, prioritised and completed within reasonable timescales.
- 2 The Council ensures that fire risk assessments are carried out in line with Fire Safety Policy and that any risks, improvements or findings are identified and a plan is put in place to action remedial measures and/or rectify defects identified to minimise the risk of individuals being exposed to injury or death from fire.
- 3 The corporate Health and Safety team co-ordinate a rolling programme of fire risk assessments and reviews on an annual basis. During these inspections risks are identified in relation to fire detection, fire alarm systems and monitoring, emergency lighting provision, means of escape that includes compartmentation and fire stopping.
- 4 The proposed £2m programme (Appendix 1) of work in 2022/23 as well as ensuring continued compliance with fire safety legislation will also help in meeting the protocol arrangements agreed both with the Council's insurers (Zurich Municipal) and the Fire Concordat with West Yorkshire Fire and Rescue Service. Completion of the works will also support the Council's ambitions of making Leeds a safer place to live, work and visit.
- 5 Following the fire risk assessments, remedial work is planned on properties forming part of the civic and heritage estate and these works will improve the levels of compartmentation (reducing the spread of fire in the building), protect the means of escape and, where necessary, upgrade fire alarms.

## What impact will this proposal have?

### Wards affected:

Have ward members been consulted?

Yes

No

## What consultation and engagement has taken place?

- 6 Consultation has been taken place with colleagues in Health and Safety, Finance, Procurement and Commercial Services, those attending the CEL Weekly Assurance Meetings and the Corporate Estate Management Board.

## What are the resource implications?

- 7 There are no adverse resource implications, the £2m programme of works will be funded from the 2021/22 contingency in the capital programme.

## What are the legal implications?

- 8 Undertaking the programme of works will ensure compliance with fire safety legislation.

## What are the key risks and how are they being managed?

- 9 The key risk is non-compliance with fire safety legislation, by undertaking the programme of works will ensure that the Council continues to discharge its statutory duties.

## Does this proposal support the council's three Key Pillars?

- Inclusive Growth       Health and Wellbeing       Climate Emergency

- 10 Completion of the works will support the Council's ambitions of making Leeds a safer place to live, work and visit.

## Options, timescales and measuring success

### a) What other options were considered?

- 11 There were no other suitable options identified to ensure compliance with fire safety legislation and minimise the risk of individuals being exposed to injury or death from fire.

### b) How will success be measured?

- 12 By the successful completion of the programme of works.

### c) What is the timetable for implementation?

- 13 That LBS schedule works to begin from 1<sup>st</sup> April 2022 and to be completed within the financial year.

## Capital Funding and Cash Flow

<b>Funding Approval :</b>	<b>Capital Section Reference Number :-</b>						
<b>Previous total Authority to Spend on this scheme</b>	<b>TOTAL</b>	<b>TO MARCH 2021</b>	<b>FORECAST</b>				
	<b>£000's</b>	<b>£000's</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025 on</b>
			<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Authority to Spend required for this Approval</b>	<b>TOTAL</b>	<b>TO MARCH 2021</b>	<b>FORECAST</b>				
	<b>£000's</b>	<b>£000's</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025 on</b>
			<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	2000.0			2000.0			
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>2000.0</b>	<b>0.0</b>	<b>0.0</b>	<b>2000.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Total overall Funding (As per latest Capital Programme)</b>	<b>TOTAL</b>	<b>TO MARCH 2021</b>	<b>FORECAST</b>				
	<b>£000's</b>	<b>£000's</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025 on</b>
			<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>	<b>£000's</b>
LCC Borrowing/Contingency	2000.0			2000.0			
	0.0						
<b>Total Funding</b>	<b>2000.0</b>	<b>0.0</b>	<b>0.0</b>	<b>2000.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

## Background papers