

HIGHLAND & ISLANDS FIRE BOARD

23 JANUARY 2009

Agenda Item	
Report No	

Stornoway Fire Station

Report by the Director of Housing and Property

Summary

This report outlines the outcomes following inspections of Stornoway Fire Station carried out by various officers from Highlands and Islands Fire and Rescue Service, The Highland Council, and Comhairle nan Eilean Siar.

It also advises Members of actions to be taken in relation to some specific health and safety requirements at the property.

1 Background

- 1.1 At the Board meeting on 11th September 2008, Members representing Comhairle nan Eilean Siar expressed their concern as to the condition of Stornoway Fire Station, and enquired as to costings and an estimated timescale for refurbishing and upgrading the premises. The Project Manager advised that he would shortly be visiting the Station to discuss the optimum use of the sum in the current budget for addressing some of the issues arising from the condition of the current facilities. In relation to the Station's wider needs, Members were reminded that there were many Stations in the network in need of upgrade.
- 1.2 At its meeting on 14th November, 2008, the Board noted that:
 - (i) the Convener had met with Comhairle nan Eilean Siar Members to discuss the issues
 - (ii) the Project Manager, Housing and Property Service, would be visiting the station to look at the facilities, including equalities and health and safety issues and office provision
 - (iii) a report would be brought to the Board on the outcome of this visit.
- 1.3 This paper outlines the recommendations and actions arising from the Health and Safety survey as well as the findings of the Condition surveys carried out since the Board meeting on 14th November.

2.0 Health and Safety Survey

- 2.1 A visit was made to Stornoway Fire Station on 11/12/08 by the Highlands & Islands Fire & Rescue Service Health and Safety Adviser and the Highland Council Property Manager to consider improvements to the premises towards achieving compliance with relevant health and safety legislation.

Also in attendance were the Comhairle nan Eilean Siar Council Clerk of Works, Western Isles SM Steve Oliver, and Stornoway WMB John Campbell.

2.2 The fabric of the building was found to be in a reasonable state, with internal fitments generally in serviceable condition. Specific areas of concern where action is recommended are contained within the attached report (Appendix 1).

2.3 Based on current estimates, the £20k allocated within the capital budget for Stornoway Fire Station should resource the implementation of all health and safety recommendations contained within the report. As most works are of a relatively straight-forward nature, it is anticipated that works should be completed within this financial year.

3.0 Condition Survey

3.1 Comhairle nan Eilean Siar Technical Services was commissioned to undertake a fabric and services condition survey on the Stornoway Station. The report was compiled in accordance with the standard format of the Asset Register, a format which for the purposes of this paper is not easily read. The cost implications of the works identified are therefore summarised within this paper.

3.2 The original Condition Report identified estimates in terms of cost “banding”. For the purposes of this report the highest value within each banding has been used, and the breakdown below produces an estimate of £294,280, including professional fees. If the Board decides at a future date, in the context of its wider capital programme, to progress any of the works listed, a more detailed budget would be required.

External Works	£ 22,000
External Decoration	£ 4,000
Structural Frame	£ 2,000
Roof	£ -
Walls	£ 2,000
Windows/Screens	£ 4,000
External Doors	£ 7,000
Internal Doors	£ 5,000
Floors	£ -
Floor Finishes	£ 34,000
Internal Fabric	£ 29,000
Toilet Installations/Showers	£117,000
Kitchen	<u>£ 16,000</u>
TOTAL	<u>£244,000</u>
Allow 5% Contingency	£ 12,200
Professional Fees	<u>£ 38,080</u>
TOTAL ESTIMATE	<u>£294,280</u>

Recommendation

Members are asked to:

1. Note the content of the Surveys and actions to be taken to resolve Health and Safety issues.
2. Note the costs identified within the Condition Survey.

Signature:

Designation: Director of Housing and Property

Date: 19th January 2009

Author/Ref: Gary Westwater, Head of Construction



Highlands & Islands Fire & Rescue Service

Operations Support – Health & Safety Adviser

STORNOWAY FIRE STATION INSPECTION REPORT

A visit was made to Stornoway Fire Station on 11/12/08 by the Highlands & Islands Fire & Rescue Service Health and Safety Adviser, Ian Ramsden and the Highland Council Property Manager, Jason Kelman to consider improvements to the premises towards achieving compliance with relevant health and safety legislation.

Attending at the station were the Western Isles Council Clerk of Works, Ainsley Macpherson, Western Isles SM Steve Oliver, and Stornoway WMB John Campbell.

The combined fire station and district office was built in 1950s or early 1960s. The fabric of the building was in a reasonable state, with internal fitments generally in serviceable condition. Specific areas of concern where action is recommended are as follows:-

item no.	item	details & recommendations	applicable legislation
01	Watch Room lighting	<p><i>The two florescent lights had missing tubes and no diffusers. This would be an important place of work during incidents and requires lighting to be suitable and sufficient.</i></p> <p><u>Action:</u> Supply and fit two new florescent twin-tube lights c/w diffusers</p>	The Workplace (Health, Safety and Welfare) Regulations 1992, Reg.8
02	Inspection pit in appliance bay	<p><i>This pit is never used and is understood to be permanently waterlogged. It poses an ever-present trip hazard and prevents effective cleaning of the appliance bay floor, especially since the adjacent tiles are cracked and flaking..</i></p> <p><u>Action:</u> Fill the pit to within 200mm of floor level with approx 6.5m³ blinded compacted hardcore and cover with 1200 gauge polythene d.p.m.. Lay 150mm concrete (approx. 0.56m³) with A142 mesh reinforcement. Finish with 225 x 225 x 15mm or nearest equivalent plain natural quarry tiles. (available at 200 x 200 x 20mm from Natural Tiles Ltd, 11 Bryn Siriol, Flint, Flintshire</p>	The Workplace (Health, Safety and Welfare) Regulations 1992, Reg.12(2)(a) and 12(3)

Appendix 1

		CH6 5JB, or 194 x 194 x 25mm from Dennis Ruabon Tiles Ltd, Hafod Tileries, Ruabon, Wrexham, LL14 6ET)	
03	District Office flooring	<p><i>Trip hazard – carpet tiles breaking loose with one missing.</i></p> <p><u>Action:</u> Either replace with new tiles/carpeting since this is likely to be a recurring issue, or at the very least glue down loose tiles and take one from under a filing cabinet to replace the missing tile.</p>	The Workplace (Health, Safety and Welfare) Regulations 1992, Reg.12(2)(a)
04	District Office entrance lighting	<p><i>The outside light can only be operated after entering the building. The entrance area is in shadow despite street lights.</i></p> <p><u>Action:</u> Fit a new, more efficient wall-mounted external light with photo-sensitive PIR switch.</p>	The Workplace (Health, Safety and Welfare) Regulations 1992, Reg. 8(1)
05	Equipment and PPE storage	<p><i>Poor ventilation and inadequate heating in the drying room and offshore store are likely to result in early deterioration of equipment. Wet fire-fighting gear is understood to be damp even after a week in the drying room.</i></p> <p><u>Action:</u> Install a storage heater in the offshore equipment store. Change the storage heater in the drying room for a combined convector/storage heater with increased output. Fit a dehumidifier in the drying room.</p>	<p>The Provision and Use of Work Equipment Regulations (PUWER) 1998, Reg.5</p> <p>The Personal Protective Equipment at Work Regulations 1992, Reg.8</p>
06	Electrical safety – District Office	<p><i>Reliance on twin 13 amp low-level sockets has resulted in a plethora of cables and adaptors with the increase in the number of workstations.</i></p> <p>Install electrical cable trunking at dado rail level and provide power, telecom and p.c. sockets at the three workstations.</p>	The Electricity at Work Regulations 1989
07	Emergency lighting throughout	<p><i>In the event of a power failure there are two significant issues. Firstly, retained crews arriving</i></p>	<p>The Fire (Scotland) Act 1995</p> <p>The Fire Safety (Scotland)</p>

	interior	<p><i>to attend an incident at night would be exposed to a range of risks when preparing for departure if in total darkness. Secondly, visitors and employees would not be able to exit the building quickly and safely if the power failure was linked to an emergency within the station.</i></p> <p><u>Action:</u> Provide emergency lighting spurs to existing lights at least in the crew entrance area, locker room, watch room, and appliance bays.</p> <p><u>Further action:</u> Consider installing the full range of illuminated emergency exit signs, fire safety signs, and emergency lighting to a standard we would require of other organisations to which the public has access.</p>	Regulations 1996
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Disability Discrimination Act 2005: Consideration was given to providing barrier-free access for the public to the District Office. Although some measures could be put in place it would only be possible to provide such access after significant alterations beyond the scope of what would be 'reasonable'. In the event that someone with mobility issues wished to meet District Office staff then an alternative venue could be readily arranged, for example at the Council Offices.

With regard to employment of persons with disabilities there is level access to the District Office via the rear appliance bay doors.

No action is therefore currently recommended.

Appendix

Photographs taken during the visit:-

(see over)



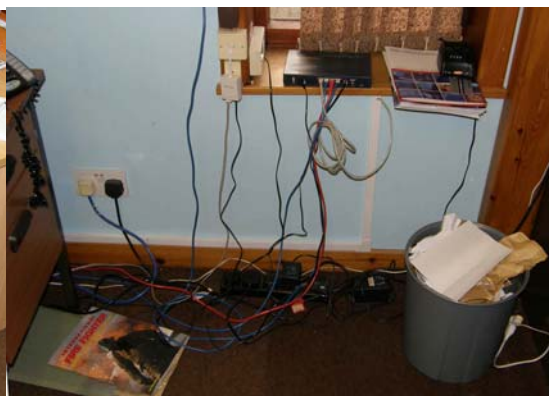
01 - Watch Room lighting



02 – Inspection pit in appliance bays



03 – District Office flooring



06 – Cables in District Office