

EONI PREMISES

Fire Risk Assessment Recommendations outstanding at 19 February 2010

Office	Recommendations	Responsibility	Priority	Comments
Newtownards	Provide a disabled refuge for the front staircase 1,400mm x 900mm with an intercom and signage.	HoCs	Medium	<p>A plan has been provided by dfpni and permission granted by Landlords. Awaiting estimate of costs before proceeding with the work. Reminders issued 9/12/09, 21/1/10 and 5/2/10. Dfpni held meeting on 18/2/2010 to discuss drawings, building regulations and costs. Costs being prepared to implement the Fire Officer's recommendations and it would appear on initial investigation that to comply with current buildings regulations this work will be intrusive and expensive given that any alterations would have to be reinstated at the end of the lease.</p> <p>Consideration should be given by the Board to relocate when the lease expires 30/1/2011 to ground floor premises more accessible in light of both Fire Officer's report and disabled access. Landlord requires 6 months written notice of intention to quit.</p>

Newtownards (contd)	Safety lighting indicated on plan in Fire Officer's Report should be checked for correct operation.	Landlord	High	AEO phoned Landlord 16/9/09. Reminders issued by email 7/12/09 and 11/1/2010. HoCs spoke to Landlord on 13/1/2010. Email from landlord 17/2/10. He has instructed the electrician to attend to all the outstanding matters.
	Provide automatic smoke detector linked to the existing fire alarm system in accordance with BS 5839 Part 1 2002.	Landlord	High	Landlord phoned AEO 16/9/09, he feels that as EONI removed the internal wall it should be EONI's responsibility to install the smoke detector. He has no problem about allowing it to be integrated into his fire alarm system. From his point of view the Fire Authority did not request it when they carried out the inspection for the Fire Certificate for the building so it is not a requirement that he feels he needs to satisfy. Landlord to install and EONI to reimburse costs. Landlord has obtained quotations from 3 electrical contractors and contract awarded 17/2/10. EONI to reimburse Landlord £180 plus approx £50 annual maintenance costs for fire alarm in accordance with lease.

OMAGH	The walls indicated on the plan in Fire Officer's Report should be built up to the underside of the roof in material of a half-hour fire resisting standard and carried through false ceilings. Also service penetrations and hole should be properly fire stopped.	Landlord	High	Land & Property Agent contacted Landlord's Agent again w/c 15 February 2010 and he has still not been able to contact the landlord. The Landlord's Agent is taking the line that it is EONI's responsibility and that the lease states that the tenant is responsible to keep the premises in good order while in occupation. Awaiting legal advice from Crown Solicitors.
	The openings for cable penetrations and holes indicated on the plan in the Fire Officer's Report should be properly fire stopped with half-hour fire resisting material.	Landlord	High	As above
	All existing safety lights should be provided with test switches.	Landlord	High	As above
	The existing fire alarm system installed and currently maintained by the Landlord needs replaced. No smoke detectors in the building. The risk is that staff working upstairs could be unaware of a fire on ground floor level and consequently become trapped. Break glass call point should be provided on the First Floor lobby.	Landlord	High	Quotations obtained by EONI for replacement Fire alarm System, installation of smoke detectors, test switches on existing safety lights and break call point on the first floor lobby and forwarded to Land & Property's Agent on 7/1/2010. No reply from Landlord. Awaiting legal advice from Crown Solicitors. The cheapest quotation is £1485.