

EONI PREMISES

Fire Risk Assessment Recommendations outstanding at 22 March 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>Meeting held on 5 March 2010 with Chartered Building Surveyor, Architectural Services Unit - Properties Division.</p> <p>The cost of implementing a disabled refuge is estimated in the region of 24-28k with the possibility that there may be an associated cost to having these alterations put back to the original layout when the property is handed back to the landlord. The current lease is due to expire in early 2011.</p> <p>The associated costs could be deemed unreasonable given the short time left on the lease and the limited number of people with mobility difficulties who have historically required access.</p> <p>The creation of the refuge would reduce the usable floor area in the office which is already barely adequate. It was concluded that the premises would be unsatisfactory even if the required works were completed and EONI would have to relocate to alternative premises.</p>

Newtownabbey	Smoke seal to the electrical meter cupboard door.	HoCs	High	On 24 February the contractor's operative reported that he suspected the lining making up the electrical cupboard sides is asbestos based and on Health and Safety grounds, immediately ceased all work in this area. This issue was referred to the Architectural Services Unit (ASU) to investigate further. ASU visited the property to sample and assess the asbestos risk. All proposed remedial action (incl. smoke seal to the cupboard door) will be procured under a new Work Order issued by ASU 10 March 2010.
Banbridge	Repair holes where service penetrations for the fire alarm cable enter the rear staircase that require fire stopping. Repair large opening at the bottom of the front staircase and the lower ground floor store.	Hocs	Medium	Following Fire Risk Assessment review of the premises on 12 February 2010 further work required. Order placed with dfpni 12 February 2010. Follow up email 22 March 2010.

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	<p>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.</p> <p>Advice received from CSO 8 March 2010 emailed to Land and Property Agent. If further steps recommended by CSO are unsuccessful EONI may have to relocate to new premises.</p> <p>Email received from Land & Property Agent 22 March 2010. The landlord's Agent has assured him that the landlord is keen to keep the electoral office as tenants and has been advised if this situation is not resolved as soon as possible EONI will consider vacating the premises.</p>
	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
	<p>The existing fire alarm system installed and currently maintained by the Landlord needs replaced.</p> <p>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.</p> <p>Break glass call point should be provided on the First Floor lobby.</p>	Landlord	High	<p>As above</p> <p>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.</p> <p>The cheapest quotation is £1485.</p>