

EONI PREMISES

Fire Risk Assessment Recommendations outstanding at 21 May 2010

Office	Recommendations	Responsibility	Priority	Comments
Newtownabbey	Smoke seal to the electrical meter cupboard door.	HoCs	High	<p>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.</p> <p>Work postponed until after the Parliamentary election - rescheduled w/c 17 May 2010.</p>
Banbridge	<p>Repair holes where service penetrations for the fire alarm cable enter the rear staircase that require fire stopping.</p> <p>Repair large opening at the bottom of the front staircase and the lower ground floor store.</p>	HoCs	Medium	<p>Following Fire Risk Assessment review of the premises on 12 February 2010 further work required which is the tenant's responsibility according to the lease.</p> <p>Order placed with Dfpni 12 February 2010. Follow up email 22 March 2010. Permission obtained from Landlord 8 April 2010 to proceed with the work.</p> <p>Work postponed until after the Parliamentary election - rescheduled w/c 17 May 2010.</p>

Omagh	<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> <p>All existing lights to be provided with test switches</p>	Landlord	High	<p>The landlord has agreed to reimburse EONI £1647 plus Vat towards the new alarm system (ADT quote) and provide test switches provided EONI agrees a lease.</p> <p>Offer from Landlord's Agent dated 19 May 2010. New lease term for 3 years from 1 June 2010 (6 months longer than the implied lease which is due to expire on 31 December 2012).</p> <p>Rent £17,750 per annum (rent passing)</p> <p>Recommendation – Expiry date of 31 December 2012 but EONI should not consider agreeing a lease until the landlord has reimbursed EONI for the installation costs of the new alarm system and completed the requisite works listed below.</p>
Omagh	<p>The walls indicated on the plan in Fire Officer's Report (outlined in page 3 below) 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.</p> <p>The openings for cable penetrations and holes indicated on the plan in the Fire Officer's Report (outlined in page 3 below) should be properly fire stopped with half-hour fire resisting material.</p>	Landlord	High	<p>Land and Property Services to check with landlord to establish if he is willing to carrying out this additional work and advised EONI not to take forward any work or installation of the alarm system until agreement has been reached</p> <p>In the meantime HoCs will seek estimate of costs from dfpni for this work.</p>

