

7. The Authority has a large scale investment programme in bringing its building infrastructure up to scratch, including schemes like :
 - 7 new PFI stations
 - Kensington Fire Station
 - New workshops building/Engineering Centre of Excellence
 - Accommodation for Inshore Rescue
 - LLAR accommodation
8. It seems appropriate to develop a policy on suppression systems for its own buildings.
9. Suppression systems typically cost 1-2% of overall building costs if installed at construction time (this is about the same as flooring/carpets) reduce risks of loss and may bring savings in reduced insurance premiums.

Proposed Policy

10. It is considered that :

- (1) Based upon the effectiveness of suppression systems
- (2) In order to set an example and to provide community leadership in making Merseyside safer;

the Authority would wish to:

- Install suppression systems in all its new buildings.
- Actively seek to retrofit systems as part of maintenance and development works in current buildings, where it is cost effective to do so.

The policy at Appendix A summarises these proposals.

Equality & Diversity Implications

11. None arising out of this report.

Financial Implications & Value for Money

12. There will be a cost of installing suppression systems. The cost of a sprinkler system on a new building can be significant and is dependent on several factors such as local water pressure and size of the incoming water main, the need or otherwise of water storage tanks, the design and layout of the building i.e. overall floor area, number of floors, etc. The budget costs for installing a sprinkler in the main area of the new Vesty Workshop is circa £50,000. The cost of a sprinkler in the smaller Units 5A & B is around £15,000. The budget cost for a water misting system at Kensington Fire Station is £50,000. The cost to maintain a sprinkler installation is dependent on size and the maintenance regime.

13. Enquires have been made with our insurance company in relation to the new Vesty Workshops and we have been advised that they do not offer premium discounts on individual buildings that have sprinklers at this time. Reductions in insurance premiums for sprinkler installations are only available for large warehouse units storing valuables.

14. The Capital Programme is being reviewed with a view to containing the costs of installation within the current programme and not increasing Authority borrowing requirements.

Health & Safety and Environmental Implications

15. Suppression systems make our buildings and staff safer.

Contribution to Achieving the Vision:

“To Make Merseyside a Safer, Stronger, Healthier Community”

16. This policy will make our buildings and staff safer, and give leadership to the Merseyside community.

BACKGROUND PAPERS

The Regulatory Reform (Fire safety) Order 2005
Building Regulations – Part B Fire Safety
NW Fire PFI Specification