



**Belfast City Council**

**Report to:** Health & Environmental Services Committee

**Subject:** **Upgrade of the Fire Alarm System at Duncrue Complex**

**Date:** 5<sup>th</sup> November, 2008

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**Relevant Background Information**

The Duncrue complex is the main operational base for several Council services. Arising from the former client role for the Refuse Collection, Street and Other Cleansing Contracts, the Waste Management Service has retained management responsibility for the site.

The current fire alarm system was installed in the complex in 1976 and while, since then, some areas of the site have been upgraded to include automatic detection, this has not been implemented over the entire site. In particular there is an increased risk in some workshop areas which are not covered by an automated detection system.

Automatic detection is accomplished by fitting smoke and heat detectors which are capable of activating the fire alarm system on detecting a smoke or heat source, without the need for manual intervention.

Although not mandatory by law, automatic detection is a normal feature in similar sites and is identified as the standard method for protection of life and property in the associated British Standard, BS 5839 (Fire detection & fire alarm systems for buildings: Code of practice for system design, installation, commissioning & maintenance).

The introduction of an automated fire detection system at the Duncrue Complex would further reduce health & safety risk to staff and personnel working at the site. In addition automated fire detection enhances the protection of the property assets and the contents of the site, the insured value of which is just under £12 million pounds.

**Key Issues**

The installation of automatic detection on the fire alarm system at the Duncrue complex reduces the health and safety risk to staff, and increases the protection of the property assets and contents stored at the site, in line with BS 5839 recommendations.

Any fire on site could have immediate consequences for the continuity of several of the

Council's services which are provided direct to the citizens of Belfast.

The cost of upgrading the system is estimated to be in the region of £60,000 and the technical specification tendering exercise will be carried out by the Property Services section. The tenders will be evaluated using a cost/quality matrix of 70/30 and they will be scored on the basis of information provided in line with the following evaluation criteria:

- Cost
- Technical Capacity
- Technical Capability
- Experience
- Ability to Work in Partnership
- Financial Capacity

### **Resource Implications**

#### **Financial**

The cost of upgrading the system is estimated to be in the region of £60,000. The cost of the upgrade will be met from the Waste Management Service's 08/09 revenue estimates.

#### **Human Resources**

There are no human resource implications resulting from this report.

#### **Asset and Other Implications**

The upgrade of the fire alarm system to being fully automated will further protect this asset of the Council

### **Recommendations**

The Committee is requested to approve the commencement of a tendering exercise to upgrade the fire alarm system at the Duncrue Complex to incorporate automatic detection, in line with BS 5839 as described above.

### **Documents Attached**

None