

From: Eric Hotson, Cabinet Member Corporate and Democratic Services and Rebecca Spore, Director Infrastructure

To: Policy and Resources Cabinet Committee – 5 December 2017

Subject: Policy on the Use of Sprinkler Systems - Update

Decision Number 17/00122

Classification: Unrestricted

Past Pathway of Paper: Previous policy 2013

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: All Divisions

Summary: The policy (attached at appendix A) on the use of sprinkler systems in KCC buildings has been reviewed in light of the recent Grenfell tragedy.

This policy provides general information on sprinkler systems, including current practices and legislative requirements. It makes recommendations as to the Council's future approach regarding the use of sprinklers within its existing estate and any new buildings.

Recommendation(s):

The Policy and Resources Cabinet Committee is asked to consider and endorse, or make recommendations to the Cabinet Member on the proposed decision to amend the Use of Sprinkler Systems Policy as attached at appendix A. The proposed Record of Decision is attached at Appendix B.

1. Introduction

- 1.1 The report outlines the Council's policy on the use of sprinkler systems across its property portfolio outlining our approach to new and existing building stock.
- 1.2 The purpose is to ensure that all the Council's existing and future building portfolio meets legislative requirements and best practice standards in relation to the use of sprinkler systems.
- 1.3 The objective is to ensure that current buildings are safe and where the Council is constructing new buildings, that a unified risk based approach is undertaken to determine the need for the installation of a sprinkler system.

2. Financial Implications

- 2.1 Where sprinkler systems are identified through risk analysis, then an additional cost of approximately £35-40/m² would be incurred for a new build property. These costs are dependent on the property use and design and can vary significantly.
- 2.2 Where sprinkler systems are deemed necessary, there will be an ongoing maintenance and inspection cost.

3. The Report

3.1 The previous policy on the use of sprinkler systems within the Council was implemented in 2013. This policy has been reviewed to ensure that the Council is meeting its statutory duties and legislative requirements following recent events.

3.2 The policy maintains the Council commitment to:

- Give consideration as part of the construction specification to the use of sprinklers as part of an overall fire management strategy to comply with guidelines and legislative requirements when the Council is constructing new buildings (non-schools). Where the assessment indicates that it is appropriate, sprinklers will be included.
- Give consideration as part of the construction specification to the installation of sprinkler systems and assess in accordance with “Building Bulletin 100: design for fire safety in schools and other legislative requirements” when the Council is constructing new schools. Where this assessment indicates it is required, sprinklers will be included. This policy can only be applied to schools for which the County Council is responsible.
- Continue with its fire safety inspection regime in relation to the existing estate.

3.3 The recommendation is for this Committee to endorse the reviewed policy, as this maintains our current practice by following the established Use of Sprinkler Systems Policy as part of the Council’s overall fire strategy.

3.4 The council meets all its statutory duties and best practice guidance by endorsing this policy without incurring substantial unnecessary financial costs.

3.5 By following the recommendation set out in 3.2, the implications for the property portfolio will be minimal as the Council’s Infrastructure division already follows the Use of Sprinkler Systems Policy as part of an overall fire strategy.

4. Conclusions

The Use of Sprinkler Systems Policy meets all statutory requirements and this review will have minimal impact on the property portfolio whilst ensuring that sprinkler systems are considered at the start of all new buildings based upon risk analysis.

5. Recommendation(s):

The Policy and Resources Cabinet Committee is asked to consider and endorse, or make recommendations to the Cabinet Member on the proposed decision to amend the Use of Sprinkler Systems Policy as attached at appendix A. The proposed Record of Decision is attached at Appendix B.

6. Background Documents

- Use of Sprinkler Systems Policy
- Building Bulletin 100 – Design for Fire Safety in Schools
- Approved Document B – Building Regulations
- Regulatory Reform (Fire Safety) Order 2005

7. Contact details

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