



City of Westminster

Building Compliance and Total Facilities Management

Presented by Peter Dempsey, Health and Safety Manager.

26th February 2014

Background to establishing Building Compliance Standards

- Employers/ Premises Controllers have a duty to ensure that buildings under its control are safe and meet legal standards.
- May 2012 - WCC Health and Safety Team audit to establish if the Council was meeting its duties in regard to its property portfolio
- Audit findings included:
 - Gaps in building compliance.
 - lack of clarity over roles
 - Inconsistency of compliance practice
- With support of our Chief Executive a recovery programme was resourced and implemented
- Tri-Borough Partnership decision to implement a Total Facilities Management solution



What's the Frequency of Compliance Checks on?



Air Conditioning



Emergency Lighting



Water Quality



Lifts



Gas appliances



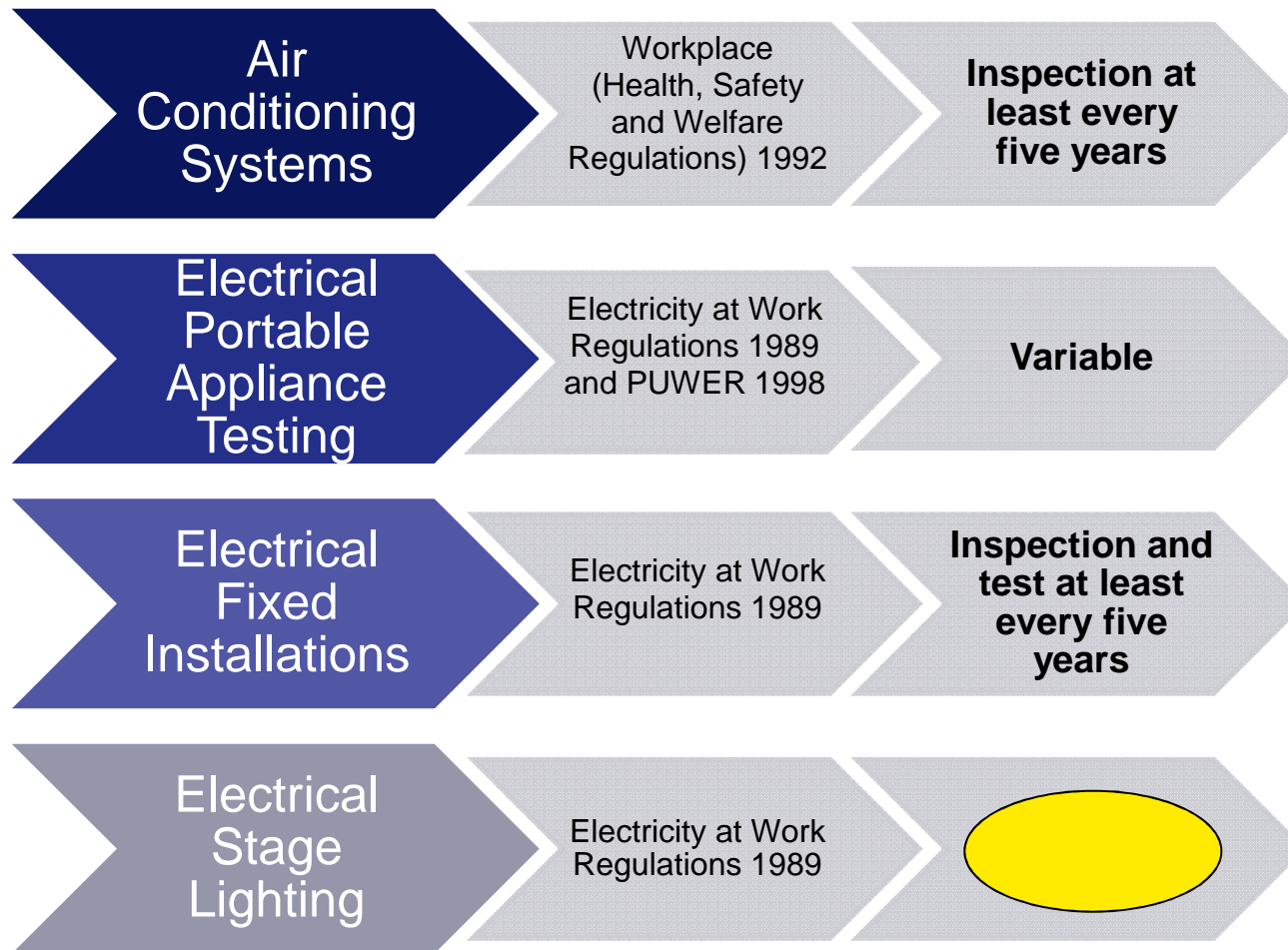
Portable
Electrical
Equipment



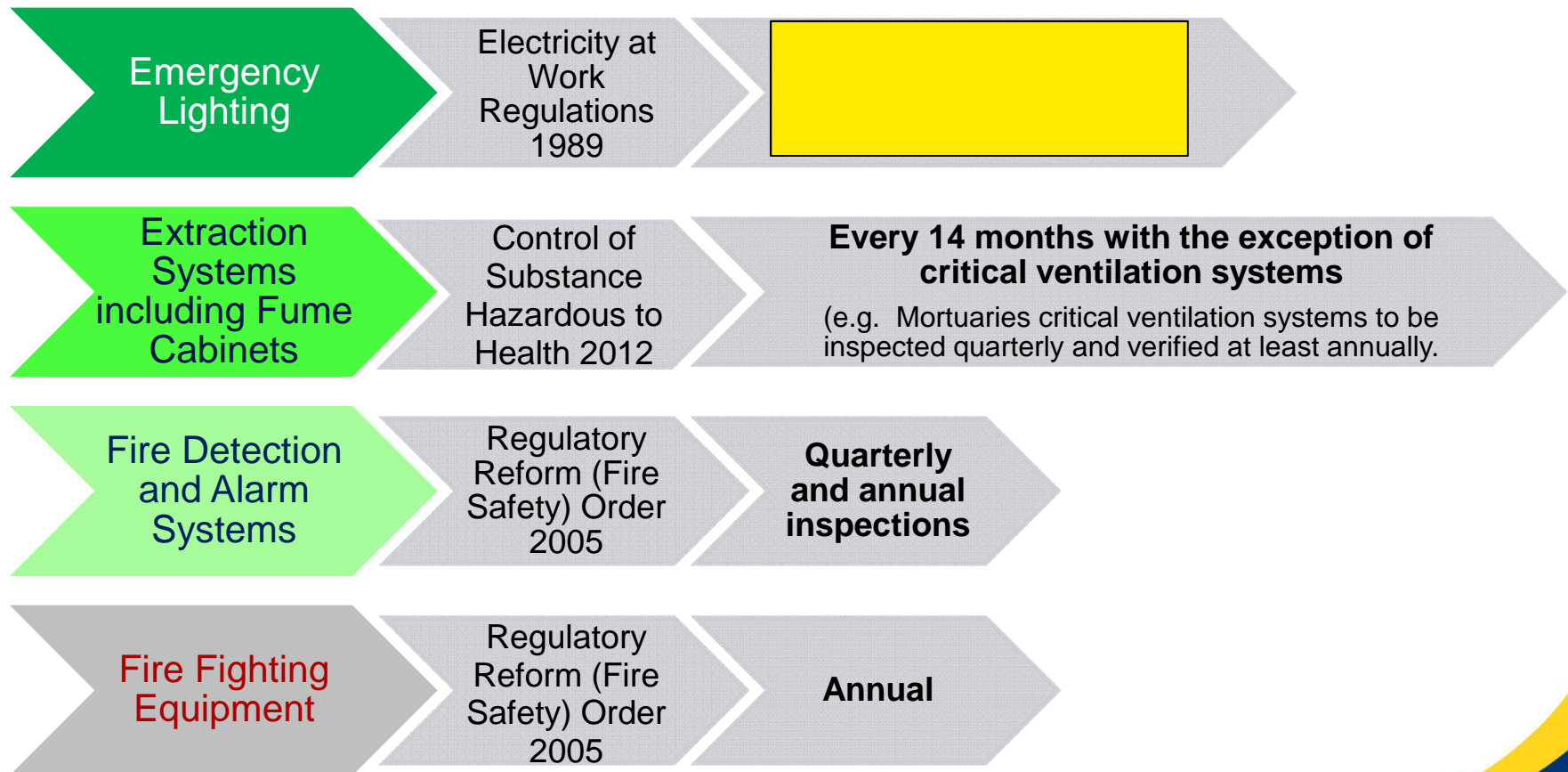
Electrical Wiring



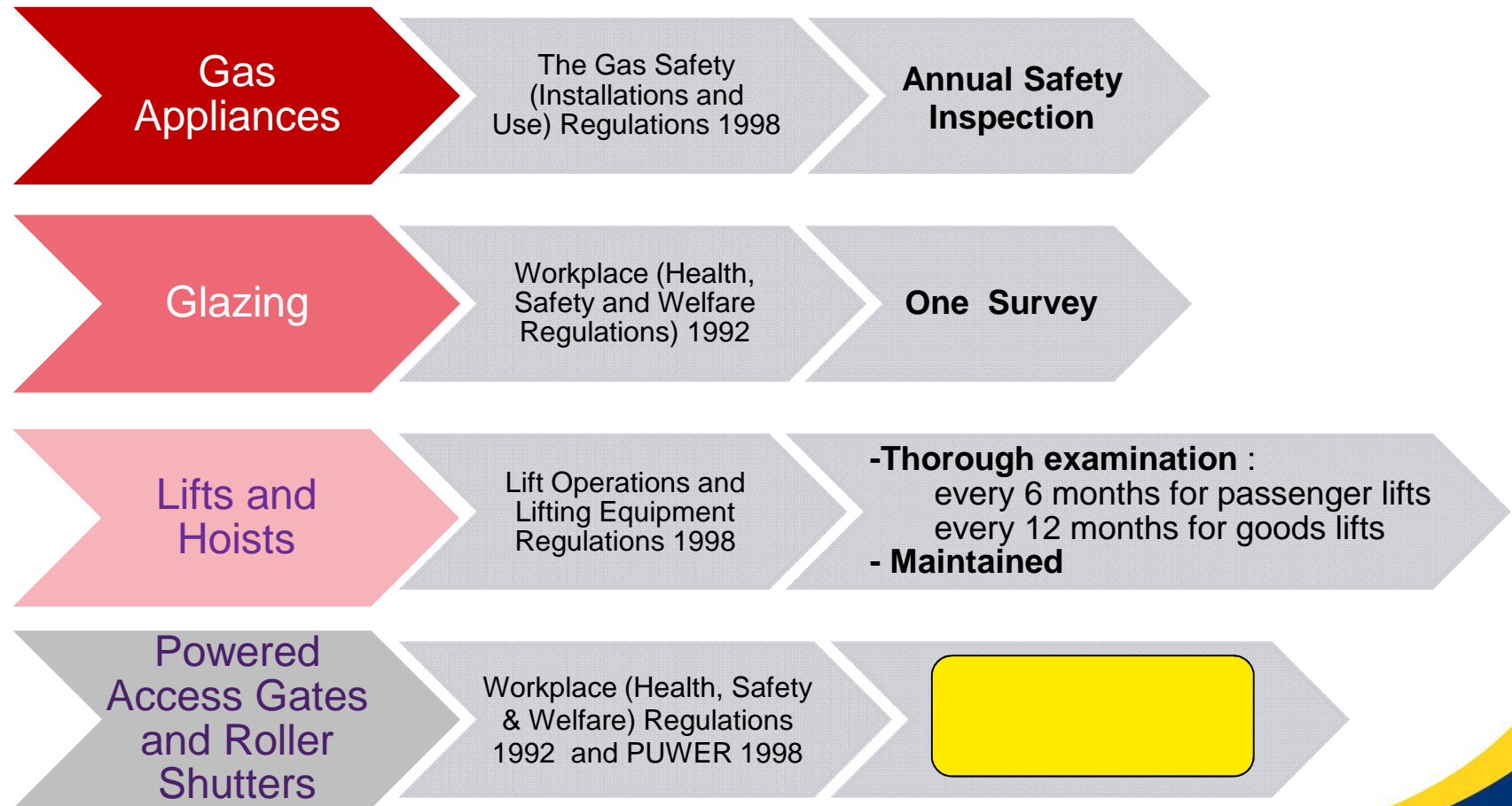
Health and Safety Building Compliance (Hard)



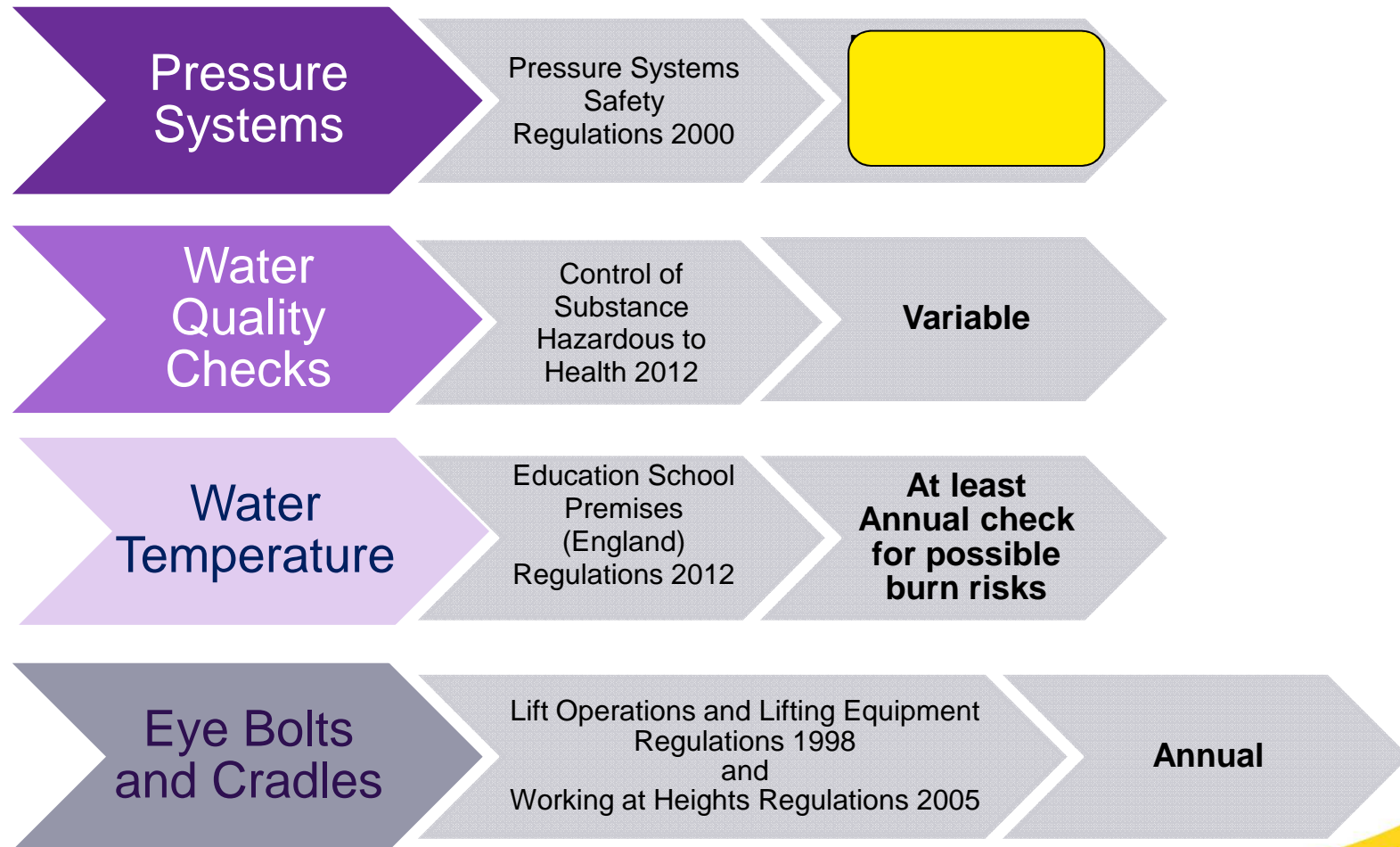
Health and Safety Building Compliance (Hard)



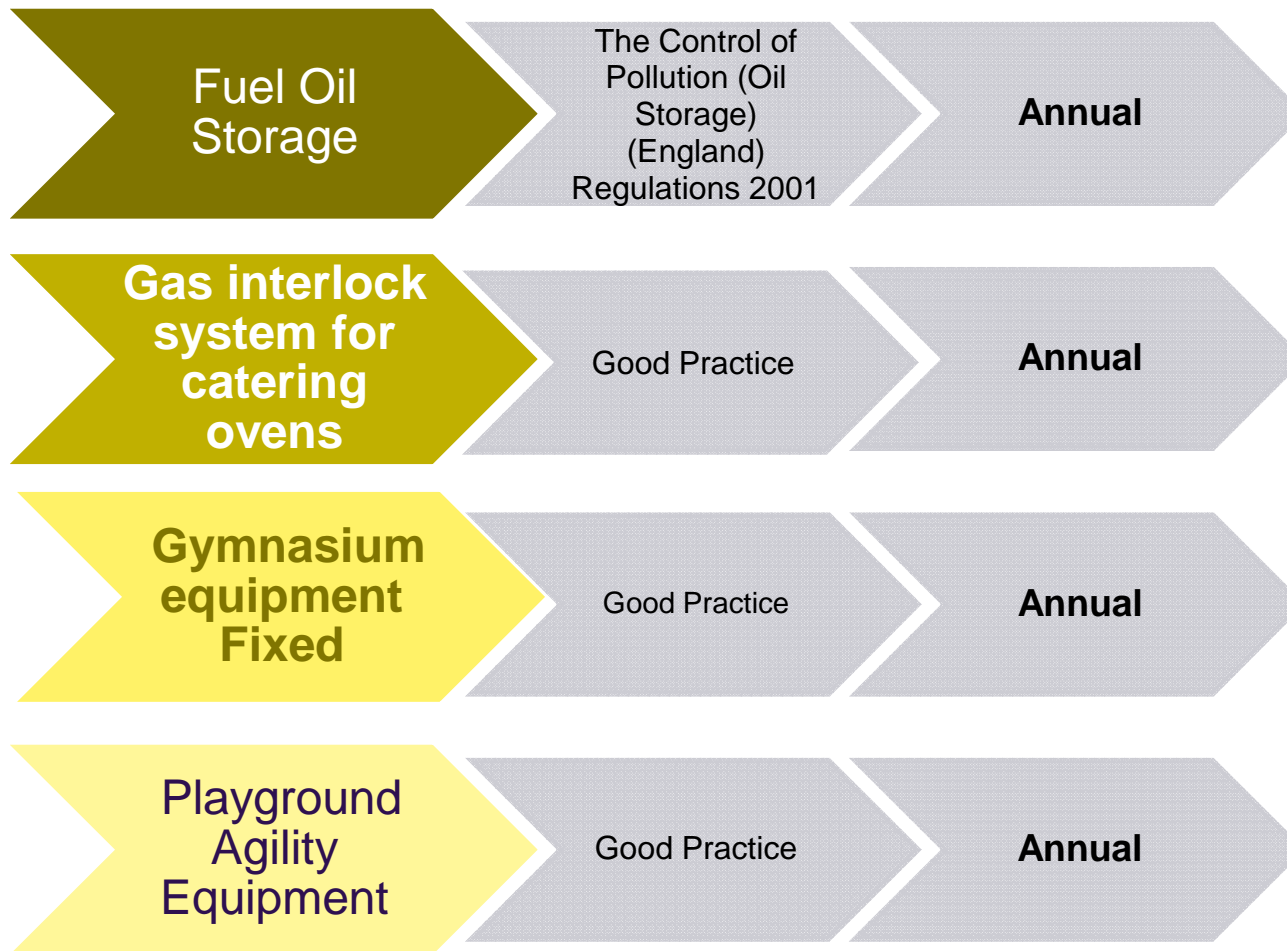
Health and Safety Building Compliance (Hard)



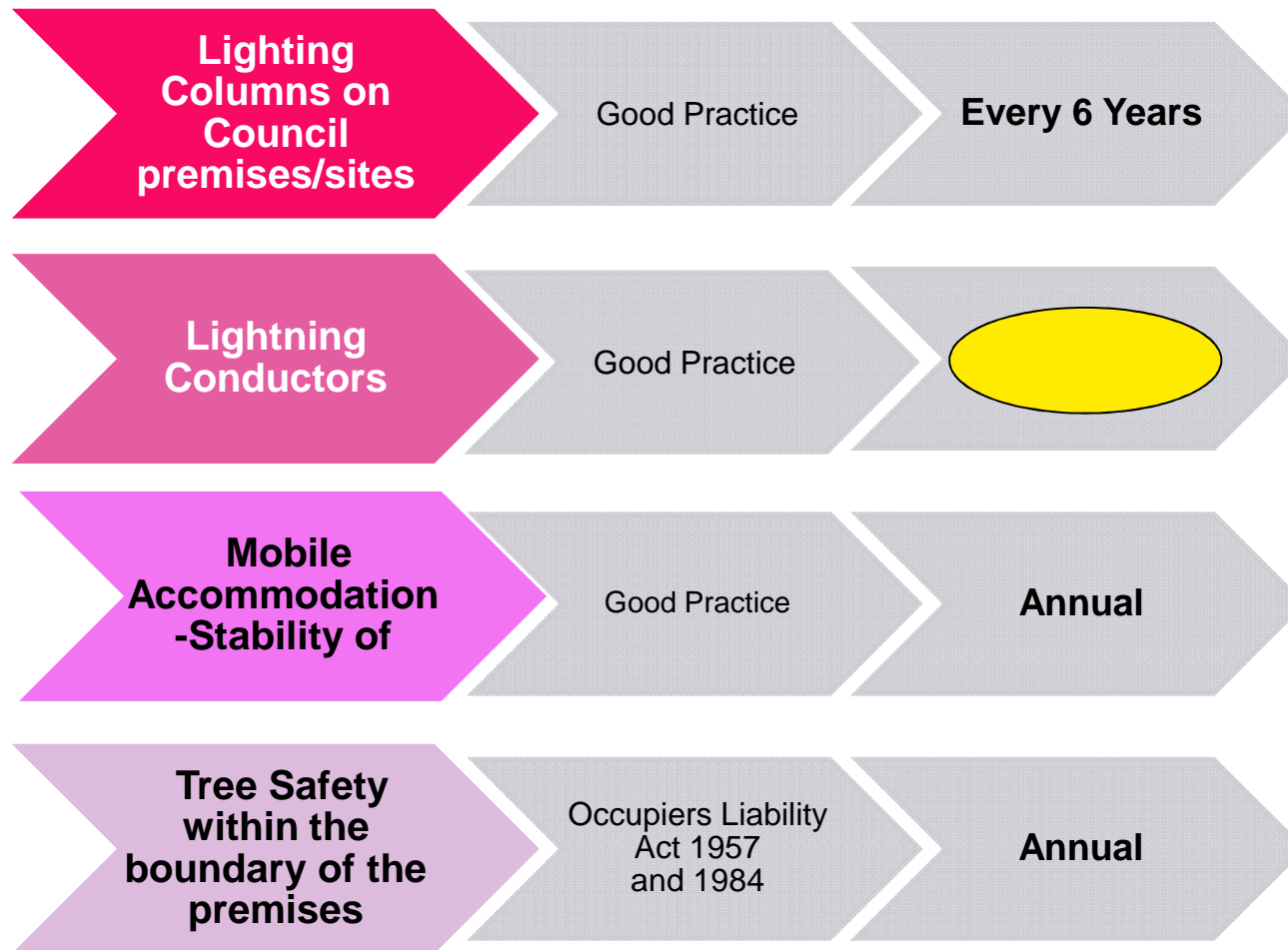
Health and Safety Building Compliance (Hard)



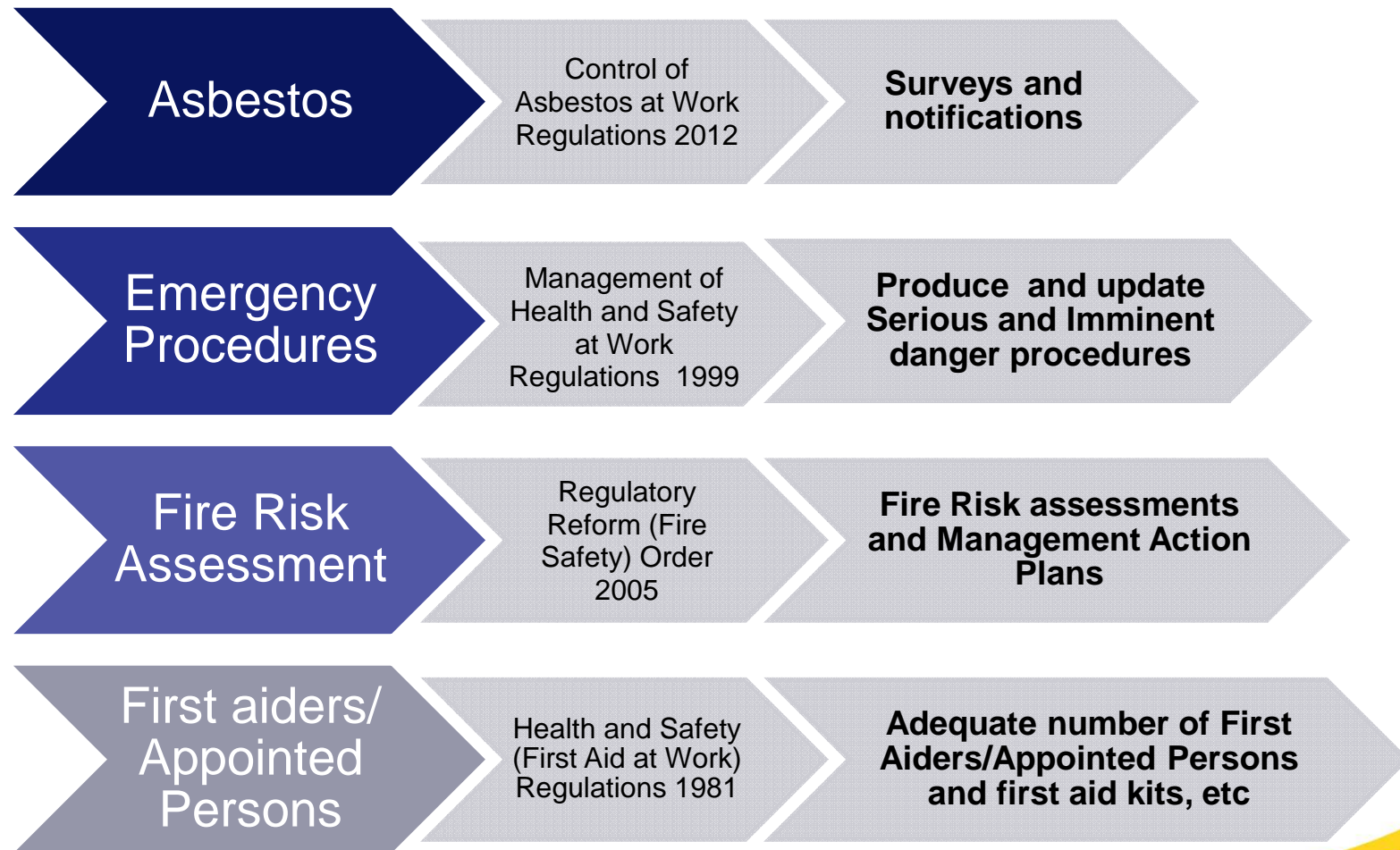
Health and Safety Building Compliance (Hard)



Health and Safety Building Compliance (Hard)



Health and Safety Building Compliance (Soft)



Health and Safety Building Compliance (Soft)

Gas Services (2 Storey plus Buildings)

The Gas Safety
(Installations and
Use) Regulations
1998

**Produce and update
identification and location Plans**

Vehicle and Pedestrian Segregation

Workplace
(Health, Safety
and Welfare
Regulations) 1992

Survey and segregation

Water Safety

Control of Substances
Hazardous to Health
Regulations 2012

**Water Systems Legionella
Risk assessment
every two years and
written scheme**

Working at Heights

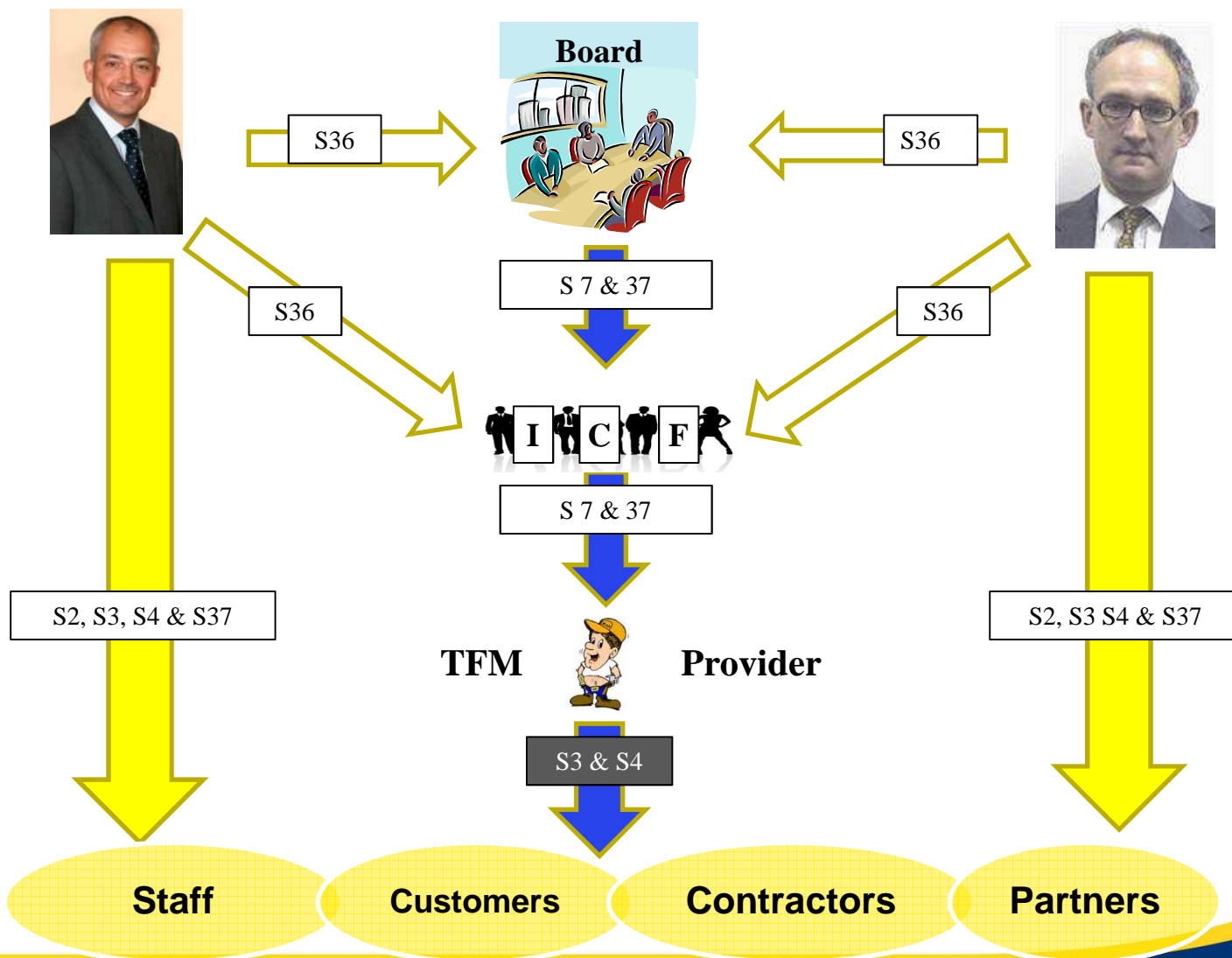
Working at Height
Regulations 2005

**Risk assessments for all
working at heights activities**



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HASAW Responsibilities in TFM Solution



S2 Duties of employers to their employees

S3 Duties of employers to persons other than employees

S4 Duties of premises controllers

S36 Offences due to the fault of another person

S37 Offences by bodies corporate

S7 Duties of employees at work



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Warning to the unwary Safety Practitioner

- Total Facilities Management may only be Partial Facilities Management
- Total Facilities Management Solutions never covers all building compliance issues



ANY QUESTIONS ?



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