

# **Building Compliance and Total Facilities Management**

Presented by Peter Dempsey, Health and Safety Manager.

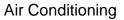
#### Background to establishing Building Compliance Standards

- 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:
  - o Gaps in building compliance.
  - o lack of clarity over roles
  - o 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?







**Emergency Lighting** 



Water Quality



Lifts



Gas appliances

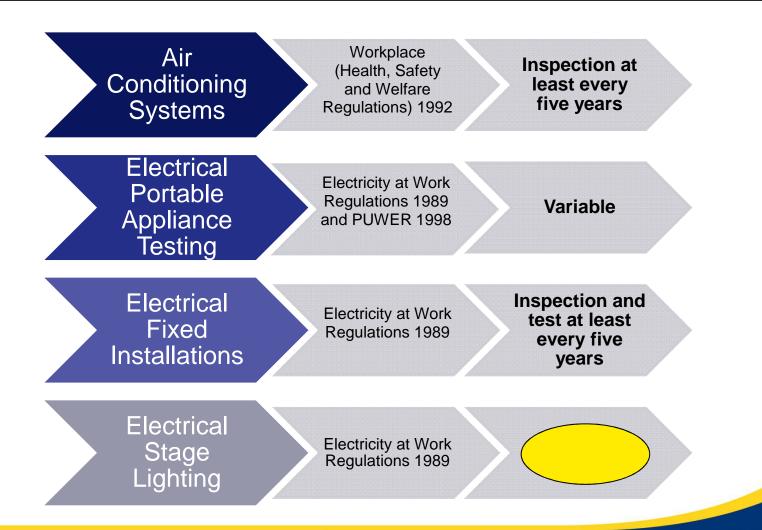


Portable Electrical Equipment



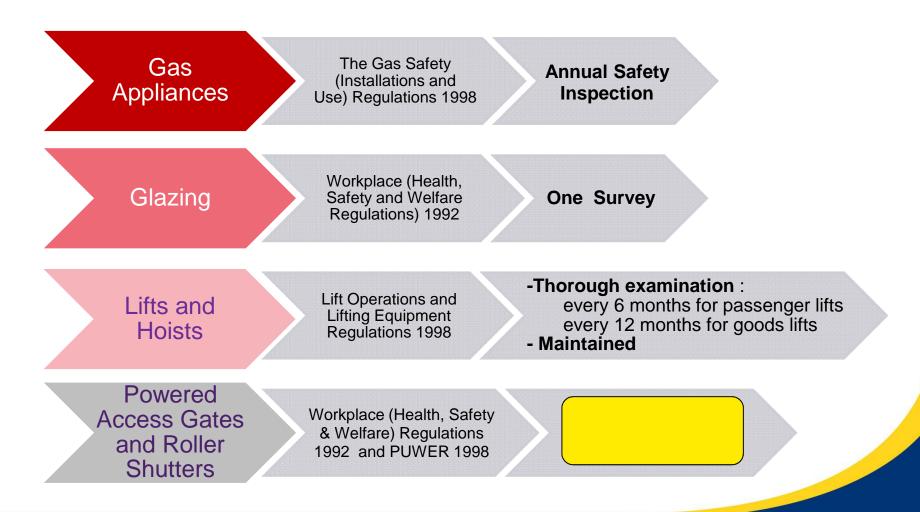
**Electrical Wiring** 





Electricity at **Emergency** Work Lighting Regulations 1989 Extraction Every 14 months with the exception of Control of Systems critical ventilation systems Substance including Fume Hazardous to (e.g. Mortuaries critical ventilation systems to be Cabinets inspected quarterly and verified at least annually. Health 2012 Regulatory Fire Detection Quarterly Reform (Fire and Alarm and annual Safety) Order inspections Systems 2005 Regulatory Fire Fighting Reform (Fire **Annual** Equipment Safety) Order

2005



Pressure Systems Pressure Systems Safety Regulations 2000

Water Quality Checks

Control of Substance Hazardous to Health 2012

**Variable** 

Water Temperature

Education School Premises (England) Regulations 2012

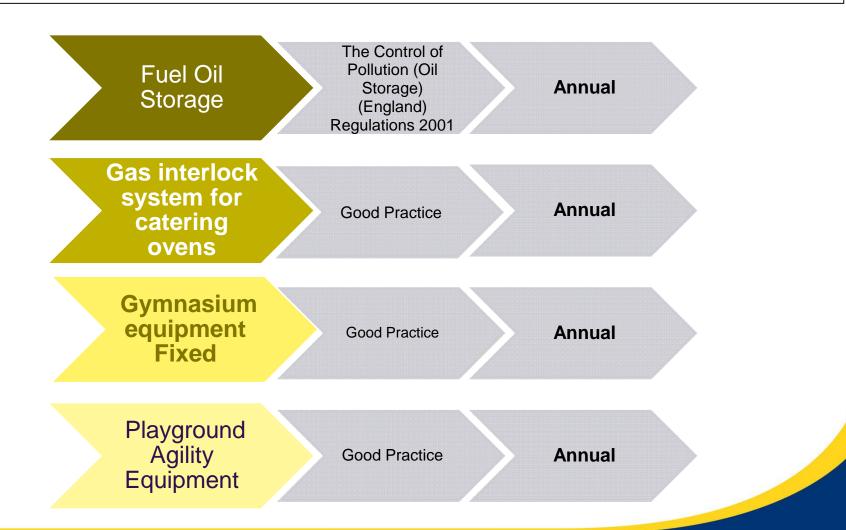
At least Annual check for possible burn risks

Eye Bolts and Cradles

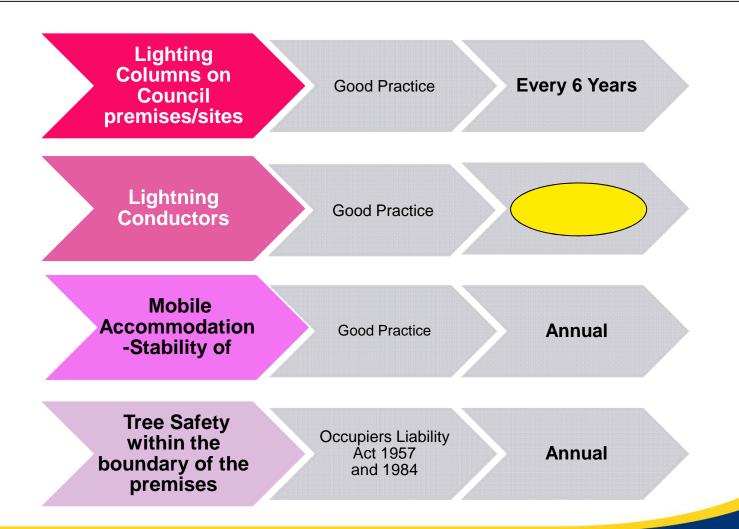
Lift Operations and Lifting Equipment Regulations 1998 and Working at Heights Regulations 2005

**Annual** 











Asbestos

Control of Asbestos at Work Regulations 2012

Surveys and notifications

Emergency Procedures Management of Health and Safety at Work Regulations 1999

Produce and update Serious and Imminent danger procedures

Fire Risk Assessment Regulatory Reform (Fire Safety) Order 2005

Fire Risk assessments and Management Action Plans

First aiders/ Appointed Persons

Health and Safety (First Aid at Work) Regulations 1981 Adequate number of First Aiders/Appointed Persons and first aid kits, etc

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

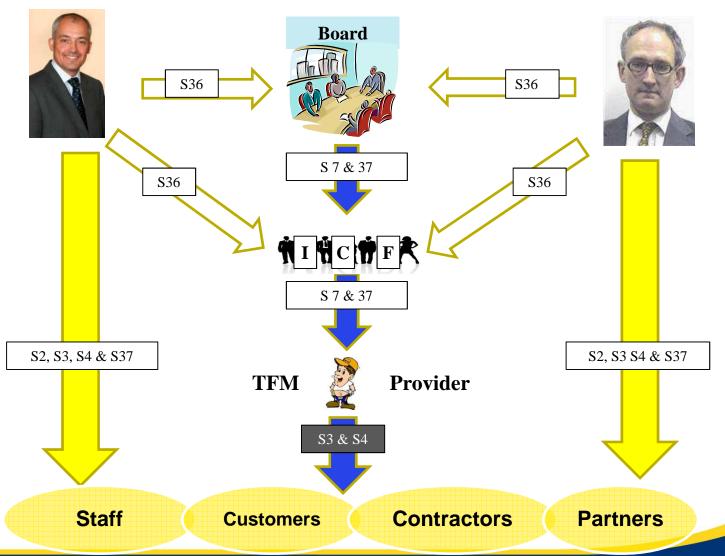
Working at Heights

Working at Height Regulations 2005

Risk assessments for all working at heights activities



#### HASAW Responsibilities in TFM Solution



- S2 Duties of employers to their employees
- Duties of employers to persons other than employees S37 Offences by bodies corporate
- S4 Duties of premises controllers

- S36 Offences due to the fault of another person
- S7 Duties of employees at work



## 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







