

Material Damage Inspection Report

Pendle Borough Council
Wavelengths Leisure Centre
Nelson

November 2019

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Senior Consultant

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Maureen Macmillan, Senior Consultant
For and on behalf of Commercial Risk Solutions
Aon
Global Risk Consulting
28 November 2019

Site Visit Details



Group Name:	Pendle Borough Council
Subsidiary Name:	Wavelengths Leisure centre
Site Address:	60 Leeds Road Nelson BB9 9TD
Occupancy:	Leisure centre
Conferred with:	Iqbal Quammer, Operations Manager Bruce Corden, Liberata Ryan Chappell, Liberata
Prepared By:	Maureen Macmillan, Senior Consultant
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1. Executive Summary

Fire

The leisure centre comprises of one intercommunicating building forming one fire risk. The building construction is a mix of fire resistant and potentially combustible insulated cladding. The cladding specification was unavailable.

The centre comprises of a leisure pool which incorporates a slide and wave machine. There is also a spa facility which incorporates a steam room and sauna in addition to a jacuzzi. There is a main gymnasium, junior gymnasium, fitness studio and nail bar.

The fire inception hazard increases with the kitchen incorporating frying facilities and a sauna. The existing kitchen canopy and ducting is de-commissioned and Liberata have been asked to provide costs for a new installation.

The sauna has a fixed fire suppression system installed above the heating unit. Checks are undertaken on the sauna every 15 minutes. The design is stated as complying with the FPA guidance.

Automatic fire detection is installed within the building with signalling of the system through to a remote monitoring station. Specification not available with fire detection certainly within all higher risk areas such as plant rooms and café.

Business Interruption

Should this leisure centre be lost then there are other facilities that could be utilised within Pendle, but none have a spa facility.

There is an emergency action plan for the centre and a continuity disaster and recovery plan. The continuity plan is to provide a first response and a framework under which Pendle Wavelengths may be managed and continue to operate under exceptional and adverse circumstances. The plan essentially covers the immediate aftermath of an incident.

The council has a Business Continuity Management Strategy in place. It provides the framework within which Pendle Borough Council can comply with the business continuity requirements of the Civil Contingencies Act 2004.

Perils

There is a stream adjacent to the site boundary which is at a lower level and no reported flooding incidents. The whole building is however at medium risk of flooding from rivers and from reservoirs according to the Environment Agency Flood Map.

There has been minor vandalism only although the centre is located within the town centre area.

Security & Money

The site is open access with no boundary fence. The building is secured at the end of the day and the intruder alarm set which signals remotely.

Cash is taken at reception and there are cash handling procedures in place with cash removed from site by a security company at regular intervals during the week. There is a safe within the building with the cash limit unknown.

There is a CCTV system which primarily covers internal areas and the main entrance to the building with the system recording onto a hard drive.

2. Loss Estimate Study

Fire and Business Interruption Loss

Maximum Probable Loss	
Property Loss Scenario	The building comprises of one communicating fire risk and assuming a fire starts within the kitchen area, it could spread due to the ducting and also the walls and roof are assumed to incorporate combustible insulation. A total loss of the building is anticipated.
Percentage	MPL taken as being 100% of TSI.
Business Interruption Scenario	Taking a total loss then this would cease any revenue earned from the leisure centre. Customers could utilise other leisure centres although none have a spa facility.

Maximum Foreseeable Loss	
Property Loss Scenario	As above.
Percentage	As above.
Business Interruption Scenario	As above.

Loss Estimate Definitions

(Material Damage & Business Interruption)

Estimates of loss potential at each location are provided on the basis of the undernoted definitions and the occurrence of a fire and/or explosion as potentially the most damaging.

1. Maximum Probable Loss

An estimate of the largest loss to be expected under normal circumstances, excluding a catastrophic condition, with all available means of protection functioning as intended.

2. Maximum Foreseeable Loss

An estimate of the largest loss which may be expected under adverse circumstances, excluding a catastrophic condition, but with protection equipment not working and no response from private sources, with damage limited only by spacing of the structures, by a good blank fire wall or by lack of continuity of combustibles. The capabilities of the public fire department can be considered, keeping in mind delayed notification or response, adequacy of water supplies and accessibility.

CATASTROPHIC CONDITIONS which should be excluded from consideration in these loss estimate definitions:

- (a) Explosions resulting from massive releases of flammable vapours of gases, which might involve large areas of the plant.
- (b) Tank or vessel failures resulting in flammable liquid fires involving large areas of plant.
- (c) Pressure rupture of process equipment resulting in widespread missile damage.
- (d) Detonation of massive explosives.
- (e) Seismic disturbances.
- (f) Tidal waves or other natural phenomena.
- (g) Falling aircraft.
- (h) Terrorism

Where catastrophic risks exist, these should be defined and a separate loss estimate provided.

3. Fire (including Explosion)

Location and Exposures

The leisure centre is in the centre of Nelson and is detached from all neighbouring buildings. There is a snooker hall across the car park detached by approximately 25m.

There is a stream running at a lower level along one boundary of the car park and on the far side of the stream is a DIY store located approximately 15m from the leisure centre building.

To the rear of the building are residential properties.

Access for firefighting purposes is good all around the building.

Construction

The building comprises of one inter-communicating unit with the original building being 30 years old and a later extension which houses the spa facility built around 13 years ago. The building is part single-storey and part two-storey.

The spa incorporates Kingspan clad/cavity walls with unknown insulation. The roof is a Kingspan clad system (no record available of the insulation).

Original poolside construction incorporates the roof with a glazed atrium, Kingspan profile with rockwool quilt insulation. Walls are a mix of cavity walls constructed of stone / blockwork and rockwool slab with curtain walling.

Occupancy

The leisure centre is run by Pendle Leisure Trust which is a not for profit organisation. Staff total approximately 50 and are a mix of full-time and part-time personnel. The centre is open from 7am until 10pm during weekdays and from 8am until approximately 9pm at the weekend.

The centre comprises of a leisure pool which incorporates a slide and wave machine with the pool being 25m in length and up to 6 feet deep. There is also a spa facility which incorporates a steam room and sauna in addition to a jacuzzi. There is a main gymnasium and junior gymnasium in addition to one fitness studio. There is also a nail bar adjacent to reception.

Storage is limited to a small number of retail store items such as swimming equipment and stock for the café.

Special Hazards

The sauna has timber panelling and there is an alarm fitted within the sauna. The sauna has a fixed fire suppression system installed above the heating unit. Checks are undertaken on the sauna every 15 minutes. The design is stated as complying with the FPA guidance.

The cafe on site incorporates fryers under a small canopy hood. A company is employed to clean the filters however it is stated that there is no deep clean undertaken of the ducting from the fryers. The existing canopy and ducting is de-commissioned and Liberata have been asked to provide costs for a new installation.

There are emergency power cut-off switches in the kitchen and a wet chemical fire extinguisher.

Candles used on site are all battery operated except for one real candle which is utilised at the main spa reception area and it is extinguished at the end of the day.

Wax heating units are utilised within the treatment rooms and they have thermostats and are switched off at the end of the day.

There are PV panels located on the roof.

Small amounts of flammables used within the nail bar.

Site Services

Electricity

The fixed electrical wiring inspection was undertaken by an external company. It was last completed in October 2017 and all C1 and C2 actions were carried out in June 2018. The spa area was tested as part of remedial works in 2016. The next test will take place in 2021.

Portable appliance testing is undertaken on an annual basis.

Heating and Cooling

The heating system is through gas fired boilers and is to fixed radiators and via air handling units within various parts of the building. The system is under a service contract. There were no portable heaters evident during the visit.

There are two separate plant rooms feeding systems within each separate building.

Water, Gas, Air, Refrigeration, Cooling, Oils, Effluent Treatment etc.

There are water storage tanks on site. Water is utilised for domestic purposes and also for the pool and spa area.

Fire Protections

Automatic Sprinklers

None.

Sprinkler Impairment Procedure

Not applicable.

Other Extinguishing Systems

The sauna is fitted with a Flamefast fire suppression system which is under a maintenance contract. The system shuts down the heater upon activation. The specification states that it is not interfaced with the alarm panel. 15 minute inspections are carried out on the sauna.

Detection Systems and Alarms

Automatic fire detection is installed within the building and it is an addressable system. Signalling of the system is through to the Catchpoint (UK) Ltd central monitoring station.

Hand Appliances

Fire extinguishing appliances are located throughout, and they are under a service contract with Catchpoint (UK) Ltd.

Water Supplies

Fire hydrants are located on the main roadways to the front of the site and there is also a stream to the side of the site.

Fire Team

None.

Fire Brigade

The nearest fire brigade is located within Nelson and is a short distance from the centre of town. The brigade is full-time. There are also several members of the Fire Brigade who are members at the leisure centre.

Smoke Venting System

None.

Management Planning and Control

There is no external waste bin storage.

Maintenance Programme

Pendle Leisure Trust are responsible for vetting and managing their contractors. As part of this process contractors' insurance is checked annually on any new contractors and for any regular contractors it can be up to 18 months between checks.

The fire systems are maintained by Catchpoint (UK) Ltd and this includes the fire alarm, fire detection system and the fire extinguishers. The call points are tested weekly as part of a rolling programme.

Several different service contracts are in place. There is a contractor signing-in procedure at reception.

Self-Inspection

An external consultant provides competent person support to Pendle Borough Council and this includes the Pendle Leisure Trust. Monthly meetings are held on site and there are at least annual health and safety audits undertaken by the external consultant of the leisure centre.

Daily opening and closing inspections are carried out on a formal basis and they cover the whole of the centre.

Emergency Organisation

Fire evacuation drills are undertaken on an annual basis with the last one carried out in February this year. This has recently been reviewed and the centre will undertake more frequent evacuation drills going forward due to changes in staff within the leisure centre.

Fire Risk Assessment

The fire risk assessment was last updated in April 2019 by the Customer Focus Manager. No information available on the training of the manager undertaking the fire risk assessment. No improvement actions were identified.

Loss Experience

Date	Incident	Cost
	There was a fire within the building approximately seven years ago and it was due to an electrical fault. Changes were made to the electrical unit and ducting following the fire. See separate records.	

4. Business Interruption

(The following is intended as a guide only and should not be considered as a full Business Interruption Report)

This BI information has been gathered from information provided by site personnel and at this site only.

Reference should be made to Corporate/Divisional Offices if further information is required for major risk management or insurance underwriting purposes.

Production and Process Flow

Revenue for the leisure centre is through the cafe, reception, spa and membership. There are three other leisure centres and one athletics centre within the council area, although the majority of members pay specifically for this centre.

Market and Trends

This is the only spa facility within the council.

Dependency

Inter-Group:	None.
Buildings:	Time to rebuild is estimated to be 9 to 12 months.
Machinery:	The IT system is linked in to the council and the servers are located within the Council offices. Dependency on the plant for the pool.
Utilities:	Standard dependency on services and loss could impact the leisure centre resulting in temporary closure.
External:	None identified.

Recovery

Should this centre be lost then there are other facilities that could be utilised, but none have a spa.

Business Continuity Management

There is an emergency action plan for the centre and a continuity disaster and recovery plan. The continuity plan is to provide a first response and a framework under which Pendle Wavelengths may be managed and continue to operate under exceptional and adverse circumstances. The plan essentially covers the immediate aftermath of an incident.

The council has a Business Continuity Management Strategy in place. It provides the framework within which Pendle Borough Council can comply with the business continuity requirements of the Civil Contingencies Act 2004.

5. Special Perils

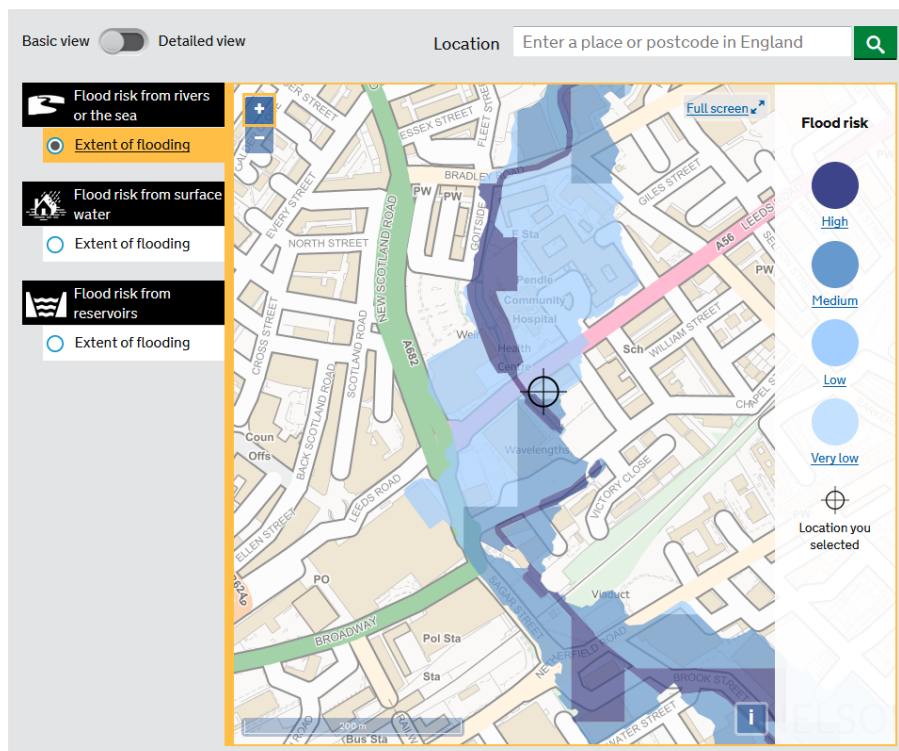
Wind and Water

The guttering is cleaned by an external contractor with several trees located around the building. They also undertake tree inspections periodically and this is the responsibility of Pendle Leisure Trust.

There have been no issues in relation to flooding at this location.

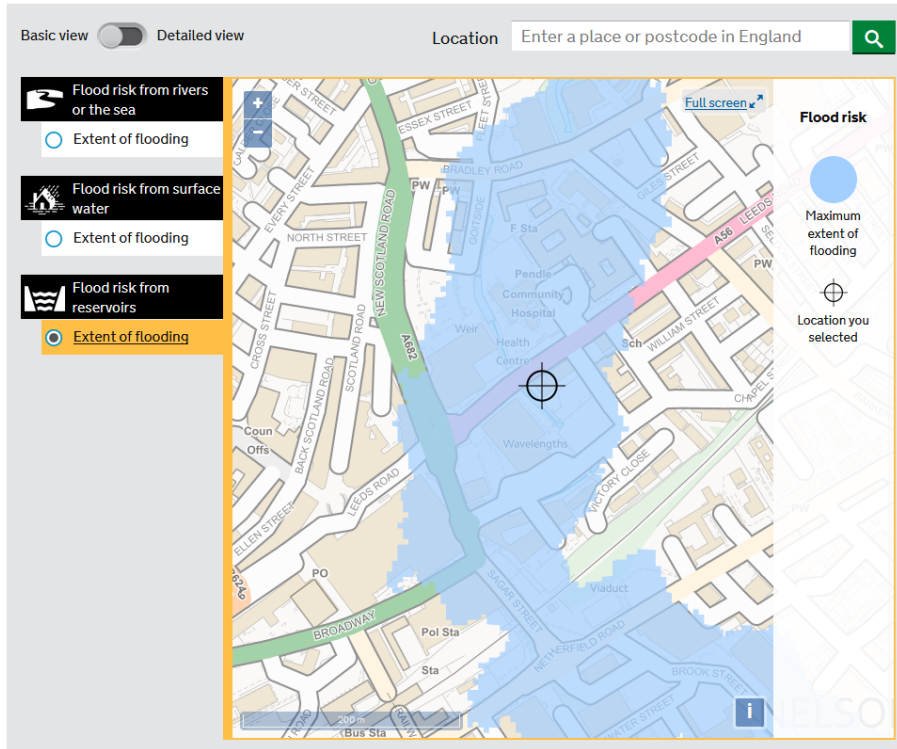
Minor roof leaks have been experienced at this site.

Flood risk from rivers or the sea - Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. This information is taken from the Environment Agency Flood Map.



Flood Risk from reservoirs

There is a medium risk of flooding from reservoirs. Barrowford reservoir is to the north of Nelson.



Impact

There is car parking around the centre with no noted issues in relation to impact damage.

Riot & Malicious

There has been minor vandalism to a bike shed however there have been no significant issues in relation to vandalism although the centre is located within the town centre area.

Others

There is no lightning protection.

Loss Experience

Date	Incident	Cost
	See separate information.	

6. Security

Contents

There are no significant contents that are highly attractive to thieves other than cash.

Physical

There is an internal roller shutter to the cafe area.

Electronic

The intruder alarm system incorporates door contacts and movement detection and is maintained by Catchpoint (UK) Ltd (NSI Gold). It is stated that the system signals to Catchpoint (UK) Ltd central monitoring station.

Guards/Patrols

None.

Management & Control

A company called Key Plus are utilised as keyholders.

Cash Handling & Holding

Cash is taken at reception and there are cash handling procedures in place with cash removed from site by a security company at regular intervals during the week. There is a safe within the building with the cash limit unknown.

CCTV

There is a CCTV system which primarily covers internal areas and the main entrance to the building. The system records onto a hard drive.

Access Control

Access control is restricted to several rooms within the building.

Loss Experience

Date	Incident	Cost
	See separate records.	

ground floor layout

Beach Area

Pool

SPLASH POOL

village village / locker area

Balcony/Wave Chamber (underneath)

Main Office

Treatment Room 1 (Wooden Therapist)

Treatment Room 2 (Wooden's view)

Treatment Room 3 (green field)

Waiting / Reception Area

Kitchen

Bathroom

Staff

Sunbed

Accessible male toilets

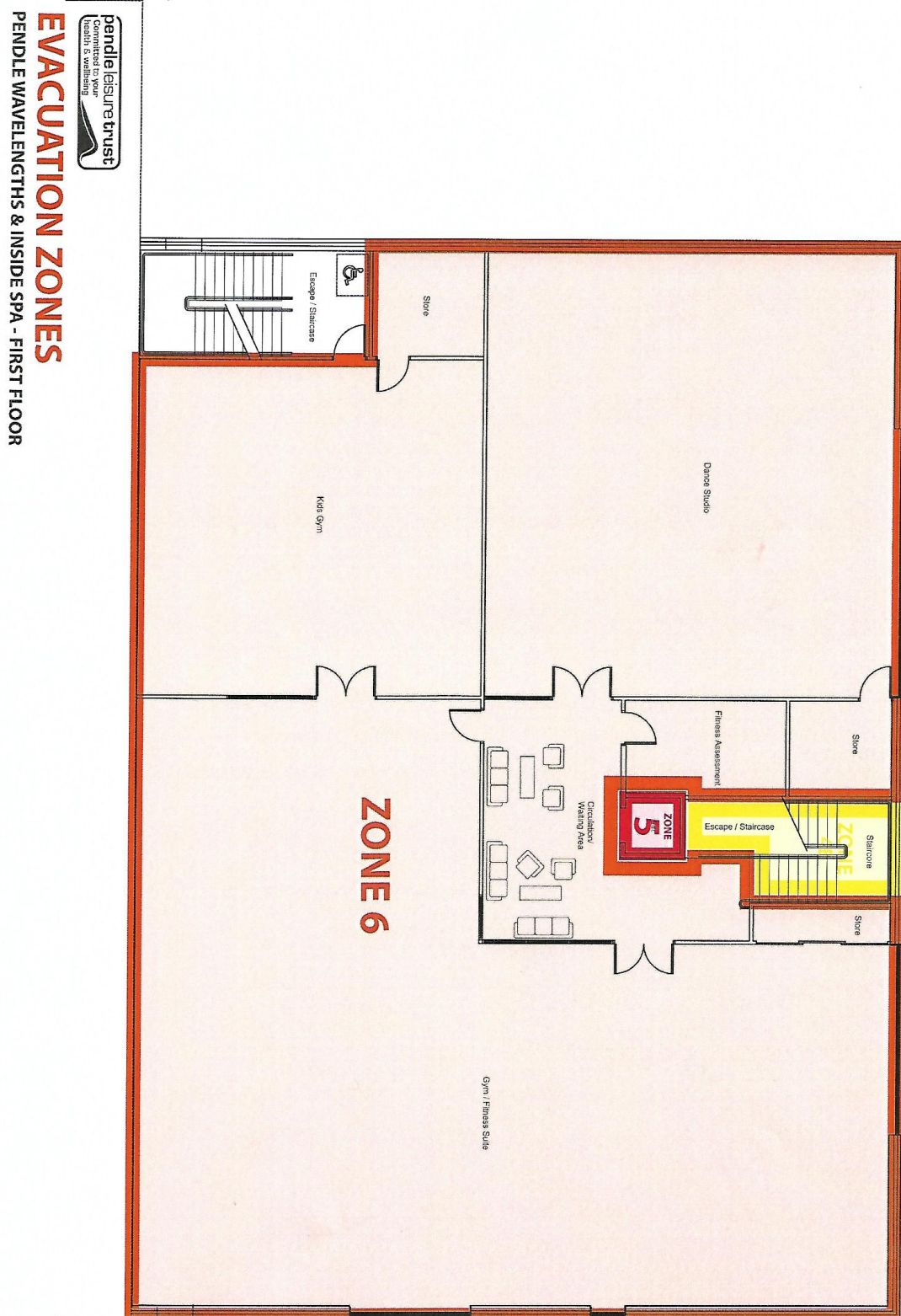
Female toilets

Male toilets

Plant room

Storage

First Floor



8. Photographs



External view of original building



External view of original building



New spa building to the left



New spa building to the right



Stream alongside the boundary



Spa building

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