

**Imperial College Union**

**Health & Safety Committee**

Wednesday 5 June 2019

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| **AGENDA ITEM NO.** | 8 |
| **TITLE** | Building and Facilities Update |
| **AUTHOR** | Malcolm Martin |
| **EXECUTIVE SUMMARY** | This paper identifies and provides a brief update on the various remedial and renovations works being undertaken at Beit Quad. There are a number of projects in the pipeline which when successfully completed will enhance the student experience.  The Finance and Resource Team, particularly the Administration Support Manager, have given more focus in recent months to this important work. |
| **PURPOSE** | To highlight some of the remedial works that are being undertaken to ensure the Union staff, students and visitors have as far is reasonably practicable, a safe working environment. |
| **DECISION/ACTION REQUIRED** | For Information |

## Introduction

This paper will identify and provide a brief update on the progress of the various ongoing environmental and building remedial works. The responsibility for the provision of a safe place of work rests with Imperial College Estates Department. The dedicated specialist Building Mangers for Beit Quad provide an essential support service through which the various remedial works streams are coordinated.

Pest Proofing in West Basement

Numerous staff and students identified a pest control issue in the West Basement which some suspect has been a problem for a long period of time and was probably exacerbated by the ongoing Royal Albert Hall building refurbishment. After liaising with College Building Managers, a clean-up operation was undertaken, and any infested items were disposed of with the aid of a third party contractor (MRT Office Services Limited). Some minor adjustments have been made to the doors. Subsequently, the no of complaints has significantly dropped, and the situation has improved considerably. Costs for this operation where shared between the College and the Union.

It is desirable that an annual exercise be undertaken which is being considered by College.

The Royal Albert Hall project is coming to a close which may impact the approach to pest control in this space.

568 Bar Cellar Roof

Remedial works to the external bar cellar roof to prevent water ingress, have been completed.

Future Plans:

Renew & Improvements to Flooring

An agreement in principle has been obtained from College Estates to improve the flooring in Activities spaces 1 & 2, Union Dining Hall and Gym spaces. Quotes have been obtained from two suppliers to renew the floors in Activities spaces and Dining Hall and to undertake light repairs in parts of the Level 3 Gym space. Consideration is also being given to improve the sound attenuation through the gym floor. Two opportunities have been identified to undertake the improvements with one being in September and the other in December which is probably a more realistic proposition.

Water Ingress in Scuba Club Storage

The Scuba Club Storage is prone to water ingress during bad weather. Further investigations are being undertaken to determine the cause.

Level 2 Ceiling Repair & Concert Hall Toilet Repair.

Following a recent water leak, repairs and minor decorations to the level 2 ceiling in the central stairwell will be undertaken by Hadleymount (Building Contractors) before 1 June 2019. A small washroom at the rear of the Concert Hall has been brought back into service by College. Hadleymount will undertake minor repairs and decoration to this toilet space at the same time the ceiling is being repaired. This expense is being absorbed by the Union.

Statutory Fixed Wiring Test

Beit building electrical distribution is due for a routine safety test. It is anticipated that this will start within the next few weeks once discussions have been undertaken around managing the inevitable disruption that will occur.

Flooding of Canoe Club

Even though there has been no recent reported flooding of their storage spaces, improvements are being considered to avoid the potential of a repeat of previous flood experiences.

Refurbishment of Ground Floor Washrooms in Central Staircase

Develop an agreed Longer Term Preventative Maintenance Plan for Beit Quad