

Board of Directors
Item number: 21
Date: 30 July 2025

confidential/ public paper:	Public
Report Title:	Fulwood Estate update
Author(s):	Liam Casey, Associate director of estates & facilities
Accountable Director:	James Drury, Director of strategy
Presented by:	Liam Casey, Associate director of estates & facilities
Vision and values:	This report supports the Trust's commitment to safety, and transparency by providing assurance that risks associated with the Old Fulwood House site are being appropriately managed in line with legal and regulatory standards.
Purpose and key actions:	To provide an update on the recent fire at Fulwood House, outline the Trust's response, and provide assurance regarding structural safety, environmental impact, and site security. The report also sets out next steps, including demolition planning.
Executive summary:	<p>A fire occurred at the derelict Fulwood House building on 7 July 2025, resulting in extensive structural damage. South Yorkshire Fire and Rescue (SYFR) led the emergency response. The Trust supported incident management and subsequently commissioned expert structural and environmental assessments.</p> <p>Key findings include confirmation that the structure is now at risk of collapse and will require demolition, and that air monitoring around the site showed no detectable airborne asbestos fibres.</p> <p>This report outlines the actions taken to date, confirms compliance with SYFR recommendations, and sets out planned next steps, including a costed demolition options appraisal.</p>

Which strategic objective does the item primarily contribute to:					
Effective Use of Resources	Yes	X	No		
Deliver Outstanding Care	Yes	X	No		
Great Place to Work	Yes	x	No		
Reduce inequalities	Yes		No	x	

What is the contribution to the delivery of standards, legal obligations and/or wider system and partnership working.
This report supports the Trust's legal obligations under the Health and Safety at Work Act 1974, the Control of Asbestos Regulations 2012, and the Regulatory Reform (Fire Safety) Order 2005.

BAF and corporate risk/s:	<p>Key impacts:</p> <p>BAF.0032: Risk that our estate does not enable delivery of safe and effective care</p> <p>BAF.0027: Risk of failure to engage effectively with local communities and stakeholders</p>
Any background papers/ items previously considered:	N/A
Recommendation:	<p>The Board are asked to:</p> <ol style="list-style-type: none"> 1. Note the details of the fire incident at Fulwood House on 7 July 2025 and the Trust's immediate and coordinated response in collaboration with South Yorkshire Fire and Rescue. 2. Note the findings of the independent structural condition survey, which confirms that the building is structurally unsafe and recommends full demolition. 3. Support the development of a costed demolition options appraisal, to enable safe removal of the damaged structure, subject to regulatory and planning controls. 4. Note the results of perimeter air monitoring and visual inspections, which confirmed no detectable airborne asbestos fibres and no evidence of asbestos-containing debris beyond the building footprint. 5. Note that the Trust continues to monitor and adapt security arrangements and is actively reviewing alternative measures and providers to ensure effective risk management at the site.



Public Board of Directors

Fulwood Estate update

30 July 2025

1. Purpose of the report

The purpose of this report is to provide an update on recent fire incidents at the Fulwood House site, that occurred in May and July 2025. The report outlines the Trust's response to the incident, the current status of the site, and the measures being taken to manage security and safety risks. It also aims to provide assurance that appropriate actions have been taken in line with regulatory expectations and that the Trust continues to monitor and mitigate risks associated with the derelict condition of the site.

2. Background

Fulwood House, located at Old Fulwood Road, Sheffield S10 3TG, was historically the Head Office of Sheffield Health and Social Care NHS Foundation Trust. The site comprises a former Edwardian mock-Tudor residence that was progressively extended during the 1960s to link with other ancillary NHS office buildings. The wider Fulwood site also includes a multi-storey tower block and several two to three storey flat roofed office structures, all now surplus to operational requirements.

The Trust fully vacated the Fulwood site in 2023 following the strategic relocation of services and staff. Since then, the property has remained unoccupied. Due to its location, bordered by fields and woodland on several sides, the buildings are highly accessible from multiple approaches, which has created persistent challenges in securing the perimeter despite extensive boarding and security fencing measures.

The site is not a listed asset, nor is it located within the Fulwood Conservation Area. It has, however, attracted regular attention from trespassers, and in recent months, there have been escalating incidents of anti-social behaviour, including break-ins, vandalism, and fire-related activity. These concerns have culminated in two significant fire events affecting the derelict buildings in late May and early July 2025, with the second incident severely damaging the original Fulwood House structure.

3. Recent Fire Incident

On the evening of 7th July 2025 at 18:50pm, on-site security personnel at Fulwood House identified signs of fire within the former mock-Tudor building and promptly contacted South Yorkshire Fire & Rescue (SYFR). Fire crews arrived on site between 19:05pm and 19:10pm and reported that the fire had started at multiple ignition points across the building.

The Trust's on-call Estates and Facilities representative attended the site and liaised with the SYFR incident lead. The Trust's on-call Executive was also present alongside the Associate Director of Estates and Facilities. The team provided SYFR with relevant building intelligence including entry points, utility status, asbestos status, and a schematic sketch of the building layout. SYFR confirmed they had all necessary information to manage the incident. As part of their response, they established a cordon around the building and implemented temporary access controls at nearby street ends to ensure public safety during firefighting operations. During an incident of this nature, responsibility for assessing and managing risks to the wider public rests with the emergency services, and the Trust worked fully in support of their decisions throughout the response.

The fire was extensive and fully engulfed the upper floors and roof structure of the building. A structural engineering report undertaken on 14 July 2025 concluded that the building had suffered catastrophic damage, including full collapse of the roof and a severely compromised first floor.

Immediate follow-up actions taken by the Trust include:

- Deployment of the Estates and Facilities team to review and secure the site
- Engagement with SYFR and South Yorkshire Police to support post-incident investigations
- Commissioning of a structural condition survey to assess residual risk
- Liaison with security providers to gather incident logs and consider revised guarding and monitoring solutions
- Review of the fire and security risk assessments for the site
- Escalation of the incident to the Trust Executive Team and Board within 24 hours
- All follow-up recommendations from SYFRS have been implemented, including maintaining the building cordon and applying appropriate PPE controls for any access within the exclusion zone.

4. Security Arrangements

The Fulwood site is subject to 24-hour security coverage, with one guard present during daytime hours and two guards deployed each evening to ensure continuous monitoring. Security personnel undertake regular patrols of the premises and maintain detailed incident logs. The site is enclosed with perimeter Heras-style fencing and appropriate warning signage, and all accessible entry points to the buildings have been secured using a combination of timber boarding and steel

shutters to deter unauthorised access. Internally, all remaining fixtures, fittings, and furniture have been removed to minimise the volume of combustible materials and reduce fire loading. Estates and Facilities staff attend the site regularly to review and adapt security measures in response to emerging risks.

Security provision at the Fulwood site is monitored through the Trust's standard contract performance management procedures, which include review meetings, performance reporting, and escalation protocols. This framework ensures that any concerns regarding response times, patrol effectiveness, or incident management are identified promptly and addressed with the provider.

In line with these procedures, the Trust is actively assessing whether current arrangements remain fit for purpose and is considering alternative suppliers. This continuous performance oversight ensures that the Trust maintains a responsive and proportionate approach to site security in line with risk.

5. Structural Integrity

Following the fire, the Trust commissioned a structural condition survey (Strictly Structural Engineering, 16th July 2025) to assess the extent of damage and residual safety risks. The report confirmed that the building has sustained catastrophic damage, with total collapse of the roof, severe compromise to the first floor, and unrestrained gables and external walls. The structure was deemed at risk of imminent and progressive collapse.

The report recommended full demolition of the remaining structure to remove the ongoing safety hazard.

In response to this advice, the Trust is progressing an options appraisal to determine the safest and most cost-effective approach to demolition, with costings to be developed and all plans subject to planning and regulatory approval.

6. Asbestos Management and Monitoring

As is typical for buildings of its age, Fulwood House contains a small number of confirmed asbestos-containing materials (ACMs), alongside other materials presumed to contain asbestos where sampling was not possible. These were identified through asbestos management surveys and were subject to routine inspection and risk assessment in line with the Control of Asbestos Regulations (2012). The one confirmed ACM, along with presumed materials such as historic floor tiles and insulating boards, were assessed as low risk when left undisturbed and were managed accordingly both during occupation and following site vacancy.

Following the fire incident on 7th July 2025, the Trust commissioned a UKAS-accredited analyst to undertake precautionary perimeter air monitoring and visual inspections to assess any potential environmental impact. This work was completed

on 15th July 2025 by Inspectas Compliance Ltd. All air samples returned results below the limit of quantification, indicating no detectable airborne asbestos fibres. Visual inspections also found no evidence of asbestos-containing debris beyond the building footprint.

Should demolition proceed, the process will be carried out in full compliance with the Control of Asbestos Regulations (2012) and all relevant Health and Safety Executive guidance (HSG248 and HSG264). This will include a full pre-demolition survey, removal of any identified ACMs by licensed contractors, and appropriate air monitoring throughout the works to ensure public and workforce safety.

7. Recommendations

The Board is asked to:

1. **Note** the details of the fire incident at Fulwood House on 7 July 2025 and the Trust's immediate and coordinated response in collaboration with South Yorkshire Fire and Rescue.
2. **Note** the findings of the independent structural condition survey, which confirms that the building is structurally unsafe and recommends full demolition.
3. **Support** the development of a costed demolition options appraisal, to enable safe removal of the damaged structure, subject to regulatory and planning controls.
4. **Note** the results of perimeter air monitoring and visual inspections, which confirmed no detectable airborne asbestos fibres and no evidence of asbestos-containing debris beyond the building footprint.
5. **Note** that the Trust continues to monitor and adapt security arrangements and is actively reviewing alternative measures and providers to ensure effective risk management at the site.