

## Asset Stewardship Report 2010

### Report of the Chief Fire Officer

For further information about this report please contact Paul Raymond, Chief Fire Officer, on 01743 260201 or Andrew Kelcey, Resources Manager, on 01743 260240.

#### 1 Purpose of Report

This report advises of the current condition of assets owned by the Authority and changes, which have occurred in the financial year 2009/10. This is a summary of information previously provided in the form of budget working papers, capital appraisals and capital budget reports, together with additional information.

#### 2 Recommendations

The Committee is requested to note the current asset position.

#### 3 Property

There have been no purchases or sales of land of property.

Property needs are clearly defined within an asset management plan for property and a capital investment and revenue maintenance programme has been established in support of this plan.

The Integrated Risk Management Planning process has not identified that any sites are redundant.

There has been a further capital investment of £165,000 in property, which has enabled the completion of the extension and refurbishment of Cleobury Mortimer.

The capital investment has resulted in property being altered to meet our needs; however it does not normally affect the value of the buildings in the Authority's asset register. Due to the extensions at Cleobury Mortimer, this will be revalued.

A full scheme is underway to redevelop the Shrewsbury site at a total cost of £3.99m.

Maintenance expenditure continues at the agreed level of '*safe, legally compliant and no further deterioration*'. At this level there is no backlog of maintenance for these assets and the general condition continues to improve as a result of the capital investment. Refurbished stations are being maintained at this improved level.

A summary of our property assets, including Disability Discrimination Act (DDA) compliance, surplus land and other uses is attached as an appendix to this report.

#### **4 Operational Vehicles**

Five replacement appliances were delivered between November 2009 and February 2010 and are now in use at Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch. The public value review process is considering proposals to extend our standard appliance life planning from 12 to 15 years.

A new boat towing vehicle has been purchased to replace the existing unit and is in use at Shrewsbury.

These vehicles are maintained in accordance with Chief Fire Officers Association best practice guidance and there is no backlog of maintenance for these assets.

#### **5 Non-Operational Vehicles**

There have been no further changes to the light vehicle fleet.

#### **6 Other Assets**

There have been no significant changes in our other assets.

There is no backlog of maintenance for these assets.

#### **7 Financial Implications**

This report is the annual review of the Fire Authority's assets to ensure that they are being used cost effectively.

#### **8 Legal Comment**

There are no direct legal implications arising from this report.

## 9 Equality Impact Assessment

This report is purely an update on Authority's assets and so the recommendations within the report have no impact on people. An initial Equality Impact Assessment has not, therefore been completed.

## 10 Appendix

Summary of Fire Authority Property Assets

## 11 Background Papers

There are no background papers associated with this report.

Implications of all of the following have been considered and, where they are significant (i.e. marked with an asterisk), the implications are detailed within the report itself.

Business Continuity Planning		Member Involvement	
Capacity		National Framework	
Civil Contingencies Act		Operational Assurance	
Efficiency Savings		Public Value	*
Environmental		Retained	
Financial	*	Risk and Insurance	
Fire Control/Fire Link		Staff	
Information Communications and Technology		Strategic Planning	
Freedom of Information / Data Protection / Environmental Information		Equality Impact Assessment	*
Legal	*		

## Summary of Fire Authority Property Assets

Location	Suitability for purpose		DDA Compliant	Training Facilities	Surplus Assets	Other Uses
<b>Albrighton</b>	Yet to be refurbished. Generally good condition but does not have adequate office facilities, showers or disabled access	☺	Part	Tower	None	
<b>Baschurch</b>	Yet to be refurbished. Does not have adequate office facilities, showers or disabled access	☹	Part	Tower	None	
<b>Bishop's Castle</b>	Fully refurbished and meets needs	☺	Full	Tower	Some grassed land, which could be made available, but is subject to restrictions including Tree Preservation Orders.	
<b>Bridgnorth</b>	Fully refurbished and meets needs	☺	Full	Tower	None	Regularly used by Youth Offending Teams and community safety partnerships.

Location	Suitability for purpose		DDA Compliant	Training Facilities	Surplus Assets	Other Uses
<b>Church Stretton</b>	Refurbished and meets most needs, but additional office and storage accommodation to be provided.	☺	Full	None (tower not in use) Planning Permission obtained for replacement	None	
<b>Cleobury Mortimer</b>	Fully refurbished and meets needs	☺	Yes	Tower	Site is larger than required, but when assessed in 2007 cost of works to release exceeded value	
<b>Clun</b>	Refurbished and meets most needs, but additional training, office and storage accommodation to be provided.	☺	Full	None (tower not in use) Planning Permission obtained for replacement	None	
<b>Craven Arms</b>	Refurbished and extended in 2008 to provide accommodation for a specialist pumping unit.	☺	Full	Tower currently being built	Site was considered larger than required, but when assessed in 2007 cost of works to release exceeded value. Space has now been used to improve training facilities.	

Location	Suitability for purpose		DDA Compliant	Training Facilities	Surplus Assets	Other Uses
<b>Ellesmere</b>	Refurbished and meets most needs, but additional office and storage accommodation to be provided.	☺	Full	Tower	None	Has been used by Market Towns Initiative Manager, but not currently used.
<b>Hodnet</b>	Yet to be refurbished. Does not have adequate office facilities, showers or disabled access	☹	Part	Tower	None	Regularly used by Youth Offending Teams.
<b>Ludlow</b>	Fully refurbished and meets needs	☺	Full	BA building, RTC compound	None	Jointly occupied by West Midlands Ambulance Service for a fee of £6,000 pa.
<b>Market Drayton</b>	Fully refurbished and meets needs	☺	Full	Tower	None	Jointly occupied by West Midlands Ambulance Service for a fee of £8,500 pa.
<b>Minsterley</b>	Refurbishment scheme currently being designed. Work anticipated to start early 2011, to include accommodation for a relocated 4WD pump.	☹	Part	Tower	None following relocation of pump.	

Location	Suitability for purpose		DDA Compliant	Training Facilities	Surplus Assets	Other Uses
<b>Much Wenlock</b>	Refurbished and meets most needs, but additional training, office and storage accommodation to be provided.	☺	Full	None (tower not in use) Planning Permission obtained for replacement	None	Local Broadplace centre, providing community internet access.
<b>Newport</b>	Fully refurbished and meets needs	☺	Full	Tower	None	
<b>Oswestry</b>	Fully refurbished and meets needs	☺	Full	BA building	None	Used for community activities, including whist drives etc.
<b>Prees</b>	Fully refurbished and meets needs	☺	Full	BA building	None	
<b>Wem</b>	Fully refurbished and meets needs	☺	Full	Tower currently being built	None	
<b>Whitchurch</b>	Fully refurbished and meets needs	☺	Full	None (tower not in use) Planning Permission obtained for replacement	None	

Location	Suitability for purpose		DDA Compliant	Training Facilities	Surplus Assets	Other Uses
<b>Shrewsbury</b>	All areas of inadequate standard. Currently being completely refurbished for completion 2011/12. Station activities are being transferred to another building on site and Fire safety has moved to temporary accommodation at Hafren House, Shrewsbury.	☹	No	BA building	Release of and relocation of workshops was included in refurbishment proposal. This has been reviewed and workshops will now remain on site.	
<b>Telford</b>	Meets basic needs but is very poor standard. Refurbishment planned for 2011/12	☹	Part	BA building, Tower, RTC compound. Real Fire facilities on site	Large areas of the building are underutilised. Investigations into possible use of this space have identified this as not being cost effective.	



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<b>Tweedale</b>	Fully refurbished and meets needs. Heating costs are excessive following conversion from RDS station and investment options are being considered.	☺	Full	Tower	Large grassed areas around the building, but of limited development potential due to low land values in this area, forming part of Telford's Green Network and need to relocate the station on the site.	
<b>Wellington</b>	Meets basic needs but is very poor standard. Joint redevelopment with TCAT now not progressing following financial problems at Learning and Skills Council. Refurbishment planned for 2012/13	☹	No	Tower	None	

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<b>Workshops</b>	All areas of inadequate standard. Being redeveloped as part of the Shrewsbury site. Service currently being provided from temporary accommodation at Sundorne Road, Shrewsbury.	☹	No		None	
<b>Headquarters</b>	All areas of inadequate standard. Will be completely refurbished 2010-11.	☹	Part		None	
<b>Training Centre</b>	Meets basic needs but is very poor standard. Refurbishment planned for 2011/12	☺	Part	BA building, Tower, RTC compound. Real Fire facilities on site	Large areas of the building are underutilised. Investigations into possible use of this space have identified this as not being cost effective.	