

## Asset Stewardship Report

### 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 2007/8. 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 £65,000 in property, which has enabled the completion of the extension and refurbishment of Craven Arms.

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 Prees and Craven Arms these have been revalued.

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.

The Shrewsbury site is in poor condition, but capital investment has been made to ensure it meets our needs until completion of the planned refurbishment in 2011.

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**

Three replacement appliances originally due for delivery in the financial year 2007/8 were delivered in April and September 2007. They are expected to be in use by October, subject to stowage, radio installation and driver familiarisation. The leases on older appliances have been extended to cover this period.

Four replacement appliances were due for delivery in the financial year 2008/9. One was delivered in February 2009, with a further three due in May, but now expected in September. Two appliances, due for delivery in the financial year 2009/10, have been ordered and delivery is expected in December 2009.

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**

Six additional vehicles have been purchased to support temporary posts in Community Fire Safety and Workplace Development. Due to the temporary nature of these posts and to minimise expenditure, these vehicles were purchased second-hand from a leasing company.

#### **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.

Balanced Score Card		Integrated Risk Management Planning	*
Business Continuity Planning		Legal	
Capacity		Member Involvement	
Civil Contingencies Act		National Framework	
Comprehensive Performance Assessment		Operational Assurance	
Efficiency Savings		Retained	
Environmental		Risk and Insurance	
Financial	*	Staff	
Fire Control/Fire Link		Strategic Planning	
Information Communications and Technology		West Midlands Regional Management Board	
Freedom of Information / Data Protection / Environmental Information		Equality Impact Assessment	*

## Summary of Fire Authority Property Assets

Location	Cost (£K)	Suitability for purpose	DDA Compliant	Training Facilities	Surplus Assets	Other Uses
<b>Albrighton</b>	21	Yet to be refurbished. Generally good condition but does not have adequate office facilities, showers or disabled access	☹️	Part	Tower	None
<b>Baschurch</b>	14	Yet to be refurbished. Does not have adequate office facilities, showers or disabled access	☹️	Part	Tower	None
<b>Bishop's Castle</b>	13	Fully refurbished and meets needs	☺️	Full	Newly built tower	Some grassed land, which could be made available, but is subject to restrictions including Tree Preservation Orders.

Location	Cost (£K)	Suitability for purpose	DDA Compliant	Training Facilities	Surplus Assets	Other Uses	
<b>Bridgnorth</b>	18	Fully refurbished and meets needs	☺	Full	None (tower not in use) Planning Permission and funding in place for replacement	None	Regularly used by Youth Offending Teams and community safety partnerships.
<b>Church Stretton</b>	17	Refurbished and meets most needs, but additional office and storage accommodation to be provided. Funding in place for refurbishment.	☺	Full	None (tower not in use) Planning Permission obtained for replacement	None	
<b>Cleobury Mortimer</b>	16	Architect appointed and plans being developed for extension and refurbishment. Refurbished and meets most needs, but additional training, office and storage accommodation to be provided.	☹	No	Tower	Site is larger than required, but when assessed in 2007 cost of works to release exceeded value	
<b>Clun</b>	10	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	

Location	Cost (£K)	Suitability for purpose	DDA Compliant	Training Facilities	Surplus Assets	Other Uses	
<b>Craven Arms</b>	20	Refurbished and extended in 2008 to provide accommodation for a specialist pumping unit.	☺	Full	None (tower not in use) Planning Permission and funding in place for replacement	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.	
<b>Ellesmere</b>	12	Refurbished and meets most needs, but additional office and storage accommodation to be provided. Yet to be refurbished. Does not have adequate office facilities, showers or disabled access	☺	Full	Tower	None	Has been used by Market Towns Initiative Manager, but not currently used.
<b>Hodnet</b>	14	Fully refurbished and meets needs	☹	Part	Tower	None	Regularly used by Youth Offending Teams.
<b>Ludlow</b>	28	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.

Location	Cost (£K)	Suitability for purpose	DDA Compliant	Training Facilities	Surplus Assets	Other Uses
Market Drayton	18	Fully refurbished and meets needs ☺	Full	Tower	None	Jointly occupied by West Midlands Ambulance Service for a fee of £8,500 pa.
Minsterley	12	Yet to be refurbished. Does not have adequate office facilities, showers or disabled access ☹	Part	Tower	Some extra land, which could be made available, but is subject to restrictions, including difficult access and relocation of training facilities	
Much Wenlock	11	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.
Newport	19	Fully refurbished and meets needs ☺	Full	Tower	None	
Oswestry	28	Fully refurbished and meets needs ☺	Full	BA building	None	Used for community activities, including whist drives etc.
Prees	23	Fully refurbished and meets needs ☺	Full	BA building	None	

Location	Cost (£K)	Suitability for purpose	DDA Compliant	Training Facilities	Surplus Assets	Other Uses
Wem	10	Fully refurbished and meets needs ☺	Full	None (tower not in use) Planning Permission and funding in place for replacement None (tower not in use)	None	
Whitchurch	15	Fully refurbished and meets needs ☺	Full	None (tower not in use) Planning Permission obtained for replacement	None	
Shrewsbury	89	All areas of inadequate standard. Will be completely refurbished 2010-11. ☹	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.	



Location	Cost (£K)	Suitability for purpose	DDA Compliant	Training Facilities	Surplus Assets	Other Uses
<b>Telford</b>	27	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. 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>Tweedale</b>	44	Fully refurbished and meets needs	☺️	Full	Tower	

Location	Cost (£K)	Suitability for purpose	DDA Compliant	Training Facilities	Surplus Assets	Other Uses
Wellington	51	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	
Workshops	18	All areas of inadequate standard. Will be redeveloped as part of the Shrewsbury site	No		None	
Headquarters	72	All areas of inadequate standard. Will be completely refurbished 2010-11.	Part		None	

Location	Cost (£K)	Suitability for purpose	DDA Compliant	Training Facilities	Surplus Assets	Other Uses
Training Centre	27	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.