

LANCASHIRE COMBINED FIRE AUTHORITY

RESOURCES COMMITTEE

Meeting to be held on 23 September 2020

PROPERTY ASSET MANAGEMENT PLAN (Appendix 1 refers)

Contact for further information:

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Executive Summary

The attached Property Asset Management Plan sets out details of our current asset portfolio together with progress on improving our assets since the last Plan was produced (2015), performance data for each asset and an action plan for continuing to improve our asset base. (Note we are updating photographs within the station data section.)

Recommendation

The Committee is requested to approve the Property Asset Management Plan and note the link between this and the capital and revenue budget of the Authority.

Information

For our Property Asset Management Plan we are adopting a framework that comprises four elements:-

- Property Policy Framework;
- Asset Management Plan Progress Report;
- Property Performance Report;
- 5-year Action Plan.

Property Policy Framework

This is a brief overarching section that looks across the whole portfolio and sets out how that portfolio will, as a whole be used in furtherance of the Service's strategic aims.

The Authority's property assets have a book value of over £85m and comprise of the following assets: -

- Service Headquarters;
- Service Training Centre;
- 39 stations;
- 7 Whole Time (including 2 with a retained appliance as well) stations;
- 17 Retained stations;
- 4 Day Crew (including 2 with a retained appliance as well);
- 11 Day Crew Plus (DCP) (including 8 with a retained appliance as well);

- Urban Search and Rescue (USAR);
- 1 lease granted to Prince's Trust.

Our vision for property assets has 6 key elements:-

- Maintained in a good state of repair;
- Fit for purpose;
- Future proof;
- Environmentally sustainable;
- Efficient in cost and use;
- Inclusive and accessible.

These key elements are used to assess our assets and determine what, if any, investment is required and where to prioritise this.

Asset Management Plan Progress Report

This sets out the progress that has been made by the service in improving the assets in use, towards our overall asset vision and how we are improving the alignment of the property portfolio with service delivery needs.

Considerable improvement in the asset base has been made since 2006/07, with the Service now only having 2 assets which are classed as in poor condition and as being unsuitable:-

- SHQ; and
- Preston fire station.

These form the basis of our investment priorities in future years.

Property Performance Report

The sets out how the performance of the property assets has been measured to date and the general direction and areas of performance that needs to be adopted going forward, if the 5-year Action Plan is to be delivered. It is anticipated that this Property Performance Report will be revised and refreshed each year.

In terms of this there are a number of performance standards and the following table summarises these and our current position:-

	Vision	Performance Measures	Performance Standards	Existing data
1	Maintained in a good state of repair	a. Condition rating	Grade B or above (on A-D scale)	Condition surveys from 2017
		b. Statutory compliance	Yes / No (against required programme)	Data within station log books

	Vision	Performance Measures	Performance Standards	Existing data
2	Fit for purpose	a. Suitability grade	Grade B or above (on A-D scale)	Suitability surveys from 2012
3	Environmentally sustainable	a. Energy consumption	To be determined (measured in Kwh per m2)	Data complete
		b. Water consumption	To be determined (m3 per m2)	Data complete
		c. CO2 emissions	20% reduction across property portfolio by 2013 (against 2006/2007 baseline)	Data complete
		d. Environmental performance	Display Energy Certificate rating	Data complete
		e. Recycling facilities	Yes / No (facilities equivalent to kerbside collection facilities)	Data complete
4	Future proof	a. Risk from flooding	Located away from flood plains	Data complete
		b. Business Continuity Plan	Yes / No	Data complete
		c. Remaining asset life	> 25 years	Data complete
5	Efficient in cost and use	Building operating costs (utilities and business rates only)	To be determined (measured in £ per m2)	Data complete
6	Inclusive and accessible	a. Public Disability access	Access Audits undertaken and all agreed works completed to a satisfactory standard	Data complete
		b. Welfare facilities	Female toilets and showers	Data complete
		c. Community access	Facilities shared with other public and voluntary sector agencies	Data complete

5-year Action Plan

This provides an analysis of where the gaps are and an Action Plan against which progress will be measured.

The main action plan items are:-

- Construction of STC Workshop/BA School;
- Enhance welfare/sleeping facilities;
- Re-provision of SHQ, which is subject to the outcome of a business case;
- Re-provision of Preston fire station, which is subject to the outcome of a business case;
- Continue to review opportunities for site sharing.

Should further capital grant be made available by the Government the Authority would review opportunities to bid against this.

Financial Implications

The initial cost estimates of the above are reflected in the revenue and capital budgets agreed by the Authority in February 2020, although it must be noted these are indicative only at this stage as considerably more work is required to produce accurate costings.

Business Risk Implications

Property related business risk issues are included in the Property Asset Management Plan.

Environmental Impact

Property related environmental issues are included in the Property Asset Management Plan.

Equality and Diversity Implications

Property related equality and diversity issues are included in the Property Asset Management Plan.

Human Resource Implications

None

Local Government (Access to Information) Act 1985

List of Background Papers

Paper	Date	Contact
None		
Reason for inclusion in Part II, if appropriate:		