

Lancashire Combined Fire Authority Resources Committee

Meeting to be held on 29 November 2023

Property and Estate Assets Management Strategy 2023-2034 (Appendix 1 refers)

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Executive Summary

The Property and Estate Asset Management Strategy has been updated to set out the approach for the management of LFRS Property and Estate assets over the medium to long term.

It is a key document in determining strategic decisions relating to Property and Estates assets to ensure that finances and resources are efficiently and effectively utilised to provide an estate that is fit for purpose, encourage best practice, innovation and continuous improvement and that promotes the right culture.

Recommendation

Members are asked to recommend to the Combined Fire Authority that the Property and Asset Management Strategy 2023-2034 is endorsed as part of the Budget approval process in February 2024.

Information

The Property and Estate Asset Management Strategy is key in determining strategic decisions relating to property and estates assets to ensure that finances and resources are efficiently and effectively utilised.

This 10-year strategy sets out the approach for the management of our property and estates assets over the medium to longer term. The aim of the strategy is to deliver property and an estate that supports the creation of positive, inclusive environments that are fit for purpose, encourage best practice, innovation and continuous improvement and that promote the right culture to meet the changing needs of a modern Fire and Rescue Service and the communities it serves.

The strategy is set over four parts which highlights the medium to longer term approach, as follows:

- Part 1 – Overview of the existing Property and Estate assets
- Part 2 – Property and Estates Strategic aims and objectives
- Part 3 – Property and Estates Priorities
- Part 4 – Delivering our Strategy

Business Risk

The business risks to the Service in relation to Property and Estate assets is varied.

In order to ensure an Estate that is fit for the future and can support the delivery of the CRMP the delivery of this strategy is essential.

Environmental Impact

In conjunction with other strategies and policies, the impact on the Environment will be assessed as part of any works that are procured and delivered by Property in relation to the Estate, this includes Revenue and Capital funded works.

Equality and Diversity Implications

Property will undertake Equality Impact Assessments as deemed appropriate in delivering the strategy.

Legislative requirements will be adhered to in relation to the physical estate to ensure compliance with regulations and standards.

HR Implications

Property will liaise with HR for advice and guidance in relation to any elements of delivering the strategy that are deemed to affect individuals employed by the Service (both Green and Grey Book staff).

Financial Implications

To enable the delivery of the strategy, Revenue and Capital funding is required to be allocated from the overall budget. The expenditure is managed to ensure value for money is achieved at all stages of delivery.

The Revenue budget requirement to maintain the Estate assets in their current condition is in the region of £3.7m per annum. This excludes the costs associated with PFI Station assets, staff costs and waste management.

Over recent years it should be noted that inflationary pressures have impacted on the budgets, particularly those relating to the maintenance contracts and consumption of energy (Gas and Electric).

The Capital budget allocation required to deliver the plan over the initial five-year period of the strategy is stated within Appendix 1 of the strategy document.

Local Government (Access to Information) Act 1985

List of background papers

Paper:

Date:

Contact:

Reason for inclusion in Part 2 if appropriate: N/A