

## **WEST MIDLANDS FIRE AND RESCUE AUTHORITY**

**17 FEBRUARY 2020**

### 1. **2020/2021 PROPERTY ASSET MANAGEMENT PLAN**

Report of the Chief Fire Officer

RECOMMENDED

THAT the Authority approve the 2020/2021 Property Asset Management Plan attached as Appendix A.

### 2. **PURPOSE OF REPORT**

In order to ensure the effective and efficient use of land and buildings, a Property Asset Management Plan is essential. The Authority's proposed 2020/2021 Property Asset Management Plan is attached to this report as Appendix A.

### 3. **BACKGROUND**

- 3.1 Considerable work has been completed over the last 12 months to assess the appropriateness of existing property assets and consider where future investment should be directed.
- 3.2 In order to demonstrate the effective use of resources, it is necessary to undertake a fundamental review of property assets which should also be flexible enough to respond to organisational changes.
- 3.3 The attached Property Asset Management Plan involved input from all key West Midlands Fire Service stakeholders and reflects the property and property related priorities over the next five-year period.

### 4. **EQUALITY IMPACT ASSESSMENT**

In preparing this report an initial Equality Impact Assessment is not required and has not been carried out. The matters contained in this report do not relate to a policy change.

5. **LEGAL IMPLICATIONS**

The course of action recommended in this report does not raise issues which should be drawn to the attention of the Authority's Monitoring Officer.

6. **FINANCIAL IMPLICATIONS**

- 6.1 Planned maintenance issues will need to be undertaken during the five-year period. Current annual revenue budget provision for these items is £0.9m per annum.
- 6.2 Subject to approval of the attached proposals, estimated capital expenditure of £0.736m would be incurred on planned maintenance of building related assets in 2020/2021.

**BACKGROUND PAPERS**

Report to the Fire Authority – 18 February 2019

The contact name for this report is DCFO Wayne Brown, telephone number 0121 380 6907.

PHIL LOACH  
CHIEF FIRE OFFICER

**2020/2021 Property Asset Management Plan****1. Purpose**

The purpose of this document is to set out the property asset position and requirements of West Midlands Fire and Rescue Authority (WMFRA) to support its service needs, objectives, strategy and plans. Property plays an important role alongside people, vehicles, equipment, finance and information to ensure quality of service and thus needs to be fully reflected in the planning of the Service.

This Plan is written to reflect the changing financial climate that prevails within the Public Sector and it is recognised that there may be significant amendments to or, indeed, omissions or inclusions throughout the coming years. Specific reviews will drive forward initiatives that are likely to impact upon the Authority's property portfolio.

The Property Asset Management Plan should be utilised as a realistic, flexible, practical working tool to ensure that the Authority's Property Portfolio (currently valued at circa £143 million) is managed, improved, replaced or refurbished as required to complement the operational and functional needs of a dynamic community orientated rapidly changing organisation. To this end the concept of collaborative provision and space utilisation has been, and will continue to be, explored to ensure Best Value is achieved for the community.

The Plan will ensure that all of the Authority's land and buildings are used efficiently, effectively, economically and in a sustainable manner that will facilitate service improvement.

The Property Asset Management Plan needs to consider a number of key issues such as emergency response standards and the provision of appropriate training facilities ensuring that it is flexible and responsive. The intention is that the Plan has a positive impact on service delivery from the Authority's building portfolio.

## 2. **Background**

WMFRA operates from 41 sites throughout the West Midlands. These properties include thirty-eight fire stations, Headquarters and other support buildings as well as residential units located on certain station sites. The Property Asset Management Plan covers all 41 sites.

Fundamental to the Property Asset Management Plan is an assessment of whether the Service operates from an appropriate number of sites. This is particularly relevant in determining fire station numbers and whether all of the sites are actually required and, if so, whether the current location is appropriate. For a number of years, studies have been carried out to assess the incidents that have occurred in the West Midlands conurbation via the Community Safety Plan and considered in developing the Property Asset Management Plan.

It is imperative that having determined the number and location of Authority buildings that the building stock is effectively maintained and is fit for purpose. In order to ensure that this requirement is met Building Condition Surveys are undertaken. This exercise ensures that appropriate focus is given to those issues which need to be considered as part of the ongoing Planned Maintenance Programme and highlights those buildings which need to be considered for complete refurbishment and upgrade subject to funding availability.

Property Asset Management Planning assists the Service in targeting resources effectively and investing appropriately to ensure that the Authority's building assets contribute towards the continuous improvement of service delivery.

This document collates the information necessary to make informed decisions about investment in property. The Condition Surveys provide a key component of the Plan in terms of a property perspective and in order for an effective property asset management plan to be implemented it is essential that input from other stakeholders is fully considered.

The information from the Property Asset Management Plan will assist the Authority in:-

- providing property that meets the Brigade's needs.
- ensuring that property decisions are consistent with the Brigade's objectives and service requirements and are integrated in to the corporate planning process.
- prioritising decisions on spending and evaluation of building projects to ensure and demonstrate value for money.
- providing information to ensure conserved energy usage and therefore the impact on the environment is minimised.

### 3. **Assessment of Existing Building Stock**

The need to undertake building condition surveys is a key factor in managing any organisation's building stock. It is essential to consider all required maintenance work in a planned way, both in terms of ensuring the organisation has the capacity to undertake the work and to maintain or improve the fabric of the building assets. The benefit of taking a proactive approach to building maintenance will result in a more efficient use of resources and more effective use of the buildings. The table on Appendix 1 provides an age profile of all buildings surveyed.

Comprehensive building condition surveys have been completed and analysis has been undertaken of the planned maintenance requirements of the buildings. The outcome of this work has been reviewed and updated where necessary and is reflected in Appendix 2, which provides a summary of the estimated value of planned maintenance work required for each site over the five-year period commencing 2020/2021.

The property related Capital and Revenue Programmes may be subject to change for several reasons, including the following: -

- changes to the Community Safety Plan.
- legislative requirements.
- operational requirements.
- Health and Safety issues.

- environmental issues.
- corporate objectives.
- collaborative provision.
- available budget.

In addition, it is anticipated that there will be a significant impact on the HQ/Safeside site as a result of development work associated with the HS2 project. Some of the specific work that will need to be undertaken as a result of this may include: relocation of staff/ functions to alternative WMFS locations and provision of alternative staff and visitor car parking arrangements.

### **Residential and non-operational buildings**

Further investigations will be made into potential disposal opportunities of a block of six flats located on the Kings Norton Fire Station site and a block of terraced houses located at the Perry Barr Fire Station site. The houses at Perry Barr have planning approval to alter their external layout.

Longer term plans regarding other non-operational buildings such as those located at the Erdington, Kings Norton and Bloxwich Fire Station sites require further consideration for their use, such as possible scenario or cold training venues.

### **One for One Station Replacement Update**

#### **Aston**

The Fire Authority gave approval on 16 February 2015 to completely refurbish Aston Fire Station, which is a Grade II listed building. Work has taken place with Architects and Heritage England to develop a sympathetic redevelopment of the site.

The redevelopment consists of a new build Fire Station linked to the old Grade II listed Station building. The refurbishment of the Grade II listed building will provide accommodation for Birmingham City Council's (Aston) Library services and WMFS heritage Museum. It is anticipated that both facilities will provide local communities and distance visitors with great learning environments.

The new build Fire Station is now 'live' and completion of the whole scheme is expected by May 2020.

#### **4. Community Safety Strategy and Dynamic Cover Tool**

There is a requirement arising from the Fire and Rescue National Framework and the Fire and Rescue Services Act 2004 to ensure an Integrated Risk Management Plan (IRMP) is produced and updated and that significant plans for change are released for public consultation.

Whilst this should occur on a three-year rolling basis, in reality WMFS reviews the IRMP on an ongoing basis to ensure it is current and reflects the evidence based approach taken to our decision making. The most recent consultation of the IRMP concluded in January 2017. No specific property related issues were identified which need to be reflected within the 2020/2021 Property Asset Management Plan from the feedback from that exercise.

In April 2016, WMFS released an online interactive Community Safety Strategy (CSS) which is accessible to the public on the website. The CSS sets out the Fire and Rescue Authority's assessment of local risk and, in line with this assessment, how resources will be deployed to address these risks. The Plan, which complements the CSS, indicates how the Authority intends to deliver its services to reduce risk in the community. WMFS fulfils this requirement through the publication of 'The Plan', the CSS and supporting documentation and risk analysis on an ongoing basis.

WMFS has developed with the software supplier ORH, the dynamic cover tool (DCT) which provides a real-time visual aid for Fire Control resource managers to support their decision making around deciding on appropriate positioning of resources to improve emergency cover dynamically, including the positioning of vehicles at non-fire service locations. The day to day management of our resources is carried out using the Dynamic Cover Tool which went live in Fire Control in May 2017.

When managing the IRMP on a daily basis, risk and resource is modelled in the live environment, the DCT takes the analysis from circa 150k historical incidents and models them along with IMD data to determine a base layer of risk.

## 5. **Training Facilities**

The Distributed Training Model (DTM), in place since 2014, requires constant review to ensure our training infrastructure is in place to meet the demands placed upon the Service and through these on-going reviews our training facilities will be constantly developed.

Below is an overview of current training facilities.

### **Canley**

Road Traffic Collision (RTC) and First Aid Trauma Management, Training at Height Facility

### **Command Development Centre (CDC)**

CDC delivers Incident Command Training. XVR incident command suite.

### **Coventry**

It is proposed to redevelop the training facility, increasing the number of burn rooms to enhance the 'hot' fire training experience.

### **Hay Mills**

Hay Mills Training Facility is able to deliver RTC and First Aid Trauma management. Fire Behaviour Unit H Block

### **Oldbury**

Oldbury Training Facility has a Fire House, purpose built High- Rise facility, and small fire behaviour unit.

**The Business Educational Safety Team (BEST)** are also located at Oldbury with a dedicated area for delivering external courses.

### **Walsall**

Walsall Training Facility has the ability to deliver RTC, First Aid Trauma Management and New Entrant training.

**Sutton Coldfield**

Training at Height facility

**Bickenhill**

Pylon Training, confined space training

**West Bromwich**

Training at Height Facility

**Driver Training**

West Bromwich and Solihull fire stations.

**Solihull**

Training at Height Facility

**Fallings Park**

Training at Height Facility

**6. Environmental Impact**

The Service is committed to minimising the impact of its operations on the environment, reducing carbon emissions and energy costs by means of continuous improvement and balancing the needs of the environment with operational requirements.

To improve energy efficiency and reduce the Service's carbon footprint, several energy saving programmes are in place as part of the Property Asset Management Plan. For example, improvements to building fabric such as insulation, continued phased boiler replacements, improvement to water heating and space heating controls, in addition compliance with Part L Building Regulations (Conservation of Heat and Power) will be achieved or exceeded on applicable schemes. Furthermore, Electric Vehicle Charging points are installed at HQ for dual fuel vehicles.

New builds will endeavour to utilise eco-friendly products and low carbon or renewable technologies where possible and will be built in a responsible and sustainable manner. A robust approach will continue to be undertaken on energy management and reporting, helping to highlight and focus attention on properties to ensure that they compare favourably with energy benchmark targets. Utilities

sub-metering has been introduced to further improve energy monitoring and control.

Additionally, Display Energy Certificates (DECs) and the Associated Advisory Reports continue to be undertaken for each of the Authority's buildings (non-domestic) and can now be used to ensure continual improvement.

WMFRA signed up to the Carbon Trust's Carbon Management Programme 2010 and have achieved a significant reduction in carbon emissions across all buildings and operations, achieved by:

- good housekeeping/energy saving measures/behavioural changes.
- invest to save/low carbon technologies.
- employing latest design and asset management techniques.
- improving existing building thermal performance.
- organisation realignment and process changes.
- renewable technologies.
- liaise with energy providers to explore grants and services on offer to reduce energy use.

## 7. **Equality Act (DDA) Compliance**

WMFRA is committed to the Equality Act (2010) with a substantial amount of work having been undertaken to carry out reasonable adjustments to the building stock. Measures are in place to ensure compliance as appropriate on all future projects involving either refurbishment or new build. Compliance with the Equality Act is dependent to a large extent upon the Brigade ensuring access for members of the public is restricted to the ground floor non-operational areas of sites only.

## 8. **Community Facilities**

The provision of Community Safety Facilities contributes significantly to the potential to deliver community-based risk reduction activity.

The two key property requirements to be considered to ensure the Authority can deliver community fire safety in an effective, targeted manner relate to the provision of appropriate facilities for Fire

Cadets (and other youth related activities) and the provision of facilities to meet the more general needs of the community and community groups

Work continues by the Community Safety Section to assess the current level of property provision to meet the requirements highlighted above. The strategic aim would be to have a provision on all community Fire Stations, but this is not possible due to the layout of existing stations. When designing new or refurbishing stations the provision of community facilities form part of the brief.

A review of station community facilities indicated a need for some level of enhancement to a number of existing facilities where practicable and feasible to do so. Any enhancements would be informed by consultation with local communities and potential future partners, e.g. general practitioners, in order to meet the widest range of local need.

## 9. **Partner Working**

The Authority is keen to work with partners to share accommodation and facilities where appropriate and so achieve better value for money and wider community benefits.

In addition, the Authority continues to be committed to Blue Light collaboration and will seek to advance shared arrangements throughout 2020/2021 and beyond. WMFS are fully engaged with the West Midlands Police Service (WMPS) and four pilot sites are now occupied by Police neighbourhood services.

During 2020/2021 we will continue to identify further opportunities to enhance community partnerships without undermining existing community arrangements.

In addition, the Brigade is keen to keep pace with ever changing demands on its building stock and demonstrate value for money through efficiently used property assets driven by both the Government focus on effective property management and by good asset management practice to ensure appropriate space utilisation (be it by: partnering arrangements, rationalisation of stock, higher density office accommodation or re-profiling budgets considering life cycle costing).

WMFS are also involved in discussions with other Local Authorities such as the City of Wolverhampton who will be moving their Youth Offending Team into the stand-alone building at the Wolverhampton fire station site during 2020.

Furthermore, whilst much work has been done already regarding efficient space utilisation at HQ and Safeside, where so far as reasonably practicable to do so, further consideration will be given to relocating Sections currently operating from remote locations such as Occupational Health who will be transferred from their current Highgate Fire Station site to Safeside during 2020.

#### 10. **Specific Actions**

During the current financial year, significant Facilities Management related projects were successfully carried out on the property portfolio and a summary of key activities is contained within Appendix 3, supporting the specific actions as set out within the previous year's Asset Management Plan.

Below are key Specific Actions for the forthcoming 2020/2021 financial year.

- Continue working on partnership arrangements with the West Midlands Police.
- Continued work at Aston on the refurbishment of the Grade II listed building.
- Evaluate space optimisation within West Midlands Fire Service Headquarters, facilitating a move towards a more mobile and flexible working environment.
- Relocation of Occupational Health services from Highgate to Safeside.
- Provide new lecture facility at Highgate Station.
- Refurbishment of Coventry Fire House.
- Provide a new Security office in the reception area of HQ.

- Undertake all planned maintenance work during 2020/2021 in line with the outcome of the Building Condition Surveys as summarised on Appendix 2.
- Evaluate space utilisation and continue to assess building stock other than Fire Stations (residential buildings).
- Progress planning for Kings Norton Fire Station site Flats to alter access and dispose.
- Progress potential disposal of terraced houses at the rear of Perry Barr Station.
- Boiler replacements will be undertaken over the next financial year at Oldbury, Smethwick, Tettenhall, and Woodgate Valley Fire Stations. This will further the Authority's efforts in reducing its overall carbon emissions.
- Work closely with energy providers in our continued effort to reduce our carbon footprint and reduce utility costs.
- New appliance bay doors at Fallings Park and Sheldon Fire Stations.
- Rewires at Bickenhill, Billesley and Sheldon Fire Stations.
- Continued replacement of energy efficient lighting at Brierley Hill, Foleshill, Hay Mills and Perry Barr Fire Stations.
- Refurbishment of ablutions at Bickenhill, Bilston, Brierley Hill, Handsworth, Highgate, Ladywood and Walsall.
- Replacement of windows and doors at Dudley, Handsworth, Sheldon, Bilston, Kings Norton, Northfield, Oldbury Fire Stations.
- Fire alarm upgrades at Canley Fire Station.
- Install automated gates at Woodgate Valley Fire Station.

- In line with HSG264 (Management of Asbestos) all applicable sites have Management Surveys undertaken and that any highlighted works are addressed.
- Ensure consideration continues to be given to the appropriate provision of partnership and community working.
- Continue to explore further collaborative opportunities with other public services/public organisations within the asset base of the Fire Service in order to demonstrate value for money and more joined up, effective services.
- Delivering enhancements to community facilities to enable wider availability for the community.
- To assist in developing plans relating to premises/sites in conjunction with the Emergency Response Planning Team to ensure resilience for the Authority, together with the consideration of enhanced specialist technical rescue response capabilities relating to non-fire emergencies (e.g. flooding, Commonwealth Games arrangements etc.).
- Refine the initial assessment of enhancements required to premises to provide electric vehicle charging facilities, subject to the evaluation of introducing 'all electric' ancillary vehicles contained in the Vehicle Replacement Programme report.
- Continued involvement with HS2 to mitigate the impact of the HS2 railway works to the HQ and Safeside site.

**WMFRA Age Profile of Buildings**

<b>Building</b>	<b>Construction/ Acquisition Date</b>
Old Aston Fire Station Annex <sup>9</sup>	1924
Perry Barr Fire Station <sup>1</sup>	1928
Kings Norton Fire Station	1930
Erdington Fire Station	1938
Bloxwich Fire Station	1954
Canley Fire Station	1956
Sheldon Fire Station	1956
Northfield Fire Station <sup>2</sup>	1958
Fallings Park Fire Station <sup>4</sup>	1960
Billesley Fire Station	1962
Bilston Fire Station	1963
Sutton Coldfield Fire Station	1963
Brierley Hill Fire Station	1966
Aldridge Fire Station	1967
Ladywood Fire Station	1967
Tipton Fire Station	1968
Wednesbury Fire Station	1968
Wolverhampton Fire Station	1968
Stourbridge Fire Station <sup>5</sup>	1969
Binley Fire Station	1970
Bournbrook Fire Station <sup>3</sup>	1970
Tettenhall Fire Station	1970
Solihull Fire Station <sup>7</sup>	1972

<b>Building</b>	<b>Construction/ Acquisition Date</b>
Highgate Fire Station	1972
West Bromwich Fire Station	1973
Walsall Fire Station <sup>8</sup>	1974
Oldbury Fire Station	1974
Ward End Fire Station	1976
Bickenhill Fire Station	1977
Smethwick Fire Station	1978
Willenhall Fire Station	1981
Workshops	1984
CDC <sup>6</sup>	1989
Foleshill Fire Station	1990
Smoke House Oldbury	1990
Hay Mills Fire Station	1993
Woodgate Valley Fire Station	1996
Dudley Fire Station	1998
Handsworth Fire Station	1999
Technical Rescue Bickenhill	2008
Headquarters/Safeside	2008
Haden Cross Fire Station	2014
Coventry Fire Station	2018
Aston Fire Station	2019

1	Perry Barr Extension	1992
2	Northfield Refurbishment	2001
3	Bournbrook Refurbishment	2004
4	Fallings Park Refurbishment	2005
5	Stourbridge Refurbishment	2006
6	CDC	2008
7	Solihull Refurbishment	2011
8	Walsall Refurbishment	2011
9	Aston Annex Refurbishment	2020

## APPENDIX 2

**ESTIMATED PLANNED MAINTENANCE REQUIREMENT**

Site	2020/21 £	2021/22 £	2022/23 £	2023/24 £	2024/25 £
Command Development Centre	£2,300	£1,500	£8,500	£14,450	£7,750
Aldridge	£2,800	£22,400	£25,200	£20,750	£27,000
Aston Station	£1,700	£2,200	£1,700	£2,200	£4,000
Aston Annex	£300	£300	£300	£300	£500
Bickenhill Station	£58,500	£54,800	£4,000	£43,400	£20,700
Bickenhill USAR	£300	£5,300	£9,300	£8,300	£10,500
Billesley	£7,100	£26,600	£49,100	£1,600	£32,300
Bilston	£72,150	£8,200	£4,800	£16,850	£7,300
Binley	£2,150	£30,800	£33,250	£42,900	£2,550
Bloxwich	£4,850	£11,900	£22,950	£32,000	£2,350
Bournbrook	£2,850	£1,400	£11,950	£24,500	£9,750
Brierley Hill	£28,100	£11,600	£9,150	£1,150	£21,350
Canley	£22,300	£33,650	£32,300	£11,750	£38,000
Coventry	£3,300	£3,300	£3,300	£3,300	£3,500
Dudley	£1,700	£1,700	£24,700	£36,700	£21,900
Erdington	£6,300	£25,300	£14,300	£17,300	£42,000
Fallings Park	£34,550	£16,100	£13,000	£27,200	£3,400
Foleshill	£17,100	£59,600	£32,800	£41,650	£48,000
Handsworth	£33,800	£33,850	£20,900	£13,950	£34,000
Hay Mills Station	£32,800	£45,800	£14,800	£42,500	£1,500
Hay Mills Annex	£16,300	£37,300	£26,800	£11,800	£1,500
Haden Cross	£7,600	£1,900	£13,100	£1,900	£1,150
Headquarters	£14,800	£4,850	£17,100	£97,950	£57,500
Highgate Station	£38,500	£22,250	£4,500	£2,300	£55,850
Highgate Annex	£300	£15,300	£13,300	£8,300	£500
Kings Norton	£43,600	£17,650	£24,700	£25,250	£2,500
Ladywood	£8,900	£2,800	£27,900	£1,400	£1,100
Northfield	£4,250	£38,900	£16,350	£2,100	£5,650
Oldbury Station	£3,800	£7,600	£41,450	£15,800	£1,750
Oldbury Annex	£21,800	£2,200	£18,300	£27,300	£500
Oldbury Fire House	£45,650	£44,000	£47,050	£45,600	£51,150
Perry Barr	£26,050	£2,550	£2,600	£21,550	£32,950
Sheldon	£42,100	£33,650	£15,200	£23,250	£14,100

Site	2020/21 £	2021/22 £	2022/23 £	2023/24 £	2024/25 £
Smethwick	£82,900	£55,050	£11,200	£3,350	£3,700
Solihull Station	£4,300	£32,800	£18,800	£15,300	£61,500
Solihull Annex	£300	£1,300	£300	£1,300	£10,000
Stourbridge	£5,700	£7,700	£25,250	£47,300	£2,500
Sutton	£6,800	£31,300	£20,300	£22,800	£10,000
Tettenhall	£22,100	£2,100	£16,100	£37,100	£64,250
Tipton	£4,900	£45,500	£16,900	£17,600	£8,200
Walsall	£65,800	£14,850	£22,850	£2,900	£10,250
Ward End	£18,500	£12,850	£39,500	£4,950	£34,000
Wednesbury	£7,800	£55,350	£3,900	£2,950	£28,000
West Bromwich	£2,650	£18,050	£13,150	£21,200	£19,200
Willenhall	£2,100	£34,150	£12,200	£17,250	£42,250
Wolverhampton Station	£15,100	£7,600	£41,700	£24,700	£2,750
Wolverhampton Annex	£1,500	£1,500	£11,500	£4,500	£1,800
Woodgate Valley	£56,300	£9,300	£62,300	£21,300	£24,000
Workshops	£24,550	£1,600	£21,650	£21,700	£22,000
Perry Barr-Residential	£1,600	£1,650	£1,650	£1,700	£1,750
Kings Norton-Residential	£0	£0	£0	£0	£0
Bloxwich-Residential	£700	£700	£700	£700	£1,000
Erdington-Residential	£300	£300	£300	£300	£500
Harborne-Residential	£0	£0	£0	£0	£0
<b>Total Spend</b>	<b>£932,500</b>	<b>£960,900</b>	<b>£944,900</b>	<b>£956,150</b>	<b>£912,200</b>

Boilers	£245,000	£0	£0	£83,500	£100,000
Rewires	£109,500	£192,000	£129,000	£236,000	£267,000
Roof	£87,000	£300,000	£165,000	£50,000	£835,000
Windows & Doors	£294,000	£175,000	£105,000	£150,000	£140,000
Other (Above)	£932,500	£960,900	£944,900	£956,150	£912,200
<b>TOTAL FORECAST SPEND</b>	<b>£1,668,000</b>	<b>£1,627,900</b>	<b>£1,343,900</b>	<b>£1,475,650</b>	<b>£2,254,200</b>
<b>TOTAL BUDGET AVAILABLE</b>	<b>£1,668,000</b>	<b>£1,627,900</b>	<b>£1,343,900</b>	<b>£1,475,650</b>	<b>£1,485,150</b>
<b>Provisional Surplus(+)/Deficit(-)</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>-£769,050</b>

### **2019/2020 Key Activities**

During 2019/2020 significant Estates related works were successfully carried out across the property portfolio. Below is a list of some key achievements.

- Aston new build station completed and operational.
- Completion of an enhanced meeting/conferencing facility within HQ.
- Established four pilot locations for collaborative working with neighbourhood Policing teams (Billesley, Haden Cross, Kings Norton & Northfield).
- Re-roof Sutton and Hay Mills Fire Stations.
- Window and external door replacements at Erdington and Handsworth Fire Stations.
- Boiler replacement at Handsworth Fire Station, furthering the Authority's efforts in reducing overall carbon emissions.
- Refurbishment of ablutions at eleven sites.
- Automated gates installed at Fallings Park, Wednesbury and West Bromwich Fire Stations.
- Replaced UPS batteries at Safeside.
- New appliance bay doors fitted at Ward End Fire Station.
- Fire alarm upgrades at Binley, Foleshill and Solihull Fire Stations.
- Continued management of asbestos, with surveys carried out across Authority's premises in line with HSG264.

- Involvement with ongoing development plans in conjunction with the Emergency Response Planning Team to ensure resilience for the Authority.
- Continued work to evaluate the HQ building with regards to achieving full occupancy, working to relocate WMFS staff within HQ from other WMFS locations.
- HS2 – Continued involvement with negotiations regarding mitigation of impact to HQ and Safeside.
- Continued upgrading of lighting to energy efficient LED systems at Binley, Canley, Solihull Annexe, Fallings Park, Brierley Hill Fire Stations and HQ.
- Agreed Heads of Terms with City of Wolverhampton to occupy the former Fire Safety building at the Wolverhampton Fire Station site.