

WEST MIDLANDS FIRE AND RESCUE AUTHORITY

19 FEBRUARY 2018

1. **2018/2019 PROPERTY ASSET MANAGEMENT PLAN**

Report of the Chief Fire Officer

RECOMMENDED

THAT the Authority approve the 2018/2019 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 2018/2019 Property Asset Management Plan is attached to this report as Appendix A.

3. **BACKGROUND**

- 3.1 Considerable work has taken place over the last 12 months to assess the appropriateness of existing property assets and consider where any 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 £0.6m would be incurred on planned maintenance of building related assets in 2018/2019.

BACKGROUND PAPERS

Report to the Fire Authority – 20 February 2017

The contact name for this report is DCFO Phil Hales, telephone number 0121 380 6907.

PHIL LOACH
CHIEF FIRE OFFICER

2017/18 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 are completed and a thorough 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 2018/2019.

The property related Capital and Revenue Programmes may be subject to change for a number of 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 will include; the relocation of staff/functions to alternative locations, relocation of the water storage and sprinkler tank and the provision of alternative staff and visitor car parking arrangements. This issue is included as a specific action within Section 10 of this report.

Residential and non-operational buildings

The building known as the 'Old Bank' situated in front of Bloxwich Fire Station is a detached building with both the station and old bank building situated within a conservation area. These factors will dictate both its future use and level of restoration required to bring it back to a reasonable building standard. The property has had essential maintenance work undertaken with advanced discussions underway to explore the possibility of renting the building to a company who train young people construction trades.

Terraced houses located at Perry Barr are subject to further investigation during 2018/2019 to explore further the possibility of altering site layouts and disposal opportunities.

Longer term plans regarding non-operational buildings include giving consideration to:-

- Kings Norton - Utilising the houses and flats for cold training, demolishing the houses and flats in preparation for a new station to be built, which incorporates the listed station similar to the proposed Aston development (subject to resolving issues around secure tenancies) or alternatively relocating to an appropriate site as identified within the integrated risk management plan criteria which will involve selling the existing site.

- Possible use of the flats at Erdington for cold training, offices or hospitality accommodation.

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 listed building with English Heritage. A lot of work has taken place with Architects and Heritage England to develop a sympathetic redevelopment of the site.

Currently planning has been approved with a proposed start date for redevelopment of June 2018, with completion estimated in Autumn 2019.

In addition, a number of meetings have been held with prospective partners such as the Police and Birmingham City Council's Library Services which are progressing well at this stage.

Coventry

The Fire Authority gave approval on 16 February 2015 to the redevelopment of Coventry Fire Station. Extensive work has been undertaken into the design considerations for the new station. In support of the Authority's Service Delivery Model, the layout of the facilities has been designed to minimise the time it takes to respond to operational incidents.

The West Midlands Ambulance Service were consulted and will base three ambulances at the new station. Community partners have also been consulted and will be able to use the facilities when they open in late 2018.

Construction work commenced in October 2017 with completion estimated at December 2018. During redevelopment a temporary fire station has been provided at the old ambulance station located on the Foleshill Road approximately half a mile from the existing station.

As part of the redevelopment the hot fire training building will remain in situ and benefit from upgrades to provide a significantly

improved training facility, designed to ensure the most realistic and effective scenarios can be replicated.

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 2017/18 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, a purpose-built ford to practise vehicles trapped in water, Training at Height Facility

Command Development Centre (CDC)

CDC delivers Incident Command Training. XVR incident command suite.

Coventry

The current training facility is under redevelopment with a number of alterations to improve the 'hot' fire training facility including a compartment for Fire Investigation.

Hay Mills

Hay Mills Training Facility is able to deliver RTC and First Aid Trauma management. Fire Behaviour Unit (however I believe further planning permission is needed).

Oldbury

Oldbury Training Facility has a Fire House and a purpose-built High Rise facility. Further development includes the proposed provision of a compartment/container allowing Fire Investigation to run courses there.

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

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 of approximately 50% in carbon emissions across all buildings and operations.

This has been 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 only.

Further to the establishment of the National Equality and Diversity Delivery Partnership, representatives from the Chief Fire Officers' Association, Communities and Local Government and the Equality and Diversity Stakeholders' Group (trade unions and groups such as the Disabled Fire Service Association) have commenced joint working on guidance documents over a range of issues, including facilities on fire stations and Facilities Management led by Operations providing additional facilities for staff under the 'Dignity for All' agenda.

8 **Community Facilities**

The provision of Community Safety Facilities contribute 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 2018/2019 and beyond. WMFS are fully engaged with the West Midlands Police Service (WMPS) with a view to establishing a police presence on a number of fire station sites, with negotiations at an advanced stage on four pilot sites (Kings Norton Fire Station, Northfield Fire Station, Billesley Fire Station and Haden Cross Fire Station. Initial discussions have also taken place regarding the possibility of an asset transfer between the two Services.

Provision of accommodation facilities for the Ambulance Service have reduced recently due to changes in the response model of the Ambulance Service.

During 2018/2019 there will be further work carried out by WMFS staff to evaluate community facilities on stations. This will demonstrate how they are utilised and also identify any further opportunities to enhance community partnerships without undermining existing community arrangements.

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 regarding the 'one estate' Government initiative, having had discussions with other Local Authorities such as Walsall, Wolverhampton and Dudley, possible opportunities have arisen for the LAs to relocate services within WMFRA Estate, such as the Fire Safety Block at Wolverhampton.

In addition, 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.

10. **Specific Actions**

During the financial year significant Facilities Management related projects were successfully carried out within the property portfolio. 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 the key Specific Actions for the forthcoming 2018/19 financial year.

- Five yearly stock condition surveys to be carried out on all sites.
- Continue working on partnership arrangements with the WMPS to provide a combined presence on a number of Fire Station sites and explore the possibility of any land transfer arrangements.
- Continued work with operational staff providing one for one Fire Station replacements at Aston and Coventry.
- Evaluate space optimisation within West Midlands Fire Service Headquarters, facilitating a move towards a more mobile and flexible working environment, creating efficiencies by consolidating and relocating staff/sections within the HQ/Safeside locations.
- Continued work with Operational staff to evaluate Wednesbury Fire Station as a specialist USAR location. This may include redevelopment of the site or possible relocation within the close vicinity.
- Work with Operational staff to evaluate Bickenhill Fire Station regarding redevelopment options.
- Undertake all planned maintenance work during 2018/2019 in line with the outcome of the Building Condition Surveys as summarised on Appendix 2.
- Continue to assess building stock other than Fire Stations (residential buildings) evaluating space utilisation.
- Boiler replacements will be undertaken over the next financial year at Northfield, Willenhall, Erdington and Woodgate Valley fire stations. This will further the Authority's efforts in reducing its overall carbon emissions.
- To work closely with energy providers in our continued effort to reduce our carbon footprint and reduce utility costs.
- Rewires at Willenhall and Handsworth Fire Stations.

- Re-roofing at Erdington, Wolverhampton, Highgate stations and Highgate Annex
- Refurbishment of ablutions at seven sites across the Brigade.
- Replacement of windows and doors at Canley Fire Station.
- Assist CDC staff with alternative internal alterations to improve the multi-agency training facilities.
- 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 in conjunction with the Emergency Response Planning Team pertaining to the estate to ensure resilience for the Authority (IRMP), including evaluations on existing stations such as Kings Norton to assess their effectiveness as modern fit for purpose stations.
- Continued involvement with HS2 to mitigate the impact of the HS2 railway works to the HQ and Safeside site.

WMFRA Age Profile of Buildings

Building	Construction/ Acquisition Date
Aston Fire Station	1924
Perry Barr Fire Station ¹	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 ²	1958
Fallings Park Fire Station ⁴	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 ⁵	1969
Binley Fire Station	1970
Bournbrook Fire Station ³	1970
Tettenhall Fire Station	1970
Solihull Fire Station ⁷	1972

Building	Construction/ Acquisition Date
Highgate Fire Station	1972
West Bromwich Fire Station	1973
Walsall Fire Station ⁸	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 ⁶	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	Under Construction

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

APPENDIX 2

ESTIMATED PLANNED MAINTENANCE REQUIREMENT

Site	2018/2019 £	2019/2020 £	2020/2021 £	2021/2022 £	2022/2023 £
Command Development Centre	£37,500	£32,500	£2,100	£0	£8,000
Aldridge	£14,700	£10,750	£5,800	£35,850	£64,900
Aston Station	£0	£0	£0	£0	£0
Aston Annex	£0	£850	£0	£950	£0
Bickenhill Station	£29,400	£25,900	£35,750	£21,000	£13,500
Bickenhill USAR	£850	£900	£950	£1,000	£19,050
Billesley	£18,750	£5,250	£31,250	£48,300	£16,350
Bilston	£17,650	£32,700	£61,900	£23,900	£12,100
Binley	£27,750	£35,600	£43,850	£36,800	£11,950
Bloxwich	£23,950	£1,000	£22,100	£1,100	£12,150
Bournbrook	£26,900	£51,500	£2,550	£9,100	£8,750
Brierley Hill	£20,550	£16,150	£600	£600	£16,600
Canley	£5,150	£43,750	£1,550	£1,950	£31,650
Coventry	£0	£0	£0	£0	£0
Dudley	£2,000	£38,900	£80,900	£38,900	£900
Erdington	£1,350	£1,500	£1,600	£21,700	£41,800
Fallings Park	£6,200	£20,600	£83,150	£40,700	£19,600
Foleshill	£56,500	£30,900	£8,500	£51,000	£8,900
Handsworth	£21,900	£125,950	£62,100	£1,050	£25,300
Hay Mills Station	£68,000	£26,950	£1,300	£62,150	£10,200
Hay Mills Annex	£18,000	£15,000	£1,050	£1,100	£11,150
Haden Cross	£10,000	£800	£0	£800	£0
Headquarters	£79,700	£16,250	£6,800	£11,350	£57,600
Highgate Station	£43,950	£28,200	£950	£1,700	£9,000
Highgate Annex	£450	£500	£500	£500	£18,550
Kings Norton	£3,500	£1,950	£800	£2,100	£11,900
Ladywood	£32,000	£900	£600	£1,000	£46,600
Northfield	£26,900	£2,400	£2,000	£8,700	£18,200
Oldbury Station	£7,950	£14,100	£2,000	£22,300	£10,150
Oldbury Annex	£20,900	£1,000	£7,000	£7,700	£2,000
Oldbury Fire House	£31,550	£33,600	£31,650	£32,000	£49,550
Perry Barr	£6,300	£2,200	£1,750	£47,550	£25,950
Sheldon	£700	£21,950	£800	£2,150	£17,900
Smethwick	£1,300	£17,450	£2,600	£2,750	£15,900

Site	2018/19 £	2019/20 £	2020/21 £	2021/22 £	2022/23 £
Solihull Station	£21,800	£60,800	£70,800	£1,000	£1,000
Solihull Annex	£1,000	£20,000	£1,100	£0	£1,200
Stourbridge	£2,100	£2,900	£2,200	£58,250	£37,450
Sutton	£34,800	£16,400	£1,500	£41,100	£35,700
Tettenhall	£8,700	£51,000	£0	£1,100	£24,000
Tipton	£24,100	£2,450	£56,800	£42,750	£2,000
Walsall	£15,300	£2,950	£60,900	£15,250	£62,100
Ward End	£66,500	£26,850	£55,000	£2,050	£12,000
Wednesbury	£27,600	£2,750	£17,900	£38,050	£28,200
West Bromwich	£1,250	£1,800	£850	£26,100	£22,000
Willenhall	£17,450	£3,000	£66,150	£37,300	£13,750
Wolverhampton Station	£44,350	£47,450	£2,350	£22,650	£11,650
Wolverhampton Annex	£5,650	£700	£10,750	£800	£15,850
Woodgate Valley	£27,450	£13,100	£55,100	£15,900	£11,300
Workshops	£48,650	£65,700	£750	£1,600	£8,850
Perry Barr-Residential	£1,000	£2,200	£1,000	£1,050	£2,250
Kings Norton-Residential	£3,000	£5,000	£0	£0	£0
Bloxwich-Residential	£0	£0	£0	£8,000	£0
Erdington-Residential	£5,000	£0	£8,000	£0	£0
Harborne-Residential	£30,000	£5,000	£0	£0	£0
Total Spend	£1,048,000	£988,000	£915,600	£850,700	£905,450
Lighting	£3,450	£450	£500	£500	£500
PartL2B	£9,800	£5,950	£9,350	£4,250	£9,800
Boilers	£50,000	£165,000	£170,000	£0	£0
Rewires	£130,000	£430,000	£200,000	£380,000	£130,000
Roof	£310,000	£190,000	£160,000	£120,000	£145,000
Windows & Doors	£63,000	£325,000	£197,500	£240,000	£152,500
Other (Above)	£1,048,000	£988,000	£915,600	£850,700	£905,450
TOTAL FORECAST SPEND	£1,614,250	£2,104,400	£1,652,950	£1,595,450	£1,343,250
TOTAL FUNDING AVAILABLE	£1,614,250	£2,104,400	£1,652,950	£1,311,000	£900,000
Funding Surplus(+)/Deficit(-)	£0	£0	£0	-£284,450	-£443,250

Key Activities

During 2017/2018 significant Estates related works were successfully carried out across the property portfolio. Below is a list of some key achievements.

- Working collaboratively with the West Midlands Police - negotiations are at an advanced stage for four pilot locations.
- Disposal of the Academy site.
- Progress relocation of Primary Fire Control within WMFS HQ.
- Construction work commenced on Coventry Fire Station.
- Planning approval obtained for Aston Fire Station.
- Training at Height Facilities completed at Canley and Sutton Coldfield.
- Re-roofing at Bilston Fire Station
- Window and external door replacements to seven sites across the Brigade.
- Boiler replacement at Dudley Fire Station.
- Refurbishment of ablutions at Tettenhall, Wolverhampton, Bickenhill, Erdington and Northfield Fire Stations.
- Automated gates installed to increase station security at Perry Barr and Foleshill 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, Safeside and Fire Control.
- Assist with continued delivery of the Distributed Training Model and relocation of training assets.
- Continued upgrading of lighting to energy efficient LED systems at Foleshill.