

WEST MIDLANDS FIRE AND RESCUE AUTHORITY

9TH FEBRUARY 2009

1. PROPERTY ASSET MANAGEMENT PLAN

Joint report of the A/Chief Fire Officer and Treasurer.

RECOMMENDED

- 1.1 THAT the Committee approve the Property Asset Management Plan attached as Appendix A.
- 1.2 THAT a Lead Member be nominated to consider the actions arising out of the Property Asset Management Plan.

2. PURPOSE OF REPORT

In order to ensure the effective and efficient use of buildings a property asset management plan is essential. The Authority's proposed 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 three 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 Subject to approval of the attached proposals the following capital expenditure would be incurred on building related assets over the next three financial years.

2009/10	2010/11	2011/12
£ 000's	£ 000's	£ 000's
1,890	2,360	560

- 6.2 In addition, within the Capital Programme there are currently surplus resources which would be directed at property assets if the proposals within the Annual Service Plan are approved.
- 6.3 Furthermore, planned maintenance issues will need to be undertaken during the three year period. Current annual revenue provision for these items is approximately £950K.

BACKGROUND PAPERS

V. RANDENIYA
A/CHIEF FIRE OFFICER

L. BATEMAN
TREASURER

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 needs to be fully reflected in the planning of the Service.

The Property Asset Management Plan needs to be utilised as a realistic, flexible, practical working tool to ensure that the Authority's Property Portfolio (currently valued at circa £90 million) is managed, improved, replaced or refurbished as required to complement the operational and functional needs of a dynamic community orientated rapidly changing organisation.

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 and needs to be flexible and responsive. The intention is that the Plan has a positive impact on service delivery from the Authority's various sites.

2. Background

WMFRA owns property at forty four sites throughout the West Midlands. These properties include thirty nine whole-time stations and one retained fire station, training buildings, headquarters and other support buildings as well as residential units. This Property Asset Management Plan covers these forty four 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. During 2008/2009, a sophisticated analysis was carried out to establish where fire stations should be located to achieve an overall faster response to emergency calls. The study concluded that a faster response could be achieved from fewer fire stations providing improvements could be made to fire station locations. The study was subject to a public consultation exercise, the outcomes of which have been reflected within this Plan.

It is also 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 have been undertaken. This exercise ensures that appropriate focus is given to those issues which need to be considered as part of an ongoing planned maintenance programme and highlights those buildings which need to be considered for complete refurbishment and upgrade.

Property Asset Management Planning will assist 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 Brigade 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 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 organisations 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 those buildings which have been surveyed.

Building condition surveys have been completed on all Authority sites and a thorough analysis has been undertaken of the maintenance requirements of all of the buildings. The outcome of this work 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 2009/2010. The building condition survey and other relevant property related data has been used to provide an assessment of those sites most in need of refurbishment or reconstruction.

The exercise has been undertaken considering a number of factors (e.g. health and safety issues, legal requirements, operational needs, electrical & mechanical aspects etc.) against which weightings have been applied. The outcome of this has been to allocate a 'score' against each building which has then been used to determine the priority order for site refurbishment or reconstruction from a pure property related perspective. The Table on Appendix 3 shows the outcome of this exercise. The buildings considered for refurbishment or reconstruction will be those where the condition of the property requires significant attention and the current location is judged suitable for the medium/long term requirements for emergency cover purposes.

The property related Capital and Revenue Programmes may be subject to change for a number of reasons, including the following:

- Integrated Risk Management Plan
- Legislative Requirements
- Operational Requirements
- Health & Safety Issues
- Environmental Issues
- Corporate Objectives
- Available Budget

4. Integrated Risk Management Plan (Service Plan)

There is a requirement arising from the Fire and Rescue National Framework and FRS Circular 7/2003 to ensure an Integrated Risk Management Plan (IRMP) is produced and updated and that annual Action Plans are released for public consultation.

The IRMP 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 annual Action Plan, which supplements the IRMP, indicates how the Authority intends to deliver its services to reduce risk in the community.

In preparation for the Authority's 2009/2010 Service Plan, a far reaching study was undertaken to assess how the Authority might provide emergency cover in the future. The study looked at improving fire station locations to provide an even better service to the communities of the West Midlands and indicated that the Authority could improve its response times to emergency calls by operating from fewer but better positioned stations.

The proposals involved maintaining most of the existing stations and moving a number of them into areas which would enable a faster response to incidents to be achieved. The overall impact of the proposals would have been to reduce the number of fire stations from 39 to 37, which would have involved replacing 10 existing fire stations with 8 new ones. Following public consultation the proposals were revised and Appendix 4 shows the specific stations and sites affected that would need to be considered as part of the Property Asset Management Plan.

In addition to the study identifying potential improvements in fire station locations, it also confirmed that a significant number of fire stations are well placed to meet the Authority's operational requirement which is a key factor when considering property investment options.

In addition, following a separate 12 week consultation exercise undertaken earlier in 2008/2009, it was approved to remove the fire engine based at Sedgley Fire Station and that a further report be submitted in due course on the potential uses to which the Service and its partners could put the Fire Station. Consequently, the Property Asset Management Plan will need to reflect the future use of Sedgley Fire Station once it has been determined.

5. Fire Station Facilities

As part of the Authority's 2008/2011 Corporate Strategy, the Operations Department was responsible for the specific action of developing asset plans which identified the facilities required at fire stations to meet the requirements of the local communities and WMFRA staff. The basic philosophy behind this assessment was that fire stations are a place of work where learning and development needs to be undertaken in a fit for purpose arena. Specific issues for consideration included team briefing/lecture room requirements, appropriate resting facilities, the provision of a gymnasium and associated equipment, display equipment etc.

The initial assessment has been undertaken by Operations Commanders across all fire stations. Not surprisingly, given that the fire stations differ greatly in size, structure and location, the scale of investment required to ensure some level of consistent provision of facilities varies considerably. In addition, there is a need to link this study into any planned maintenance and station refurbishment proposals contained within this Asset Management Plan as well as determine target timescales and a priority order for the work to be undertaken (for example, should enhancements be undertaken on a geographical basis or should the provision of specific facilities be considered across all of the Authority's fire stations). Consequently, further work will need to be undertaken during 2009/2010 to determine specific fire station facility requirements arising from this Corporate Strategy action.

6. Community Fire Safety Facilities

The provision of Community Fire Safety (CFS) facilities contribute significantly to the potential to deliver community based risk reduction education. 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 the Young Firefighters' Association (YFA)/other youth related activities and the provision of facilities (i.e. rooms) to meet the more general needs of the community and community groups.

Work has been undertaken by the Community Fire Safety Section to assess the current level of property provision to meet the requirements highlighted in the above paragraph. The assessment concluded that on average two sites are required in each of the seven West Midlands city/borough areas to allow the required range of activities to take place. Given the current level of CFS facilities, it was acknowledged that there is no specific need to invest in further facilities although it was recognised that as part of the overall Property Asset Management Plan, if there are any proposed new stations and/or major station refurbishments, YFA and CFS facilities would be considered as part of those particular projects.

Furthermore, there are a number of specialist educational CFS facilities based at specific fire stations, such as 'Calamity Cottage' at Stourbridge Fire Station and the 'Red Hot Education Station' at Handsworth. In addition, there has been significant recent investment in the 'Safeside' facility alongside the new Fire Service Headquarters. Consequently, it is felt that the current availability of such facilities is sufficient to meet the service needs.

7. Training Facilities

As the number of operational incidents continues to decline, there is a growing need for more realistic training to ensure firefighters are as safe and effective as they can be given the hazardous nature of their occupation. Officers from the Brigade Training Centre, in liaison with other stakeholders, have assessed the property related assets required over the medium term to support this training in the risk critical operational intervention function.

This assessment has been based specifically on areas of core, risk critical, operational competence. The areas that have been selected are those where significant training facilities are required to ensure realistic, high quality training. In arriving at the areas the following have been considered:

- Role maps
- Health and Safety legislation
- IRM information
- Professional judgement

Having considered all of the above the core topic areas arrived at are:

- Breathing Apparatus – including hot fire behaviour
- Road Traffic Collision/Transport
- First Aid Trauma
- Working at Height
- Working in, on or near water
- Incident Command
- Pumps/Hose
- Hazardous Materials
- Foam

All of the above are core operational competencies and will require training to be undertaken by all personnel who have an element of intervention within their role map.

a. Breathing Apparatus (including hot fire behaviour)

This subject is best treated by distinguishing between the requirement to train in Breathing Apparatus per se and the need to train in a fire behaviour unit.

To train in breathing apparatus (cold smoke) is a general training requirement which can best be met by training on risk sites which have been identified and risk assessed by station personnel. Certain stations do possess 'cold smoke firehouses' which should be retained until any major maintenance is required, at which point an assessment should be made as to whether the facility represents value for money.

Hot fire training has to be carried out by every firefighter under assessable conditions every two years. To this end the three hot firehouses (Oldbury, Training Centre and Coventry) currently provide capacity for the Brigade. Coventry firehouse is the oldest of these and requires some refurbishment to ensure it is fit to continue to be suitable for this role. It is also recognised that the BTC firehouse is limited in that it is a Liquid Petroleum Gas (LPG) unit rather than a carbonaceous system. This restricts the ability to train in tactical firefighting e.g. it is not suitable for Positive Pressure Ventilation (PPV) training. Some initial work has indicated that a multi purpose fire house could address this issue and provide enhancements to the current provision of realistic scenario training but further work is required to establish whether such a facility is appropriate.

Fire behaviour units exist at Birmingham Airport and at Oldbury fire station. These are specialist units that can only be operated by highly trained and qualified specialist staff. These units have enough capacity for current needs.

b. Road Traffic Collision (RTC)

In order to provide suitable training assets for RTC work, two specific types of facility are required:

- Basic (one vehicle) RTC pads
- Larger road simulation type facilities (similar to the one currently in use at the BTC)

The existing RTC pads provide a reasonable geographical spread for basic RTC training and should be maintained. In order to provide more sophisticated and realistic scenario based training it has been assessed that 2 further sites similar to the existing facility at BTC need to be developed. A system of managing this would be required as would the provision of a fork lift truck to generate the scenarios. Without this or similar provision the facility becomes extremely limited and so further consideration needs to be given to staffing arrangements before any commitment is made to the provision of further facilities.

c. First Aid Trauma

First Aid Trauma Training requires little in terms of property related assets and as such existing facilities are deemed adequate.

d. Working at Height

Working at Height Training Facilities are required as a basic of the core skills training. Aside from the training at height element they also fulfil many functions required within ladder/hose/access/egress training. They are a key part of the training strategy.

The current disposition of drill towers gives a reasonable geographical spread across the Brigade. These towers are limited in that they cannot be used for realistic scenario training or for realistic access/egress training. As a result, an alternative training at height facility, constructed in galvanised steel, has been designed and work is in progress to site a pilot structure at Solihull Fire Station. Subject to the outcome of the evaluation of this pilot training at height facility and satisfactory site condition surveys and planning authority approval, it is proposed to site further structures at; Fallings Park Fire Station, West Bromwich Fire Station, Walsall Fire Station and Sutton Coldfield Fire Station.

e. Working in, on or near water

Whilst this is a vital part of the training required for firefighters there is little in the way of property related assets that can be achieved to simulate realistic scenarios. The River Severn at Trimpey remains the best facility available and the WMFRA should continue to foster good relationships with the owners of the facilities currently in use there. Other venues should also be scoped to find (if possible) an alternative venue which is closer to the Brigade.

f. Incident Command

Training in Incident Command is a growing area for fire services and requires Minerva/ Hydra suites to carry out (near) realistic training. Other Incident command training can be carried out on suitably risk assessed premises either owned by the Brigade or used as an off site venue. The current site at Oldbury is to be retained to assist with the development of regional/multi agency work and the new facilities at Potterton Way will satisfy the internal demand for Command Training

g. Pumps/Hose

In order to train in these water related areas all that is required is a suitable open area and a water supply either pressurised from the mains or from open water. Training from open water is most effectively done using a real supply on the station ground as this is the most realistic scenario that can be created and also assists with topographical knowledge. If stations require something to train with on station some simple portable dams could be purchased.

h. Hazardous Materials

Hazardous Materials Training requires little in terms of fixed property related assets and as such existing facilities are deemed adequate.

i. Foam

Foam Training areas require very specific drainage facilities due to the environmental impact of foam concentrates. Currently there are five sites, geographically spread across the Brigade and this is deemed adequate.

8. Fire Safety Centre Facilities

The Brigade currently delivers its legislative fire safety function from the following five sites:

- Coventry
- Hay Mills
- Aston
- Wolverhampton
- Oldbury

It is felt that the current arrangements for the Black Country (which covers the Wolverhampton and Oldbury sites) are appropriate but to better serve the Solihull and Coventry area, staff currently based at Hay Mills Fire Station should be re-located to Solihull Fire Station. Capacity exists at Solihull Fire Station to allow this option to be considered following the move of a number of staff from this site as part of the Fire Service Headquarters relocation. In addition, it is also proposed to base the fire safety staff that serve the Birmingham area at Hay Mills Fire Station or Aston Fire Station as a single team.

9. Environmental Issues

The Service is committed to minimising the impact of its operations on the environment in an accountable way by means of continuous improvement, balancing the needs of the environment with operational requirements.

In support of energy reduction and reducing the Service's carbon footprint, several energy saving features will be incorporated into the Property Asset Management Plan. For example, as part of the ongoing maintenance and improvement of the current building stock, energy efficient lighting, water heating and space heating controls will be installed on an ongoing replacement basis as appropriate and compliance with Part L Building Regulations (conservation of heat and power) will be achieved or exceeded on applicable schemes.

On larger refurbishment works or major new projects, alternative Low and Zero Carbon (LZC) technologies such as Combined Heat and Power (CHP), Photovoltaic (PV) ground source heat pumps and condensing boilers will be considered for inclusion where the cost benefits and operational economics support such inclusion.

A more robust approach will also be taken on energy management and reporting, helping to highlight and focus attention on properties that compare unfavourably with energy benchmark targets. Utilities sub-metering will be introduced to further improve energy monitoring and control. Additionally, Display Energy Certificates (DECs) and the Associated Advisory Reports have been undertaken for each of the Authority's buildings (non domestic) which exceed 1000 M² Gross Internal Area (GIA). Furthermore, the Carbon Trust undertook an assessment of energy saving opportunities at five of the Authority's fire stations during 2008/2009 and the outcomes of that review will be considered and reflected as appropriate within future property asset management considerations.

One of the key areas that can assist in energy efficiency improvements relates to boiler plant and associated services. A programme of boiler replacement has already been set out with the first three sites being Coventry Fire Station, Sutton Fire Station and Tipton Fire Station. The issue of boiler replacements was a specific issue captured as part of the building condition surveys and the prioritisation for future replacements has been considered as part of this Property Asset Management Plan.

10. Disability Discrimination Act (DDA) Compliance

The Brigade is committed to the Disability Discrimination Act 2005 and has undertaken an internal audit of its building stock. A substantial amount of work has been undertaken to carry out reasonable adjustments to the building stock and measures are in place to ensure compliance, as appropriate, on all future projects involving either refurbishment or new build. Compliance with the DDA is dependant to a large extent upon the Brigade ensuring that access for all members of the public into fire stations is restricted to the ground floor areas only, with no access onto any other floors.

Further to the establishment of the new National Equality & 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. Consideration will need to be given to this guidance document when issued to assess whether there are implications for the Property Asset Management Plan.

11. Partnership & Community Working

The Authority is keen to work with partners to share accommodation facilities where appropriate and so achieve better value for money and wider community benefits. For example, at Oldbury Fire Station, two ground floor offices are leased to Learn Direct for their Sandwell MBC Co-ordination Team and at West Bromwich Fire Station, a considerable investment in the community building by Learn Direct now sees West Bromwich Fire Station as the Learn Direct centre with comprehensive online learning facilities making it the main adult learning centre for West Bromwich Town. The Fire Service also has a significant number of community fire safety facilities across the Brigade to meet the needs of the local communities and community groups. Further partnership opportunities and shared use of buildings will continue to be considered as part of the Property Asset Management Plan along with any appropriate sponsorship opportunities.

12. Performance Indicators and Targets

In order to ensure optimal performance in terms of quality, timescales, price and satisfaction, a number of Key Performance Indicators (KPI's) have been implemented with respect to day to day repairs. Upon receipt of an electronic job requisition an assessment is made by the Estates Section of its priority. In order to ensure value for money, works are allocated a 'High' 'Medium' or 'Low' status. If the work is urgent in nature (e.g. Health & Safety implications or risk of further damage occurring) then a works order is generated for a 'High' category and the work will be attended to within twenty four hours (sooner if required). Where work is less urgent, a Medium priority (completion within two weeks) is allocated and similarly where works are more routine a Low priority (completion within six weeks) is applied. By allocating lower priorities where appropriate, jobs can be grouped together thus giving economies of scale and yielding financial benefit to the Organisation.

To assist in considering where improvements can be made in the delivery of day to day repairs, post inspections of works are carried out on a monthly basis (10% of all jobs and 100% of jobs over £2,000). The findings of these inspections are captured, recorded and reviewed by the Estates Section to ensure high standards are maintained throughout the building stock. Allied to this is the Satisfaction Surveys which are sent out to sites on 10% of all works and 100% of all works over £1,000 (the sample being an alternate selection to the post Inspection sample).

13. Specific Actions

- All planned maintenance work will be undertaken in line with the outcome of the Building Condition Surveys summarised on Appendix 2 (subject to any proposals emerging from the Annual Service Plan which may require a review of the phasing or actual expenditure to be incurred at specific fire stations).

After allowing for the proposed capital schemes, this would incur estimated planned expenditure of approximately £1.3m in 2009/2010, £3.8m in 2010/2011 and £5.7m in 2011/2012. Sufficient funding has been built into the Authority's 2009/2010 budget to meet the anticipated costs of £1.3m in that year but further work will be required to determine whether any re-phasing of work or additional funding is achievable to meet the increasing demands from 2010/11 onwards.

- That building refurbishments will take place for Walsall Fire Station and Solihull Fire Station at an estimated combined cost of £3.4m (capital).
- That the outcome of the use of Sedgley Fire Station will be considered in due course and built into the Property Asset Management Plan.
- That a provisional sum of £100K will be made in each of the three years of the Property Asset Management Plan to provide funding for the further work and detail that is required arising from the Operational Commander's assessment of fire station facilities.
- That Coventry Fire House will be upgraded at an estimated cost of £90k (capital).
- That a provisional sum of £60k (capital) is built into both 2010/2011 and 2011/2012 of the Property Asset Management Plan for the provision of further RTC training areas in order to give opportunity to consider what the staffing issues would be if it were that these facilities are provided.
- That subject to evaluation further 'Working at Height Facilities' are sited at Fallings Park Fire Station, West Bromwich Fire Station, Walsall Fire Station and Sutton Coldfield Fire Station at an estimated combined cost of £600k (capital).
- That any building adjustments required to Solihull Fire Station are undertaken in order to facilitate Fire Safety staff moving from Hay Mills Fire Station to Solihull Fire Station. The cost of this relocation is estimated to be £35k (revenue funding)
- That further boiler replacements are undertaken at four Fire Stations at an estimated combined cost of £600k (capital)
- That consideration is given to the guidance document produced by the National Equality and Diversity Delivery Partnership in connection with fire station facilities.
- That consideration continues to be given to the appropriate provision of partnership and community working facilities within the asset base of the Fire Service.

- That a benchmarking exercise is undertaken by the Estates Section against other similar Fire Services on selected industry standard performance measures in order to drive performance improvement.
- That work is undertaken to identify specific sites for the new fire stations proposed in the Annual Service Plan, with priority given to the Chelmsley Wood site and the Cradley Heath/Halesowen site. Consideration also to be given to the future use of Bickenhill Fire Station.

The impact and scale of the above actions on the Authority's Capital Programme is shown below:

Scheme	2009/10 £000's	2010/11 £000's	2011/12 £000's
Resources Available	6,311	6,158	4,559
Committed Schemes	2,962	2,152	-
New Starts			
Solihull Refurbishment	600	1,000	100
Walsall Refurbishment	600	1,000	100
Training at Height Facilities	300	300	-
Hot Firehouse Upgrade	90	-	-
Boiler Replacement Programme	300	-	300
RTC Training Areas	-	60	60
Vehicle Replacement Programme	-	-	2,809
Total New Starts	1,890	2,360	3,369
Grand Total	4,852	4,512	3,369
Surplus Resources	1,459	1,646	1,190

The above indicates surplus resources in each of the three financial years. It is necessary to adopt this position to allow some funding flexibility given the potential expenditure associated with some of the proposals in the Annual Service Plan.

WMFRA Age Profile of Buildings

Building	Construction/ Acquisition Date	Age
Aston Fire Station	1924	85
Perry Barr Fire Station *	1928	81
Kings Norton Fire Station	1930	79
Erdington Fire Station	1938	71
Cradley Heath Fire Station	1942	67
Bloxwich Fire Station	1954	55
Canley Fire Station	1956	53
Sheldon Fire Station	1956	53
Northfield Fire Station **	1958	51
Halesowen Fire Station	1959	50
Fallings Park Fire Station ****	1960	49
Billesley Fire Station	1962	47
Bilston Fire Station	1963	46
Sutton Coldfield Fire Station	1963	46
Brierley Hill Fire Station	1966	43
Aldridge Fire Station	1967	42
Ladywood Fire Station	1967	42
Tipton Fire Station	1968	41
Wednesbury Fire Station	1968	41
Wolverhampton Fire Station	1968	41
Stourbridge Fire Station *****	1969	40
Binley Fire Station	1970	39
Bournbrook Fire Station ***	1970	39
Tettenhall Fire Station	1970	39
Former B HQ Division and Solihull	1972	37

Building	Construction/ Acquisition Date	Age
Highgate Fire Station	1972	37
Sedgley Fire Station	1972	37
Training Centre	1972	37
West Bromwich Fire Station	1973	36
Former E Division HQ and Walsall	1974	35
Oldbury Fire Station	1974	35
Ward End Fire Station	1976	33
Coventry Fire Station	1976	33
Bickenhill Fire Station	1977	32
Smethwick Fire Station	1978	31
Willenhall Fire Station	1981	28
Workshops	1984	25
Training Centre Annex	1989	20
Foleshill Fire Station	1990	19
Smoke House Oldbury	1990	19
Hay Mills Fire Station	1993	16
Woodgate Valley Fire Station	1996	13
Dudley Fire Station	1998	11
Handsworth Fire Station	1999	10
Bickenhill Fire Station/Technical Rescue	2008	1
New HQ/Safeside	2008	1

*	Perry Barr Extension	1992
**	Northfield Refurbishment	2001
***	Bournbrook Refurbishment	2004
****	Fallings Park Refurbishment	2005
*****	Stourbridge Refurbishment	2006

Estimated Planned Maintenance Requirement

Building	2009/10 £	2010/11 £	2011/12 £	2012/13 £	2013/14 £
Aldridge	17,000	15,000	28,350	69,350	6,850
Aston	37,000	67,000	24,100	53,650	13,300
Aston Fire Safety	0	8,000	31,250	48,450	800
Bickenhill	17,500	21,500	339,400	46,500	63,600
Bickenhill USAR	0	0	13,500	5,500	5,500
Billesley	24,000	65,000	41,300	50,150	22,900
Bilston	7,000	53,000	60,400	23,050	46,100
Binley	11,000	31,500	90,400	55,750	65,500
Bloxwich	7,000	50,000	67,300	22,600	18,700
Bournebrook	12,000	25,000	29,100	18,300	15,700
Brierley Hill	27,000	33,000	54,100	20,000	7,000
BTC	9,000	77,500	210,050	65,600	1,650
Canley	8,100	28,000	66,950	24,600	12,250
Coventry	2,000	73,000	360,000	226,600	139,600
Cradley Heath	14,000	37,100	49,900	38,900	400
Dudley	5,000	26,000	33,000	17,000	18,400
Erdington	13,000	32,000	67,700	37,700	16,300
Fallings Park	9,500	28,000	26,100	23,050	17,700
Foleshill	8,600	37,500	63,600	48,100	49,350
Halesowen	10,500	45,000	92,000	48,300	8,500
Handsworth	3,000	21,000	83,850	46,250	16,200
Hay Mills	35,000	33,600	98,500	55,600	27,250
Hay Mills Fire Safety	10,500	15,000	38,600	46,600	41,200
Highgate	10,500	46,000	69,650	70,300	30,650
Highgate Occ. Health	0	1,800	33,700	36,300	1,300
ITC	3,000	17,000	10,850	6,400	19,000
Kings Norton	16,000	7,000	103,650	47,350	59,350
Ladywood	21,000	25,000	49,000	85,600	39,100
Northfield	12,500	38,000	51,300	43,100	15,550
Oldbury	27,000	25,000	59,300	81,800	18,100
Oldbury Fire Safety	9,500	9,000	47,850	45,400	850
Perr Barr	26,300	31,500	56,050	75,300	44,150

Building	2009/10	2010/11	2011/12	2012/13	2013/14
	£	£	£	£	£
Sedgley	12,000	11,700	39,150	54,650	3,350
Sheldon	15,000	34,000	93,650	65,950	22,250
Smethwick	21,600	38,000	60,100	67,850	1,600
Solihull	42,200	42,500	58,700	88,700	15,900
Solihull Annex	0	1,800	1,800	67,300	0
Stourbridge	6,000	42,500	14,700	25,800	11,400
Sutton	5,700	60,000	36,300	78,800	25,100
Tettenhall	9,600	55,500	42,950	29,100	14,200
Tipton	6,250	55,000	16,650	46,150	44,850
Walsall	15,900	65,000	38,750	306,000	135,950
Ward End	24,100	57,000	36,850	83,500	98,250
Wednesbury	7,700	36,000	31,550	92,450	20,350
West Bromwich	10,000	60,500	83,000	118,450	91,700
Willenhall	9,100	50,000	78,600	102,100	37,050
Wolverhampton	12,800	77,000	89,550	64,600	51,700
Wolv Fire Safety	0	3,000	0	31,000	27,000
Woodgate Valley	13,900	41,500	8,700	41,800	37,700
Workshops	66,200	65,500	75,500	80,800	75,800
Total Spend	691,550	1,819,500	3,257,300	3,028,150	1,556,950

Boilers	£536,500	£697,700	£491,000	£1,157,500	£338,000
Windows & Doors	£0	£60,000	£1,026,000	£424,200	£2,000
PartL2B	£93,400	£522,100	£589,500	£578,500	£242,100
Lighting	£68,500	£784,950	£324,000	£98,000	£5,000
Roof	£0	£0	£122,000	£265,450	£433,000
Above	£691,550	£1,819,500	£3,257,300	£3,028,150	£1,556,950
	£1,389,950	£3,884,250	£5,809,800	£5,551,800	£2,577,050
Total Survey	£1,389,950	£3,884,250	£5,809,800	£5,551,800	£2,577,050

Summary Works Matrix for all Locations		
Location	Score	No. Priority
Cradley Heath	296	1
Bickenhill	277	2
Sedgley	251	3
Solihull	234	4
Walsall	232	5
Aston	231	6
Coventry	230	7
Sheldon	229	8
Kings Norton	228	9
Canley	225	10
Oldbury	220	11
Halesowen	217	12
Ward End	209	13
Bloxwich	200	14
Wolverhampton	199	15
Perry Barr	198	16
Brierley Hill	197	17
Smethwick	197	18
Wednesbury	196	19
Aldridge	192	20
Willenhall	189	21
Erdington	189	22
Training Centre	187	23
Tettenhall	186	24
Sutton Coldfield	184	25
Billesley	184	26
Ladywood	180	27
Bilston	170	28
West Bromwich	169	29
Binley	167	30
Tipton	163	31
Workshops	160	32
Highgate	157	33
Northfield	157	34
Hay Mills	129	35
Foleshill	105	36
Fallings Park	98	37
Woodgate Valley	97	38
Handsworth	97	39

Location	Score	No. Priority
Training Centre Annex	94	40
Bournbrook	93	41
Dudley	80	42
Stourbridge	79	43
Headquarters	47	44
Technical Rescue (Bickenhill site)	45	45

2009/10 Service Plan Proposals

Existing & Proposed Fire Station Sites

Existing Fire Stations
Aston Fire Station
Bickenhill Fire Station
Canley Fire Station
Cradley Heath Fire Station
Halesowen Fire Station
Wednesbury Fire Station

New Fire Station Sites
Aston
Canley
Chelmsley Wood
Cradley/Halesowen
Wood Green

