



# DEVON & SOMERSET FIRE & RESCUE AUTHORITY

<b>REPORT REFERENCE NO.</b>	<b>DSFRA/09/7</b>
<b>MEETING</b>	<b>DEVON &amp; SOMERSET FIRE &amp; RESCUE AUTHORITY</b>
<b>DATE OF MEETING</b>	<b>31 MARCH 2009</b>
<b>SUBJECT OF REPORT</b>	<b>ASSET MANAGEMENT PLANNING AND COMMUNITY ACCESS TO FIRE AND RESCUE SERVICE PREMISES</b>
<b>LEAD OFFICER</b>	<b>Head of Physical Assets</b>
<b>RECOMMENDATIONS</b>	<p>(a) (i) <i>that the current methodology for prioritising work on buildings as set out in this Section of the report be endorsed and that future asset management plans be developed in conjunction with the Capital Programme Working Party and reported to the Resources Committee (and/or full Authority) as part of the budget setting process;</i></p> <p>(ii) <i>that, subject to recommendation (a)(i) above being approved, the Terms of Reference of the Capital Programme Working Party be amended -</i></p> <p><b>FROM:</b></p> <p><i>“To oversee schemes currently being progressed as part of the Major Capital Programme and make recommendations as appropriate to the Resources Committee and/or full Authority”</i></p> <p><b>TO:</b></p> <p><i>“To oversee the development of the Authority’s asset management plans reporting as appropriate to the Resources Committee and/or full Authority” (Section 2, paragraph 2.19);</i></p> <p>(b) <i>that the current methodology for community engagement and access to fire stations as set out in Section 3 of the report be endorsed and further consideration given to which of our fire stations should be designated as ‘community fire stations’.</i></p>

	<p>(c) <i>that the Authority determines a position with regard to the bar at Topsham (Section 4, paragraph 4.5);</i></p> <p>(d) <i>that in the light of the HSEs recent inspection, the minor works programme be reconsidered (Section 5, paragraph 5.3);</i></p> <p>(e) <i>that the Authority notes that the rebuilding of Brixham station will be considered along with all other identified priorities as part of the 2010 -15 asset management planning process (Section 6, paragraph 6.7).</i></p>
<b>EXECUTIVE SUMMARY</b>	<p>The Authority, at its budget meeting on 16 February 2009, considered a report on the Authority's proposed Capital Programme 2009/10 to 2011/12. In debating this report, Members commented in particular on:-</p> <ul style="list-style-type: none"> <li>• the methodology used for prioritisation of capital schemes;</li> <li>• proposed accessibility works to Topsham Fire Station;</li> <li>• the current position in relation to Brixham Fire Station.</li> </ul> <p>The Authority resolved, amongst other things:-</p> <p>“that a report be submitted to the next meeting...on capital work prioritisation (with reference to Topsham and Brixham fire stations) and on principles for community/public use of/access to fire stations.”</p> <p>This report now seeks to clarify methodologies and current status of the following:</p> <ul style="list-style-type: none"> <li>• Asset Management Planning</li> <li>• Community Access to Fire Stations</li> <li>• Bars on Fire Stations</li> <li>• Topsham Fire Station</li> <li>• Brixham Fire Station</li> </ul>
<b>RESOURCE IMPLICATIONS</b>	Financial implications are as already approved in Capital and Revenue budgets.
<b>EQUALITY IMPACT ASSESSMENT</b>	Diverse use of assets by all on an equal basis of dignity and facilities is a key theme within the report and is one of the principle drivers behind work schemes being progressed on a rolling programme basis to make a positive impact.
<b>APPENDICES</b>	<p>A. Schedule of capital improvement priority works</p> <p>B. Schedule of revenue planned maintenance works 2009/10</p> <p>C. Schedule of revenue minor improvement works 2009/10</p>
<b>LIST OF BACKGROUND PAPERS</b>	Nil.

## 1. **BACKGROUND**

1.1 The Authority, at its budget meeting on 16 February 2009, considered a report on the Authority's proposed Capital Programme 2009/10 to 2011/12. In debating this report, Members commented in particular on:-

- the methodology used for prioritisation of capital schemes;
- proposed accessibility works to Topsham Fire Station;
- the current position in relation to Brixham Fire Station.

1.2 The Authority resolved, amongst other things (Minute DSFRA/75 refers):-

“that a report be submitted to the next meeting...on capital work prioritisation (with reference to Topsham and Brixham fire stations) and on principles for community/public use of/access to fire stations.”

1.3 This report seeks to clarify these issues.

1.4 Asset management processes have been successfully audited over the past year by both the Audit Commission and Internal Audit.

1.3 This report considers asset management planning only as it relates to the estate and buildings portfolio.

## 2. **ASSET MANAGEMENT PLANNING METHODOLOGY**

2.1 Asset management planning is a process encompassing a number of activities to manage the development whole life cycle from site purchase through to new build, ongoing maintenance and management for optimum operational use and finally, disposal at end of life.

2.2 Financial regulations stipulate that land purchase and disposals are subject to Authority approval. Major build programmes are also subject to Authority approval through the capital programme budget authorisation process. The relevant extracts from the Financial Regulations are reproduced below for ease of reference:-

### ***“Capital Programme preparation***

*B10. The Treasurer in consultation with the Executive Management Board and the Service Management Team is responsible for ensuring that a capital programme, covering a three to five year period or as may otherwise be determined, is prepared/updated on an annual basis for submission to the Authority for approval. This submission will include consideration on the impact on the Prudential Indicators (which govern the financing of the Capital Programme) as required by the CIPFA Prudential Code.*

*B11. The Authority may amend the Capital Programme or ask that areas of detail contained within it be reconsidered.*

*B12. Schemes are approved within the Capital Programme on an individual basis (for major schemes) or on a generic level (e.g. Ring Fenced Maintenance; Other Projects). For individual schemes, the approval relates to the total spending on the scheme irrespective of when the payments are made.*

*B13. The Authority (or Committee so delegated to do so) will monitor progress of schemes included in the approved Capital Programme including the schedule of individual schemes funded from either the Ring Fenced Maintenance or Other Projects generic capital budgets.*

*C12. The Authority will be required to approve:-*

*(a) the acquisition of land or buildings (or disposal of land or buildings considered surplus to requirements) where this involves a conveyance;*

*C13. The relevant procedures as set out in the Authority's Procurement and Contract Regulations will apply to the acquisition and disposal of land and buildings and to the disposal of material assets as provided for at C.12 (a) and (b) above."*

- 2.3 The prioritisation process for new build, major refurbishment, minor improvement and planned maintenance involves the collection and monitoring of data to highlight pressures on the estate and subjecting this data to evaluation against a number of criteria to arrive at programmes of future work to be undertaken within the budgets available. The process includes full stakeholder input.
- 2.4 The raw building data is gathered from condition surveys applied to all buildings on a five year (quinquennial) rolling cycle. These include component life expectancy and estimated costs of repair/replacement. During the year, as surveyors visit buildings, information relating to any further changes are noted and integrated into the condition survey database. At the appropriate time in the budgeting cycle, the set of data is analysed to assess priorities and budget category of project scope.
- 2.5 A new computer system (Miquest) is currently being implemented. This will draw together existing spreadsheet data into a single, integrated asset management planning framework with the database holding all reference and survey data. It will also allow for more advanced reporting, tracking, modelling and auditing of assets and related performance information. In particular, efficiency and effectiveness in use (fitness for purpose) and benchmarking of data such as energy consumption will be key themes.
- 2.6 Building condition is only one factor in determining overall priorities and extent of building work. The following factors all influence the prioritisation process:
- Age and condition of the building
  - Legislative implications and compliance
  - Health & Safety issues
  - Activity e.g. number of incidents attended
  - Whether a co-responder station
  - Other operational implications regarding suitability e.g. Integrated Risk Management Plan (IRMP)
  - How suitable the building is for community access and the current demand for this
  - Compliancy with the Disability Discrimination Act (DDA)
  - Compliancy with Equality & Diversity and Dignity at Work (DAW) needs
  - Cost in use e.g. energy efficiency

- Sustainability / carbon footprint / environmental considerations
- Premises user implications
- Breathing Apparatus (BA) and Drying Room facilities
- The feasibility of the infrastructure, current building and site to accommodate and achieve compliance
- Funding availability (Internal/External)

2.7 There are too many input variables and interactions for the prioritisation process to be wholly scientific. The process is undertaken in the first instance by a team of qualified surveyors headed by an experienced RICS surveyor. This results in a professional approach to prioritisation, taking account of all relevant metrics.

2.8 Each year, as part of the budget setting cycle, work schemes are assessed, consulted upon, prioritised and allocated to one of the following budget categories.

### **CAPITAL PROJECTS**

#### ***(a) Major capital builds***

2.9 Although two new stations are currently being built in Exeter from 2007/08 approvals, no new major build schemes are included in the current 2008/09 year and no new schemes are present for the three year capital programme 2009/10 – 2011/12, recently approved by the Authority. These decisions were based on affordability issues and the need to make efficiency savings to fund capital investment. Clearly, this has adverse implications for stations identified as requiring new build (e.g. Brixham). Schemes identified as such are included in the Appendix A table.

#### ***(b) Ring Fenced maintenance/other projects - for smaller schemes such as extension or refurbishment, which materially improve the premises.***

2.10 This rolling capital budget was borne from the fact that there was a severe shortfall in revenue funding to meet the maintenance needs of a large property portfolio. Projects included are mainly designed to address the substantial backlog in works required to bring the premises in line with the latest legislation (e.g. DDA), Equality & Diversity requirements (e.g. DAW), Community Use and minimal station facilities (e.g. Breathing Apparatus and Drying Room facilities). The projects initially selected as priorities are shown in Appendix A. The prioritisation embraces assessment of all key criteria as illustrated in paragraph 2.6 above. The extent of the prioritised schemes undertaken each year is determined by budget availability. The next two years have been assisted by Government capital grant aimed at addressing some of the shortcomings on stations as stated. In recognition of the significant backlog, the aim is to address as many stations as possible, since to address one new retained station, such as rebuilding Brixham on site would, by itself, take all the Government funds in 2009/10.

### **PROJECTS FUNDED FROM REVENUE**

#### ***(a) Planned maintenance***

2.11 The projects initially selected for 2009/10 are shown in Appendix B. These are currently being consulted upon with stakeholders, including Service Delivery, before the final agreed list is published in April.

**(b) Minor improvement projects**

- 2.12 The projects initially selected for 2009/10 are shown in Appendix C. These are also consulted upon with stakeholders.
- 2.14 Revenue budgets are also available for unplanned maintenance and servicing contracts
- 2.15 The vast majority of work schemes do not make the short list and then these remain within the quinquennial rolling programme of outstanding works for consideration in the following year.
- 2.16 An example of the pressure that the work programmes are under is given by the recent intervention of the Health and Safety Executive (HSE) at Hatherleigh fire and rescue station. Hatherleigh is typical of many fire stations lacking some of the standard facilities now required, such as showers and Breathing Apparatus servicing facilities. Given overall financial pressures, however, the works are not currently scheduled to take place prior to 2010/11 although this may now be reviewed in the light of the HSE findings.
- 2.17 All works are consulted upon with stakeholders, including Service Delivery, prior to annual schedules being finalised. This is to ensure that expenditure is compatible with operational suitability and sufficiency needs for the future. In recent years this has been undertaken against the backdrop of the Integrated Risk Management Programme (IRMP). Work programmes are revised to take account of these operational planning considerations.
- 2.18 As part of risk management planning there is a more specific project included in the 2009/10 Corporate Plan to review all Service operational assets/resources (premises, fleet, staffing) with a view to providing the most cost effective arrangements to meet operational requirements in the future. As a consequence estate schemes of financial significance would come under additional scrutiny before being finally approved. The Asset Management Plan as a whole will be reviewed and adjusted to take account of outcomes from the corporate plan project when published.

2.19 **RECOMMENDATIONS:**

- (a) ***that the current methodology for prioritising work on buildings as set out in this Section of the report be endorsed and that future asset management plans be developed in conjunction with the Capital Programme Working Party and reported to the Resources Committee (and/or full Authority) as part of the budget setting process;***
- (b) ***that, subject to recommendation (a) above being approved, the Terms of Reference of the Capital Programme Working Party be amended -***

**FROM:**

***“To oversee schemes currently being progressed as part of the Major Capital Programme and make recommendations as appropriate to the Resources Committee and/or full Authority”***

**TO:**

***“To oversee the development of the Authority’s asset management plans reporting as appropriate to the Resources Committee and/or full Authority”***

### **3. COMMUNITY ACCESS TO FIRE STATIONS**

#### ***(a) Reasons for promotion of community engagement and involvement***

- 3.1 Nationally and locally, there has been a reduction in fire deaths, injuries and incidence of fire as a consequence of preventative activities. Delivery of prevention programmes on fire stations requires appropriate facilities to be provided for users, both public and staff. The Government believes that it is important to increase the influence of the citizen over the delivery of the local services delivered by Fire and Rescue Services. Involving local communities in shaping local services and in their delivery is central to meeting the needs of all citizens within our diverse communities. Consequently, involving local people and tailoring services to meet their needs should lead to better solutions and more cost-effective outcomes.
- 3.2 The Local Government and Public Health Bill will place a new duty on Fire and Rescue Services to inform, consult and involve representatives of local people (including the business community) with regard to exercising their functions.
- 3.3 The National Framework Document states that Fire and Rescue Authorities must:
- have regard to any guidance issued by Communities and Local Government in how to exercise this new duty
  - demonstrate that they have made changes to service provision, where appropriate, to reflect the needs and views of local communities and to demonstrate that they have considered the needs and views of all communities in making these changes.
- 3.4 The Fire and Rescue Service is required to 'have regard' to all those targets which it has signed up to within the Local Area Agreements (LAA), i.e. those targets which then 'relate' to them and whether they have been designated or not. To fulfil this requirement the Service must be able to demonstrate how it is effectively planning for the implementation of its contribution to the achievement of those targets to which they have signed up. More specifically it is expected that staff are made aware of any pertinent LAA priorities and - where appropriate - that these are reflected in the setting of senior staff performance management objectives.
- 3.4 The impending Comprehensive Area Assessment (CAA) process will look at the prospects for future improvement in those outcomes that are most important to the local community and to people in the most vulnerable circumstances. Subsequently, the CAA process will take into account how well the Fire and Rescue Service understands its local communities and reflect this in its priorities, as well as how well served local people are currently.
- 3.5 There are specific areas where the Fire and Rescue Service has an important contributory role. These include:
- engaging more effectively with local communities to build up a comprehensive risk profile for the area;
  - involving local communities in developing fire prevention, fire protection and community safety priorities;
  - contributing to broader local priorities, like tackling anti-social behaviour, in an effective, well coordinated and prioritised way.
- 3.6 These are substantial and significant reasons which support the safe and controlled access to community fire stations by members of our communities.

***(b) Property related considerations relating to access to fire stations by the community***

- 3.7 To enable full access to Devon & Somerset Fire & Rescue Service (DSFRS) premises by the public a set of standards have been identified to both meet legislative requirements and the operational needs of the Service. These include such items as:
- Full compliance with DDA;
  - Full compliance with all other relevant legislation, including Health & Safety and Fire Regulations (RRO);
  - Safety and separation of access and egress routes to prevent accidents;
  - Isolation of community use rooms from operational rooms within the station;
  - Prevention of access to any vehicle or appliance or operation of any item of service equipment;
  - Prevention of access to the ICT infrastructure or other sensitive elements;
  - Station security standards;
  - Risk assessments completed with compliance thereto;
  - Appropriate car parking arrangements in consideration of operational attendance requirements and safety;
  - Appropriate signage and other user instructions;
  - Formal supervision standards established;
  - An agreement should be in place.
- 3.8 Two harmonised policies exist which set down the requirements for community access:
- Community Use of Service Premises
  - Visitors to Service Premises
- 3.9 The community access requirements are quite demanding and as such there are many DSFRS stations which do not comply. On seven older or smaller stations it would be difficult to comply even with work carried out as the scope and infrastructure of the site and buildings do not allow sufficient flexibility. Alternatively, the costs may be such as to be prohibitive and a major rebuild of the premises would be a better option.
- 3.10 The table in Appendix A illustrates the current position with regard to community access to stations. Clearly recent major new builds or station extensions have taken place to fully embrace community access requirements where feasible. Work has also been carried out on some of the larger premises where public access is to be expected. There are some 23 stations where work has been completed or is in hand in this respect. For the remaining 54 stations work is still outstanding.



- 3.11 Partly as a result of funding limitations, the Service's adoption of community access to premises has been modest to date. The Service has not established a purpose built community safety centre or established widespread community access to stations for business purposes. There are one or two initiatives now starting to take place such as in Chiltern House, Taunton, where partnership meetings are encouraged on site and public 'drop in' sessions are starting to take off. As we strengthen our engagement with the public by their use of our buildings, we need to ensure that they are 'fit for purpose'. The recently announced central government funding for the Service (£2m over two years) will go part way to supporting this work.
- 3.12 There is also an expectation that all public assets will be used to the maximum benefit of the local community as expressed in the Quirk review "Making Assets Work". A few stations currently facilitate independent use by the community in this context.
- 3.13 The outcomes of the corporate asset review project mentioned previously will, in particular, place more focus on community safety aspects of the business and the building programme will need to react to this in a planned manner when the review report is published.
- 3.14 ***RECOMMENDATION: that the current methodology for community engagement and access to fire stations as set out in this Section of the report be endorsed and further consideration given to which of our fire stations should be designated as 'community fire stations'.***

#### **4. BARS ON FIRE STATIONS**

- 4.1 In considering the Capital Programme 2009/10 to 2011/12 at the last meeting Members commented in particular on the proposed accessibility works at Topsham Fire Station and the removal of the bar considered necessary to fully facilitate this. This section provides background information on bars on fire stations and highlights issues that should be considered when discussing this issue.
- 4.2 At the time of combination no former Somerset Fire & Rescue Service station had a bar selling alcohol. These facilities had been removed for some time as they were seen as neither compatible with core service functionality nor appropriate in terms of drink driving and alcohol consumption at work generally. The former Devon Fire & Rescue Service had been removing bars for the same reasons. Topsham is now the only fire station within the Devon & Somerset Fire & Rescue Station that still has a bar.
- 4.2 Research has been undertaken to canvass other fire and rescue services on this topic and responses received from 40 Services. This showed that 35 Services (87.5%) have a policy of 'no alcohol' on all stations. In addition, several more were in the process of removing bars on stations and the remainder were keen to see the results of our survey. The considered opinion by those responding to the survey is that provision of a bar selling alcohol on an operational fire station is not appropriate for the modern Fire and Rescue Service which is increasingly focusing on reducing road deaths and injuries, the cause of many of these being associated with consumption of alcohol. If the Fire Authority wish to retain the one remaining bar at Topsham, it will be necessary for the conditions of an alcohol licence to be fully complied with. The responsibility for obtaining such a licence will fall to a designated person at Topsham as licensing regulations now require a named individual rather than a specific premise to be licensed. In addition, independent auditing of financial accounts will be necessary and the responsibility will fall to the licensee to fully comply with the law.

- 4.3 The Devon & Somerset Fire & Rescue Service will be providing further guidance with regard to consumption of alcohol whilst on duty in the future. It is anticipated that no member of staff on duty will be permitted to consume alcohol.
- 4.4 It is possible to apply for an 'occasional licence' for specific events. A related policy entitled "Use of service premises for social and fund raising events" exists to give guidance for this type of use in ad hoc circumstances. The guidance highlights the importance of risk assessment, licensing issues, supervision and the overriding requirements of operational response.
- 4.5 ***RECOMMENDATION: that the Authority determines a position with regard to the bar at Topsham.***

## **5. TOPSHAM FIRE STATION**

- 5.1 For background information, proposals were put forward by Service Delivery to remove the bar from Topsham station. The Estates department combined this request with other DAW and community access work to formulate a project of works with a total cost of £26,000. This would have been the first stage in converting Topsham to full compliance with required station standards as outlined in paragraph 2.6 above.
- 5.2 The works were due to commence on 23 February 2009 for completion in the current financial year. Following debate on this issue at the budget meeting of the Authority on 16 February 2009, however, this work was put on hold and the works remain outstanding. Since the last meeting, the Health & Safety Executive (HSE) has visited a different fire station and expressed concern on the lack of provision of appropriate showering facilities for fire fighters returning from an operational call. As a result, the programme of planned works will need to be reconsidered in the light of the HSEs visit and recommendations. Irrespective of the decision to remove the bar at Topsham, there remains work that needs to be undertaken to ensure our fire stations fully comply with the law. As such a review of planned minor works will now be considered and this will include the works previously planned at Topsham.
- 5.3 ***RECOMMENDATION: that in the light of the HSEs recent inspection, the minor works programme be reconsidered.***

## **6. BRIXHAM FIRE STATION**

- 6.1 The Brixham fire station building dates from 1948 and was formerly a mortuary. In recent years the building has suffered from water ingress during incidents of heavy rainfall and flooding due to the inadequacies of drainage systems in the highway.
- 6.2 Discussions took place with Devon & Cornwall Constabulary in 2000/2001 to explore options for joint working. In the event it transpired that, with the nature of the buildings and the topography of Brixham in relation to response times, there were no obvious solutions.
- 6.3 The water ingress problem came to a head in August 2007 after a further flooding episode. The welfare of the staff was at risk and the decision was taken to provide portacabins within the drill yard for welfare activity. The original appliance bay housing is still in use but this part of the building is not so severely exposed to flood damage as it is at a higher level. The total cost of the portacabin works was £35,000.

- 6.4 Since the 2007 flooding, the highways department has carried out works to the pavement to raise its height in order to prevent water in the road diverting into the fire station. However, the height of the pavement could not be raised significantly and therefore a risk of flooding (albeit smaller) still exists, although to date I am advised that there have been no further incursions of water into the fire station.
- 6.5 Clearly Brixham remains a major contender for a new station, either on the existing site or elsewhere. It formed part of the 'Full Capital programme' requirements as illustrated in the Resources Committee Report 'Affordable Capital Investment Plans for 2009/2010 to 2011/2012' dated 8 December 2008. It was similarly present in the previous year's full capital programme requirements. For reasons of affordability, however, no capital was made available to new builds in these budget setting rounds. Paragraph 2.9 above highlighted that there are no new funds within the capital programme 2008/09 right through to 2011/12 for major builds. This was reported to the Authority and approved at its meeting of 16 February 2009. Major schemes such as Brixham will be reconsidered again as part of the 2010/11 budget setting process early next year.
- 6.6 Whilst additional funding has been made available by central government, this funding will largely be spent on bringing a large number of fire stations up to modern standards.
- 6.7 ***RECOMMENDATION: that the Authority notes that the rebuilding of Brixham station will be considered along with all other identified priorities as part of the 2010 -15 asset management planning process.***

## **7. CONCLUSION**

- 7.1 This report highlights the need for a sustainable property asset management plan which is both appropriately funded and affordable. It is acknowledged that there are many demands on the funding available to support 85 fire stations and Area/Headquarters sites. The process adopted for prioritising this financial allocation is informed by an RICS surveyor and is subject to external scrutiny by the Audit Commission.
- 7.2 However, it is timely to review the long term capital programme to ensure that there is sufficient funding available to meet Authority expectations and that Members are comfortable with the process used by officers to discharge the strategic approach set by the Fire Authority.

**DEREK WENSLEY**  
**Head of Asset Management**

**APPENDIX A TO REPORT DSFRA/09/7**

**PROJECT PRIORITIES FOR RING FENCED AND OTHER CAPITAL BUDGETS 2009-2011**

**PROJECT PRIORITY CRITERIA - 1 Number of turnouts, 2 Number of female fire-fighters on station, 3 Feasibility to achieve compliance  
4 Age and condition of station, 5 suitability of station/IRMP, 6 Is station part of co-responder scheme,  
7 Known demand for community use, 8 compliance with legislation, 9 H & S issues, 10 DAW,DDA, BA, Drying room facilities,**

STATION	stn No		Built	Priority-extension	Priority-within footprint	New build required	No of female fire fighters on station	Average Turnout over last 3 years	DAW completed	Suitable for community use	Co-Responder Station	Comments
EXETER - DANES CASTLE	32	wt	2009				2	3723				New station on site
CAMELS HEAD	48	wt	1965				2	2480	No	No	No	Possible redevelopment
GREENBANK	50	wt	2006				0	2297	Yes	Yes	No	
TORQUAY	17	wt	1955				2	1875	Yes	Yes	No	
CROWNHILL	49	wt	1954				2	1473	Inhand	No	No	On site
TAUNTON	61	wt	1972				2	1417	Inhand	Yes	No	Phase 1 completed
BARNSTAPLE	1	wt	1964				2	1012	Yes	Limited	No	
BRIDGWATER	62	wt	1963				0	1003	Inhand	Inhand	No	Phase 1 on site
YEOVIL	73	wt	1962				0	990	Inhand	No	No	Phase 1 on site
EXMOUTH	33	wt	2001				0	897	Yes	Limited	No	
PAIGNTON	18	ret	1972				3	830	Yes	Yes	No	
NEWTON ABBOT	28	ret	1970				2	683	Yes	No	No	
PLYMSTOCK	51	wt	1930			2	0	576	Yes	No	Yes	Project largely completed
PLYMPTON	47	wt	1972				1	545	Yes	Yes	No	
IVYBRIDGE	53	ret	1975	1			0	491	No	No	Yes	
TOPSHAM	45	ret	1925			5	0	483	On hold	On hold	Yes	Project on hold
TIVERTON	44	ret	1953				2	474	Yes	Yes	No	

STATION	stn No		Built	Priority-extension	Priority-within footprint	New build required	No of female fire fighters on station	Average Turnout over last 3 years	DAW completed	Suitable for community use	Co-Responder Station	Comments
BIDEFORD	4	ret	1948				2	444	Yes	No	No	
SEATON	42	ret	1971				2	440	Yes	Yes	Yes	
TEIGNMOUTH	30	ret	2006				1	436	Yes	Yes	No	
CREDITON	38	ret	2005				1	430	Yes	Yes	Yes	
ILFRACOMBE	2	wt	1961				3	397	Yes	No	No	
TOTNES	31	ret	1964				2	370	Yes	Yes	No	
DAWLISH	25	ret	1972	2			0	358	No	No	Yes	
HONITON	40	ret	1960		1		0	358	No	No	No	
FROME	78	ret	1970				1	354	Yes	No	No	
OKEHAMPTON	13	ret	1955				0	313	Inhand	Inhand	No	Out to tender
BURNHAM ON SEA	63	ret	1980				0	307	Yes	No	No	
WILLITON	71	ret	1993				0	302	Inhand	Inhand	Yes	On site
STREET	69	ret	1966	3			0	300	No	No	No	
TAVISTOCK	57	ret	1976		2		1	292	No	No	No	
CHEDDAR	76	ret	1930		6		0	289	No	No	Yes	
CULLOMPTON	39	ret	1953				1	288	Yes ?	No	No	
AXMINSTER	34	ret	1963	13			0	287	No	No	No	looking at poss. joint scheme
BOVEY TRACEY	20	ret	1978	5			0	278	No	No	No	
SHEPTON MALLET	81	ret	1960				0	269	Inhand	Inhand	No	Contract placed
GLASTONBURY	65	ret	1981		7		0	263	No	No	No	
BRIXHAM	21	ret	1948			1	0	262	Yes	No	No	Needs new station, portakabins brought in
SIDMOUTH	43	ret	1963	4			2	250	No	No	No	
WELLINGTON	70	ret	1962			3	1	248	Yes	No	No	Needs new station on new site
HOLSWORTHY	10	ret	1957				1	247	Yes	Yes	Yes	
CHARD	75	ret	1998				1	243	Yes	No	No	

STATION	stn No		Built	Priority-extension	Priority-within footprint	New build required	No of female fire fighters on station	Average Turnout over last 3 years	DAW completed	Suitable for community use	Co-Responder Station	Comments
MARTOCK	80	ret	1990		3		1	227	No	No	No	
ILMINSTER	79	ret	1967	17			0	216	No	No	No	
DARTMOUTH	24	ret	1983	7			1	209	No	No	No	
WELLS	83	ret	1991		4		1	186	No	No	No	
COMBE MARTIN	7	ret	1960				1	182	Yes	No	Yes	Completed
KINGSBRIDGE	26	ret	1962	16			1	178	Yes ?	No	No	
CASTLE CARY	74	ret	1956	18			0	178	No	No	No	
MINEHEAD	66	ret	1956		8	4	0	174	No	No	No	needs new station on exist. site
WINCANTON	84	ret	1994				0	172	Yes	No	No	
SOMERTON	82	ret	1965	10			1	159	No	No	No	
WOOLACOMBE	16	ret	1967	11			1	153	No	No	Yes	
DULVERTON	64	ret	1972	19			0	152	No	No	Yes	
HATHERLEIGH	9	ret	1950	8			2	147	No	No	Yes	
CHAGFORD	23	ret	1988	9			2	144	No	No	Yes	
NETHER STOWEY	67	ret	1970	20			0	143	No	No	Yes	
WIVELISCOMBE	72	ret	1960				0	139	No	No	No	
LYNTON	11	ret	1968		5		0	135	No	No	Yes	
CREWKERNE	77	ret	1985				0	130	No	No	No	
YELVERTON	58	ret	2002				1	125	Yes	Yes	No	
TORRINGTON	15	ret	1959		10		1	122	Needs upgrade	No	No	
PRINCETOWN	56	ret	1993				1	118	No	No	Yes	
BUCKFASTLEIGH	22	ret	1940		9	6	1	116	Yes	No	No	
MORETONHAMPSTEAD	27	ret	1978	12			2	114	No	No	Yes	
APPLEDORE	3	ret	1966	15			1	113	No	No	No	
ASHBURTON	19	ret	1964				1	113	Yes	Yes	No	

STATION	stn No		Built	Priority-extension	Priority-within footprint	New build required	No of female fire fighters on station	Average Turnout over last 3 years	DAW completed	Suitable for community use	Co-Responder Station	Comments
BUDLEIGH SALTERTON	41	ret	1959				1	113	No	No	No	Difficult site
SOUTH MOLTON	14	ret	1959				1	112	Yes	Yes	No	
OTTERY ST MARY	36	ret	1986				0	111	No	No	No	
COLYTON	37	ret	1962	6			2	111	No	No	No	
BRAUNTON	5	ret	1854				0	109	No	No	No	
MODBURY	55	ret	1980	14			2	107	No	No	No	
SALCOMBE	29	ret	1961				0	94	No	No	No	
HARTLAND	8	ret	1955			7	0	88	No	No	Yes	
NORTH TAWTON	12	ret	1959				0	77	Yes	Yes	No	
PORLOCK	68	ret	1963				0	69	Yes	No	Yes	
CHUMLEIGH	6	ret	1950			8	1	68	No	No	No	needs new station on new site
WITHERIDGE	46	ret	1968				1	53	Yes	Yes	No	
BAMPTON	35	ret	1963				0	51	Yes	Yes	No	
BERE ALSTON	52	ret	1956				0	46	No	No	No	
KINGSTON	54	ret	1890				0	40	No	No	No	
EXETER-MIDDLEMOOR	59	wt	2009									New station on site
USAR	60		2007				2		Yes			
LUNDY ISLAND	85	ret					1		No	No	No	
<b>TOTALS</b>							69	34368				

Yellow (lighter) shaded areas either meet the criteria as indicated or work is in hand  
Green (darker) shaded areas unlikely to meet criteria due to site/building restrictions or potential costs

20.2.2009

**APPENDIX B TO REPORT DSFRA/09/7**

**STRUCTURAL MAINTENANCE  
PROGRAMME 2009 – 2010**

11/03/2009

LEAD OFFICER – FACILITIES MANAGER

COST CODE DA05

BUDGET £183,600 (+ £50,000 MTFP)

Balance    £233,600

Area/Dept	Premises	Prop Ref	Works	Budget Value	Committed Value	Actual Value	Budget Remaining
ALL AREAS	Various		Site Surveys	10000			10000
			Energy Audits of stations (1 <sup>st</sup> phase)	10000			10000
			Internal decoration of stations	15000			15000
			Installation of BT points for fire alarm monitoring	2000			2000
			Asbestos Management	3000			3000
	Towers		Various remedial works	15000			15000
	Somerset		Repainting of hazard warning lines around appliance bay door openings	1000			1000
							0
SHQ	ICT Asset Building		Replace smoke detectors	750			750
			Replace smoke detectors	750			750
TRAINING	STC		Concrete yard repairs	7500			7500
			Replacement fire doors	15000			15000
			Replace charging reel to bay 3	1000			1000
WORKSHOPS							
DANES CASTLE							
NORTH DEVON	Barnstaple		Works to prevent water ingress into basement	10000			10,000
			Remedials to cooker gas supply	1000			1,000



	Braunton	Internal redecoration and repairs to timberwork	4000	4,000
		Contribution to remedial works to boundary wall	2000	2,000
	Holsworthy	Replacement front appliance bay door	4000	4000
		Removal of fuel bunker	1100	1100
EAST DEVON	Bampton	Replacement boiler	8500	8500
	Cullompton	Replace appliance bay heating plus ventilation	3000	3000
		Re-wire watch room	1000	1000
		External redecoration	3000	3000
	Seaton	Remove weather bar from appliance bay door and make good surface	2000	2000
	Tiverton	Re-surface station yard	7500	7500
	Ottery St Mary	Resurfacing of appliance bay floor (tiled)	4500	4500
	Axminster	Replace boundary fencing	2000	2000
SOUTH DEVON	Dawlish	Resurface drill yard (after refurb)	8000	8,000
	Brixham	Decoration and general upkeep (BA area provision)	6000	6000
	Newton Abbot	Resurface drill yard	5000	5000
	Totnes	External redecoration	2500	2500
WEST DEVON	Camels Head	Ceiling and lighting repairs/replacement	3000	3000
	Yelverton	Repair section of non slip flooring	1500	1,500
	Crownhill	Shoring works to retaining wall	30000	30000
WEST SOMERSET	Taunton	Refurbishment of sump pump	6000	6000
	Minehead	Repairs to appliance bay floors	3500	3500
	Porlock	Provision of fuel storage	5000	5000
		Replace remaining single glazed windows	2000	2000
		Resurfacing of appliance bay floor (tiled)	8000	8000
EAST SOMERSET	Street	Replace existing boundary fencing	2000	2000
	Yeovil	Replace failed soakaway	5000	5000
	Castle Cary	Internal redecoration works (inc. floors, ceiling etc)	3500	3500
	Frome	Internal redecoration works (inc. floors, ceiling etc)	4000	4000
	Frome	Replace kitchenette	2500	2500

Shepton Mallet	Repairs to surface water drainage system	1500			1500
		<b>233600</b>	<b>0</b>	<b>0</b>	<b>233600</b>

## APPENDIX C TO REPORT DSFRA/09/7

### IMPROVEMENT PROGRAM 2009- 2010

DA10

**BUDGET £202,900**

LEAD OFFICER - FACILITIES MANAGER

Committed Spend £0

COST CODE DA10

BUDGET £152,900 (+ £50,000 MTFP)

Balance £202,900

Division/Site	Premises	Prop Ref	Works	Project File Reference No.	Budget value	Committed value	Actual value	Budget remaining	Surveyor	Status
ALL AREAS	Various		Safety improvements to appliance bay doors		5000			5,000		
	Retained		Improved kitchen and BA facilities		10000			10,000		
SHQ	Devon House		Replacement of roof over main staircase		15000			15,000		
	Redwoods		Conversion of garage to office accomodation		7500					
	Various		Internal alterations		2000					
SOMERSET CONTROL								0		
TRAINING										
WORKSHOPS	Crownhill		Replace LEV system		6000			6,000		
DANES CASTLE HOUSES										
NORTH DEVON	Barnstaple		Rectify foul drainage issues to CFS building		7500			7,500		
	Hartland		Upgrade heating to appliance bay and lecture room		5000			5,000		
EAST DEVON	Okehampton		Install drill tower lighting		1000			1,000		
	Exmouth		Install belay frame with structural supporting works		4000			4,000		
	Bampton		Install new personnel doors with access control		4500			4,500		
	Crediton		Install solid bollards		2000			2,000		
			Swap gym and office and install WC to Fire service side		10000			10,000		

	Ottery St Mary	Install new personnel door with access control	4000				4,000
	Honiton	Replacement windows to lecture room	3000				3,000
SOUTH DEVON	Dartmouth	Drainage works to drill yard	7000				7,000
	Newton Abbot	Replace existing heating system	15000				15,000
		Replace personnel doors (access control)	7000				7,000
WEST DEVON	Kingsbridge	Install appliance bay and WC heating	3000				3,000
	Salcombe	Upgrade accomodation heating	1000				1,000
	Plymstock	Replace boiler, controls, pumps etc	10000				10,000
	Modbury	Non slip appliance bay floor	4900				4,900
	Tavistock	Installation of rear entrance door to Lecture Room and external redecoration	8000				8,000
WEST SOMERSET	Minehead	Replacement Appliance Bay Door	5000				5,000
	Bridgwater	Heating, ventilation and insulation to rear appliance house	10000				10,000
	Dulverton	Non slip appliance bay floor (existing tiled)	6500				6,500
	Williton	New door and access control	5000				5,000
EAST SOMERSET	Street	Replacement appliance bay door	5000				5,000
	Chard	Install fire alarm system	4000				4,000
	Shepton Mallet	Replacement appliance bay door	5000				5,000
	Iminster	Install double glazing and new front door	7000				7,000
	Somerton	Replacement appliance bay door	5000				5,000
	Wells	Installation of double glazed windows	4000				4,000
	Crewkerne	Install double glazing	4000				4,000
			<b>202900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>202,900</b>