

Hereford & Worcester Fire and Rescue Authority
Budget Committee
30 July 2009

8. Kidderminster Fire Station Refurbishment

Purpose of report

1. To seek approval for proposed refurbishment works at Kidderminster Fire Station to be brought within the scope of the IRMP capital programme.

Recommendations

The Chief Fire Officer recommends that:

- i) the Committee considers the proposed refurbishment works at Kidderminster Fire Station as detailed in the report; and***
- ii) the Authority approves the proposed refurbishment works at Kidderminster Fire Station be brought within the scope of the IRMP capital programme.***

Background

2. During 2008/9 condition surveys at Kidderminster Fire Station indicated that a number of building elements were approaching the end of their useful life and that housing for the New Dimensions assets was required.
3. The proposed refurbishment works at Kidderminster Fire Station have been reaffirmed within the IRMP 2009/12 and have consequently been costed within this piece of work and the Property Asset Management Plan 2009 – 2013 has been adjusted accordingly.

Investment Requirement

4. The following building elements require improvement:

Element	Description
Windows	A number of timber windows that have fallen in to disrepair, are beyond economical repair and / or have rotted completely and become a danger. This includes the glass and timber elevation around the staircases. These old style windows are thermally inefficient, offer poor site security, are costly to maintain and decorate and in some instances represent a Health & Safety risk. £0.066m
Flat roof	The current roof fabric is at the end of its useful lifespan although no leak is yet evident. The roof covering could potentially fail at any time. Further associated damage to the building may occur creating additional unnecessary expense to the Service. £0.038m

Copper pipe work	Replacement of copper piping. The copper pipe is of poor quality; corrodes leading to leaks. £0.038m
Yard and drive ways	Repairs required to a sunken gulley outside station entrance including replacement lids and frames to interceptor tank and localised repairs to yard where deteriorating. £0.004m
Various minor works	Various joinery, decoration and minor improvement tasks identified by the annual survey process £0.007m

5. Capital costs.

Year	2009/10	Total
Cost	£0.153m	£0.153m

6. Whole life costs.

As the proposed work is capital maintenance of the building to maintain the base fabric of the building and legal compliance, comparative whole life costing is not relevant.

Corporate Considerations

7. A Business Impact Analysis form is attached at Appendix 1 to measure and address the proposals contained in this report. The form contains information on the potential resource implications, legal issues, strategic policy links, equality / ethical issues and risk management implications.

Supporting Information

Appendix 1 – Business Impact Assessment Form

Background papers - The Property Asset Management Plan 2009 - 2013

Contact Officer

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