

Appendix B

Physical attributes																
LFRS ref	Property name	Address	Postcode	Tenure	Build date	Dates of significant works	Fire station crewing	Overall site area ¹		Gross Int area (Main building) ¹		Gross Int area (Ancillary buildings) ¹		Number of appliance bays	Value ¹ (£)	Basis of Value ¹
								(Acres)	(ha)	m2	ft2	m2	ft2			
18	Castle Donington fire station	Building 97, Beverly Road, East Midlands Airport, Castle Donington	DE74 2SA	Long leasehold 125 years from 21 Dec 1984)	2015	n/a	Day Crew Plus (DCP)	0.35	0.86	1120.13	12057	19.14	206	4	3,397,000	DRC
19	Birstall fire station	Birstall Meadow Road, Birstall, Leicester	LE4 3BS	Freehold	2013	n/a	DCP	0.34	0.85	1578.99	16996	62.98	678	3	4,442,000	DRC
20	Loughborough fire station	Epinal Way, Loughborough	LE11 3GB	Freehold	1975	Major refurbishment 2008	Wholetime	0.59	1.46	1030.5	11092	n/a	n/a	6	3,357,000	DRC
21	Melton Mowbray fire station	Nottingham Road, Melton Mowbray	LE13 ONP	Freehold	2013	n/a	Day Crew/On-call	0.2	0.5	495.17	5330	101.08	1088	2	1,662,000	DRC
22	Not used															
23	Eastern fire station	Hastings Road, Leicester	LE5 OHL	Freehold	1974	n/a	Wholetime	0.22	0.54	794.79	8555	n/a	n/a	2	1,401,000	DRC
24	Western fire station	Aikman Avenue, Leicester	LE3 9PW	Freehold	1963	Major refurbishment 2005	Wholetime	0.32	0.8	927.26	9981	123.65	1331	3	1,149,000	DRC
25	Coalville fire station	Broad Street, Coalville	LE67 3PU	Freehold	2015	Extension built and internal alts to accommodate Police 2018	DCP/On-call	0.26	0.65	1274.62	13719.88	119.626	1287.6423	3	3,925,000	DRC
26	Ashby fire station	Wilfred Place, Ashby de la Zouch,	LE65 2GW	Freehold	1971	n/a	On-call	0.1	0.25	180.51	1943	n/a	n/a	1	234,000	DRC
27	Not used															
28	Shepshed fire station	Charnwood Road, Shepshed	LE12 9QE	Freehold	2002	Alterations to accommodate Specialist Training 2014	On-call	0.16	0.4	526.67	5669	n/a	n/a	2 (tandem)	1,510,000	DRC
29	Not used															
30	Central fire station	Lancaster Place, Leicester	LE1 7HB	Freehold	1925	Major refurbishment 2010	Wholetime	0.54	1.34	1560.59	16798	577.2	6213	6	4,822,000	DRC
31	Wigston fire station	Bull Head Street, Wigston	LE18 1PB	Freehold	1969	Major refurbishment 2006 & remodelling for DCP 2018	DCP/On-call	0.28	0.69	563.46	6065	48.68	524	4	1,192,000	DRC
32	Billesdon fire station	29 Rolleston Road, Billesdon	LE7 9AA	Freehold	1961	n/a	On-call	0.13	0.33	216.37	2329	26.11	281	2	194,000	DRC

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								(Acres)	(ha)	m2	ft2	m2	ft2			
33	Oakham fire station	South Street, Oakham, Rutland	LE15 6HY	Freehold	1980	Demonition of smokehouse and boiler house, full refurbishment and constriction of extension for DCP with new training building, garage unit and	DCP/On-call	0.2	0.5	953.93	10268	131.27	1413	3	2,326,500	dry
34	Uppingham fire station	10 Ayston Road, Uppingham, Rutland	LE15 9RL	Freehold	1954	n/a	On-call	0.08	0.2	192.4	2071	n/a	n/a	2	179,500	DRC
35	Kibworth fire station	Fleckney Road, Kibworth	LE8 0HG	Freehold	1954	n/a	On-call	0.13	0.32	146.97	1582	n/a	n/a	1	132,000	DRC
36	Market Harborough fire station	Fairfield Road, Market Harborough	LE16 7QJ	Freehold	1989	Remodelling to accommodate DC 2017	Day Crew/On-call	0.17	0.42	442.68	4765	n/a	n/a	3	1,051,000	DRC
37	Lutterworth fire station	Gilmorton Road, Lutterworth	LE17 4DZ	Freehold	2005	Extension and remodelling to accommodate DC 2017	Day Crew/On-call	0.13	0.32	368.27	3964.021	n/a	n/a	2	602,000	DRC
38	Hinckley fire station	Leicester Road, Hinckley	LE10 1LW	Freehold	1979	Demonition of smokehouse and drill tower, full refurbishment and constriction of detached DCP accommodatio n building with new training	DCP/On-call	0.32	0.79	736.16	7924	342.26	3684	3	2,648,000	DRC
39	Mkt Bosworth fire station	Station Road, Market Bosworth	CV13 0LT	Freehold	1979	n/a	On-call	0.11	0.28	173.08	1863	n/a	n/a	1	286,000	DRC

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Physical attributes																
LFRS ref	Property name	Address	Postcode	Tenure	Build date	Dates of significant works	Fire station crewing	Overall site area ¹		Gross Int area (Main building) ¹		Gross Int area (Ancillary buildings) ¹		Number of appliance bays	Value ¹ (£)	Basis of Value ¹
								(Acres)	(ha)	m2	ft2	m2	ft2			
40	Southern fire station	Meridian East, Meridian Business Park, Leicester	LE3 1WZ	Long leasehold (999 years from 1 Jan 1984) (Peppercorn)	1995	Construction of USAR training rig and additional training tower 2018	Wholetime	0.51	1.26	2451.35	26386	n/a	n/a	4 (tandem)	4,716,000	DRC
41	Not used															
42	Fire Service Headquarters	12 Geoff Monk Way, Birstall, Leicester	LE4 3BU	Freehold	2013	n/a	n/a	0.53	1.31	2567.07	27632	n/a	n/a	n/a	4,000,000	FV/MV
	Fire Service Workshops and Stores	Anstey Frith, Leicester Road, Glenfield, Leicester	LE3 8HD	Long leasehold (99 years from 1 April 1997)	circa 1971	Internal alterations to form office accommodation 2008	n/a	0.3	0.73	1296.36	13953.9	331.39	3567	6 + 3	375,000	FV/MV
	Learning and Development Centre	Epinal Way, Loughborough	LE11 3GE	Freehold	2004	n/a	n/a	Included with Loughborough	Included with Loughborough	411	4,424.0	223.3	2,403.6	n/a	Included with Loughborough	DRC
	Forge Health	Forge House, Bull Head Street, Wigston Magna, Wigston	LE18 1PB	Freehold	1969	Front and rear extensions before 2005	n/a	Included with Wigston	Included with Wigston	223.6	2,406.8	n/a	n/a	n/a	Included with Wigston	DRC
	Live fire Training	Land at Neovia Logistics, Peckleton Ln, Desford, Leicester	LE9 9JU	Lease - expires Aug 2020 (Peppercorn)	n/a	Fit out of existing unit to form office, training and welfare facilities, installation of live fire training facility 2010	n/a	0.021	0.51	112.9	1,215.2	n/a	n/a	n/a	n/a	n/a
	Live fire training/Fire Investigation	Land at Kendrew Barracks, Cottesmore Road, Cottesmore, Oakham	LE15 7BL	Gentleman's agreement	n/a	Installation of ISO containers	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Notes:

¹ taken from Property \Portfolio Valuation of 22 Fire stations/Properties Year End accounts 31st March 2018 prepared by FHP Property Consultants

DRC - Depreciated Replacement Cost method of valuation - Fire stations

FV/MV - Fair Value/Market Value

² source LFRS Finance Section

Appendix C

		Use					
LFRS ref	Property name	Dual usage	Purpose of occupation	Occupancy	Third Party occupation rights	Third Party occupier(s)	Community use
				Persons			

Notes:

- ¹ taken from Property \Portfolio Valuation of 22 Fire stations/Properties Year End accounts 31st March 2018 prepared by FHP Property Consultants
- DRC - Depreciated Replacement Cost method of valuation - Fire stations
- FV/MV - Fair Value/Market Value
- ² source LFRS Finance Section

Appendix D

F

LFRS ref	Property name	Costs								
		2017-18 Business rates ²	2017-18 Utility costs (Gas) ²	2017-18 Utility costs (Electricity) ²	2017-18 Utility costs (Water) ²	2017-18 Maintenance costs ²	Annual rent	Annual cleaning costs	Annual grounds maintenance costs	Any unusual costs
		(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)	(£)
18	Castle Donington fire station	65,915.00	n/a	28,184.33	no bills	15,139.69	14,000.00	31,036.90	1,420.64	
19	Birstall fire station	75,682.00	8,191.84	13,363.99	849.24	13,391.82	n/a	42,030.00	1,995.85	
20	Loughborough fire station	60,986.00	6,120.22	11,172.26	1,121.37	18,837.26	n/a	8,361.00	1,828.90	
21	Melton Mowbray fire station	37,101.24	1,685.15	5,930.00	2,832.66	16,541.82	n/a	7,919.40	435.60	
22	Not used									
23	Eastern fire station	18,099.00	3,058.49	9,080.87	6,868.75	15,721.12	n/a	7,979.00	148.52	
24	Western fire station	25,841.70	1,843.45	7,754.65	8,212.42	17,222.30	n/a	9,618.90	545.60	
25	Coalville fire station	67,639.63	3,650.51	7,281.22	3,537.58	16,165.02	n/a	19,861.50	1,436.33	
26	Ashby fire station	6,090.78	n/a	4,561.09	797.66	3,919.98	n/a	2,669.47	737.20	
27	Not used									
28	Shepshed fire station	19,666.30	3,028.62	13,090.65	1,945.33	14,776.96	n/a	3,211.90	545.94	
29	Not used									
30	Central fire station	45,685.70	9,563.62	18,019.14	6,407.90	32,164.35	n/a	22,080.00	1,922.28	
31	Wigston fire station	26,608.66	2,814.51	7,371.74	3,235.13	10,518.52	n/a	14,377.00	926.00	
32	Billesdon fire station	6,748.67	1,340.97	1,221.40	1,001.45	7,161.26	n/a	2,669.47	761.20	
33	Oakham fire station	34,006.69	3,135.16	4,901.25	2,027.75	16,200.47	n/a	19,639.50	859.80	
34	Uppingham fire station	10,394.56	1,502.00	1,200.06	806.79	4,248.51	n/a	2,669.47	255.14	
35	Kibworth fire station	4,820.79	1,084.94	1,525.26	890.67	6,107.45	n/a	2,669.47	593.50	
36	Market Harborough fire station	15,835.75	3,751.25	10,585.04	1,143.87	34,563.47	n/a	4,561.10	807.22	
37	Lutterworth fire station									Business Rates under review following recent extension works & increased running costs anticipated
		10,871.73	1,026.57	3,154.13	1,939.69	10,140.05	n/a	4,561.10	148.52	
38	Hinckley fire station	43,780.23	4,948.63	8,938.03	3,379.82	22,179.54	n/a	22,709.80	760.32	
39	Mkt Bosworth fire station	6,803.53	1,254.32	1,711.74	2,098.40	3,630.40	n/a	2,669.47	850.20	
40	Southern fire station	84,783.00	6,447.93	21,767.86	4,952.40	28,708.32	1.00	23,717.90	1,505.62	
41	Not used									
42	Fire Service Headquarters	153,280.00	15,900.91	40,805.52	2,139.49	70,466.05	n/a	45,298.50	2,302.91	
	Fire Service Workshops and Stores	24,908.00	2,539.70	12,017.00	1,750.00	17,648.99	1.00	7,086.70	5,000.00	
	Learning and Development Centre	incl with Loughborough	incl with Loughborough	3,719.26	incl with Loughborough	12,614.53	n/a	6,039.80	0.00	
	Forge Health	4,331.00	458.00	1,200.00	846.00	2,952.10	n/a	4,555.10	0.00	
	Live fire Training	n/a	n/a	n/a	n/a	n/a	2,000.00	5882.4	0.00	
	Live fire training/Fire Investigation	n/a	n/a	n/a	n/a	n/a	3,600.00	0.00	0.00	

Notes:

¹ taken from Property \Portfolio Valuation of 22 Fire stations/Properties Year End accounts 31st March 2018 prepared by FHP Property Consultants

DRC - Depreciated Replacement Cost method of valuation - Fire stations

FV/MV - Fair Value/Market Value

² source LFRS Finance Section

Appendix E

Future Development							
LFRS ref	Property name	Condition Survey yrs 3-5 costs (£)	Ave annual yrs 3-5 Condition Survey costs (£/ann)	Condition Survey yrs 6-10 costs (£)	Ave annual yrs 6-10 Condition Survey costs (£/ann)	Proposed changes	Notes
18	Castle Donington fire station	2,509.00	836.33	35,729.38	7,145.88		
19	Birstall fire station	29,488.00	9,829.33	83,911.30	16,782.26		
20	Loughborough fire station	39,469.00	13,156.33	40,287.50	8,057.50		Utility services to 3rd party telecoms and to the L&DC/LCoCo site. Foul drainage discharges to a pumping chamber within the land occupied by EMAS
21	Melton Mowbray fire station	11,564.00	3,854.67	29,143.13	5,828.63		
22	Not used						
23	Eastern fire station	25,733.00	8,577.67	37,420.63	7,484.13		
24	Western fire station	47,979.00	15,993.00	59,269.38	11,853.88		Fuel interceptor required
25	Coalville fire station	25,396.00	8,465.33	46,179.38	9,235.88		Colocation opportunity with EMAS agreed in principle
26	Ashby fire station	4,613.00	1,537.67	47,089.63	9,417.93		
27	Not used						
28	Shepshed fire station	12,870.00	4,290.00	18,315.00	3,663.00		
29	Not used						
30	Central fire station	70,283.00	23,427.67	173,200.78	34,640.16		Colocation opportunity with LCC being planned
31	Wigston fire station	24,956.00	8,318.67	44,192.50	8,838.50		
32	Billesdon fire station	16,671.00	5,557.00	23,656.88	4,731.38		Storm drainage issues
33	Oakham fire station	3,878.00	1,292.67	45,739.38	9,147.88		
34	Uppingham fire station	37,125.00	12,375.00	16,225.00	3,245.00		
35	Kibworth fire station	5,569.00	1,856.33	47,808.75	9,561.75		Storm drainage issues
36	Market Harborough fire station	17,098.00	5,699.33	59,640.63	11,928.13		
37	Lutterworth fire station	9,178.00	3,059.33	11,020.63	2,204.13		Colocation opportunity with Police or EMAS being planned
38	Hinckley fire station	14,266.00	4,755.33	20,301.88	4,060.38		
39	Mkt Bosworth fire station	3,293.00	1,097.67	18,761.88	3,752.38		
40	Southern fire station	177,788.00	59,262.67	76,477.50	15,295.50		
41	Not used						
42	Fire Service Headquarters	8,938.00	2,979.33	85,786.25	17,157.25		
	Fire Service Workshops and Stores	23,554.00	7,851.33	155,223.75	31,044.75		
	Learning and Development Centre	9,034.00	3,011.33	30,071.25	6,014.25	Feasibility design in progress for new FBU and increased footprint	Utility services fed from Loughborough fire station and into LCoCo part of the building. Foul drainage discharges to a pumping chamber within the land occupied by EMAS
	Forge Health	6,944.00	2,314.67	16,551.56	3,310.31	Minor refurbishment at design stage	
	Live fire Training	n/a	n/a	n/a	n/a		Restricted burn licence twice per day and no burning permitted between 24 June and 1 September
	Live fire training/Fire Investigation	n/a	n/a	n/a	n/a		

Notes:

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DRC - Depreciated Replacement Cost method of valuation - Fire stations

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² source LFRS Finance Section

Appendix F

ESTATES AND FACILITIES BUDGET 2019/20

Expenditure Heading	£
Employees	200,700
Buildings Maintenance (Planned and Reactive)	576,880
Energy Costs (Estate)	360,250
Business Rates (Estate)	868,180
Contract Cleaning	359,260
Other Estate Costs (Refuse, Grounds Maintenance)	89,340
Furniture and Equipment	20,960
Other Sundry Costs	11,870
Rental and Radio Mast Income	-123,880
	<u>2,363,560</u>