						ı	Physical attributes									
LFRS	Property name	Address	Postcode	Tenure	Build	Dates of	Fire station	Overall s	ite area ¹	Gross Int a	rea (Main	Gross	Int area	Number of	Value ¹	Basis of
ref					date	significant works	crewing			build	ing) ¹	(Ancillary	buildings) 1	appliance bays		Value ¹
								(Acres)	(ha)	m2	ft2	m2	ft2		(£)	
18	Castle Donington fire station	Building 97,		Long												
		Beverly Road, East		leasehold												
		Midlands Airport,		125 years			5 6 5									
		Castle Donington		from 21 Dec		,	Day Crew Plus									
			DE74 2SA	1984)	2015	n/a	(DCP)	0.35	0.86	1120.13	12057	19.14	206	4	3,397,000	DR:
19	Birstall fire station	Birstall Meadow														
		Road,														
		Birstall,														
		Leicester	LE4 3BS	Freehold	2013		DCP	0.34	0.85	1578.99	16996	62.98	678	3	4,442,000	DR:
20	Loughborough fire station					Major										
		Epinal Way,				refurbishment										
		Loughborough	LE11 3GB	Freehold	1975	2008	Wholetime	0.59	1.46	1030.5	11092	n/a	n/a	6	3,357,000	DR:
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	DRO
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					Major										
		Aikman Avenue,				refurbishment										
		Leicester	LE3 9PW	Freehold	1963	2005	Wholetime	0.32	0.8	927.26	9981	123.65	1331	3	1,149,000	DRC
25	Coalville fire station															
						Extension built										
						and internal										
						alts to										
		Broad Street,				accommodate										
		Coalville	LE67 3PU	Freehold	2015	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															
	Shepshed fire station					Alterations to										
						accommodate										
		Charnwood Road,				Specialist										
		Shepshed	LE12 9QE	Freehold	2002	,	On-call	0.16	0.4	526.67	5669	n/a	n/a	2 (tandem)	1,510,000	DRC
29	Not used															
	Central fire station					Major										
		Lancaster Place,				refurbishment										
		Leicester	LE1 7HB	Freehold	1925		Wholetime	0.54	1.34	1560.59	16798	577.2	6213	6	4,822,000	DRO
31	Wigston fire station					Major										
						refurbishment										
						2006 &										
		Bull Head Street,				remodelling for										
		-	LE18 1PB	Freehold	1969	_	DCP/On-call	0.28	0.69	563.46	6065	48.68	524	4	1,192,000	DRO
32	Billesdon fire station															
	1	I	1	1	I	1					ı	i	ı			Ī
		29 Rolleston Road,														

							Physical attributes									
LFRS	Property name	Address	Postcode	Tenure	Build	Dates of	Fire station	Overall si	ite area ¹	Gross Int	area (Main	Gross	Int area	Number of	Value ¹	Basis of
ref					date	significant	crewing			build	ling) ¹	(Ancillary	buildings) 1	appliance bays		Value ¹
		1			1	works		(Acres)	/ha\	m2	ft2	m2	ft2		(c)	
22	Oakham fire station	+			1	Demontion of		(Acres)	(ha)	m2	πΖ	m2	πz		(£)	
33	Oakilalii ille Statioli					smokehouse										
						and boiler										
						house, full										
						refurbishment										
						and										
						constriction of										
						extension for DCP with new										
		South Street,				training										
		Oakham,				building,										
		Rutland	LE15 6HY	Freehold	1980	garage unit and		0.2	0.5	953.93	10268	131.27	1413	3	2,326,500	dry
34	Uppingham fire station	10 Ayston Road,	1 222	1	1	<u> </u>	- ,								,= =,= 30	,
		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,				Remodelling to										
		Market	1.546.701	For all all d	1000	accommodate		0.47	0.42	442.60	4765	/-		2	4 054 000	DDC
27	Lutterworth fire station	Harborough	LE16 7QJ	Freenoid	1989	DC 2017	Day Crew/On-call	0.17	0.42	442.68	4765	n/a	n/a	3	1,051,000	DRC
						Extension and										
						remodelling to										
		Gilmorton Road,				accommodate										
		Lutterworth	LE17 4DZ	Freehold	2005	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					Demolition of smokehouse										
						and drill tower,										
						full										
						refurbishment										
						and										
						constriction of										
						detached DCP										
						accommodatio										
		Leicester Road,				n building with										
		Hinckley	LE10 1LW	Freehold	1979	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,	0) (4.2.0) =	For the 11	40==					4=2.55	4000	.,.		ا م	205 200	
		Market Bosworth	CV13 OLT	Freehold	1979	n/a	On-call	0.11	0.28	173.08	1863	ın/a	n/a	1	286,000	DRC

							Physical attributes									
LFRS ref	Property name	Address	Postcode	Tenure	Build date	Dates of significant works	Fire station crewing	Overall s	ite area ¹	Gross Int a build	-	1	Int area buildings) 1	Number of appliance bays	Value ¹	Basis of Value ¹
						WOIKS		(Acres)	(ha)	m2	ft2	m2	ft2		(£)	
40	Southern fire station							(7.10.00)	()		.,-				(-/	
		Meridian East,		Long leasehold (999 years		Construction of USAR training rig and										
		Meridian Business		from 1 Jan		additional										
		Park,		1984)		training tower										
		Leicester	LE3 1WZ	(Peppercorn)	1995	2018	Wholetime	0.51	1.26	2451.35	26386	n/a	n/a	4 (tandem)	4,716,000	DR
41	Not used															
42	•	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/M'
	Fire Service Workshops and Stores	Leicestei	LL4 3BU	Long	2013	Internal	11/a	0.33	1.31	2307.07	27032	11/ a	11/ a	l II/a	4,000,000	r v/ivi
	•	Anstey Frith, Leicester Road,		leasehold (99 years		alterations to										
		Glenfield,		from 1 April		accommodatio										
		<u> </u>	LE3 8HD	1997)	circa 1971		n/a	0.3	0.73	1296.36	13953.9	331.39	3567	6+3	375,000	FV/M\
	Learning and Development Centre	Epinal Way, Loughborough	223 0113	15577	Circu 2372		, u	0.5	0.73	1230.30	13333.3	332.33	3307		373,000	10,111
		2048.1001.048.1						l	Included with Loughbor						Included with	
			LE11 3GE	Freehold	2004	n/a	n/a		ough	411	4,424.0	223.3	2,403.6	n/a	Loughborough	DRO
	•	Forge House, Bull Head Street,	LETT SOL	rechold	2004	Front and rear	1,70		Included	711	4,424.0	223.3	2,403.0	11/ 0	Loughborough	Div
		Wigston Magna,				extensions		with	with						Included with	
			LE18 1PB	Freehold	1969	1	n/a	l	Wigston	223.6	2,406.8	n/a	n/a	n/a	Wigston	DR
	Live fire Training					existing unit to form office, training and						.,,,	.,,.	.,,		
		Land at Neovia		Lease -		welfare facilities,										
		Logistics, Peckleton		expires Aug		installation of										
		Ln, Desford,		2020		live fire training	-									
			LE9 9JU	(Peppercorn)	n/a	facility 2010	n/a	0.021	0.51	112.9	1,215.2	n/a	n/a	n/a	n/a	n/
		Land at Kendrew Barracks,														
		Cottesmore Road, Cottesmore,		Gentleman's		Installation of										
			l	agreement	n/a	ISO containers	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		- unitalli	LLIJ / DL	-biccilicit	11/ a	ioo containers	11/ 0	11/ a	11/4	11,4	11/ a	11/ 0	11/4	11/ a	, u	11/6

Notes:

FV/MV - Fair Value/Market Value

² source LFRS Finance Section

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

	Physical attributes															
LFR ref	· · ·	Address	Postcode	Tenure	Build date	Dates of significant	Fire station crewing	Overall si	te area ¹	Gross Int a			Int area buildings) ¹	Number of appliance bays	Value ¹	Basis of Value 1
						works										
								(Acres)	(ha)	m2	ft2	m2	ft2		(£)	

LFRS	Property name	Dual usage	Purpose of occupation	Us Occupancy	Third Party	Third Party	Community
ref	гторетту пате	Dual usage	ruipose oi occupation	оссирансу	occupation	occupier(s)	use
101					rights	occupier(s)	use
				Persons	rigino		
18	Castle Donington fire station	No	Fire and rescue station	14	None	n/a	None
	Birstall fire station	No	Fire and rescue station	7	Yes	Blood bike 3rd party telecoms &	None
20	Loughborough fire station					joint access with	
						LCoCo, Western	
		No	Fire and rescue station	39	Yes	Power and EMAS,	None
21	Melton Mowbray fire station						NHS falls
							prevention
		No	Fire and rescue station	34	Yes	3rd party telecoms	team x 12
	Not used Eastern fire station	No	Fire and rescue station	48	None	n/a	None
	Western fire station		Fire and rescue station	29	Yes	Fire Cadets x 12no	None
	Coalville fire station		Blue light hub (Fire and				
			rescue station, Police				
			station and Ambulance				
20	Ashby fire station		station) Fire and rescue station	52	Yes None	Police x 25+	None None
	Not used	NO	rife and rescue station	12	None	11/a	None
	Shepshed fire station		Fire and rescue station			Local Resilience	
	W S.	Yes	& Specialist Training	27	Yes	forum	Adhoc
29	Not used						
30	Central fire station					Princes Trust, Fire	
		.,	Fire and receive -t-+'-		V-	cadets x 12 & Blood bike	A -II
21	Migston five station		Fire and rescue station Fire and rescue station	41 25	Yes None		Adhoc None
	Wigston fire station Billesdon fire station		Fire and rescue station	8	None	n/a n/a	None
	Oakham fire station	140	The and rescue station	0	None	11/4	None
						3rd party telecoms,	
		No	Fire and rescue station	22	Yes	Rutland CC (CCTV)	None
	Uppingham fire station	No	Fire and rescue station	10	None	n/a	None
	Kibworth fire station	No	Fire and rescue station	12	None	n/a	None
36	Market Harborough fire station					Fire Cadets x 12 &	
						Cadets Joint Police,	Blood
		No	Fire and rescue station	15	Yes	EMAS & Fire	sessions
37	Lutterworth fire station						
		No	Fire and rescue station	31	Yes	3rd party telecoms	None
38	Hinckley fire station						English
							classes for
		No	Fire and rescue station	29	None	n/a	new arrivals to the UK
39	Mkt Bosworth fire station		Fire and rescue station	11	None	n/a	None
	Southern fire station						
			Fire and rescue station				
			& Fire Service Control				
		Yes	Centre	62	Yes	Major Incident Room	None
	Not used		описе (зенног				
42	Fire Service Headquarters		Management, Service				
			Assurance, Safer				
			Communities,				
			Operational Risk,				
			Professional Standards,				
			Information				
			Governance, Planning &				
			Performance, ICT,				
			Estate & Facilities, Finance & Human				
		No	Resources).	136	Yes	EMAS	None
	Fire Service Workshops and Stores	140	Workshops, Central	130	103	LIVIAS	710110
			Stores, Appliance and				
			Equipment & Central				
		Yes	Breathing Apparatus	16	None	n/a	None
	Learning and Development Centre					Joint access to the site with LCoCo,	
						Western Power and	
						EMAS. LCoCo access	
						through the L&DC	
		No	Training Centre	22	None	site.	None
	Forge Health		Health Centre	10	None	n/a	None
	Live fire Training	No	Fire training facility	n/a	None	n/a	None
	Live fire training/Fire Investigation		Fire training and Fire				
		No.	investigation facility	n/a	None	n/a	None
		NO	investigation racinty	11/4	None	11/4	Hone

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:

FV/MV - Fair Value/Market Value

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

² source LFRS Finance Section

Appendix D

						Costs				
LFRS ref	Property name	2017-18 Business rates ²	2017-18 Utility costs (Gas) ²	2017-18 Utility costs (Flectricity) ²	2017-18 Utility costs (Water) ²	2017-18 Maintenance	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		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	
	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	
	Not used									
23	Eastern fire station	18,099.00		-	6,868.75		n/a	7,979.00		
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	
	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									
	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	
	Not used									
	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									Rates under review following recent extension works &
20	Hinckley fire station	10,871.73 43,780.23		3,154.13 8,938.03	1,939.69 3,379.82	10,140.05 22,179.54	n/a n/a	4,561.10 22,709.80		increased running costs anticipated
_	Mkt Bosworth fire station	6,803.53						22 ,709.80 2,669.47		
	Southern fire station	84,783.00	•	21,767.86	4,952.40		1.00	23,717.90		
_	Not used	04,763.00	0,447.33	21,707.80	4,332.40	20,700.32	1.00	23,111.30	1,303.02	
	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	-		1,750.00		1.00	7,086.70		
	Learning and Development Centre	incl with Loughborough	incl with	,	incl with Loughborough		n/a	6,039.80		
	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

				Futu	re Development		
LFRS	Property name	Condition	Ave annual yrs 3-5	Condition	Ave annual yrs	Proposed	Notes
ref		Survey yrs 3-5	Condition Survey	Survey yrs 6-	6-10 Condition	changes	
		costs	costs	10 costs	Survey costs		
		(£)	(£/ann)	(£)	(£/ann)		
18	Castle Donington fire station	2,509.00	836.33	35,729.38	7,145.88		
	Birstall fire station	29,488.00	9,829.33	83,911.30	16,782.26		
	Loughborough fire station	25,100.00	5,025.00	55,512.55	20,702.20		
							Utility services to 3rd part
							telecoms and to the
							L&DC/LCoCo site. Foul
							l '
							drainage discharges to a
			40.456.00				pumping chamber within
		39,469.00	13,156.33	40,287.50	·		the land occupied by EMA
	Melton Mowbray fire station	11,564.00	3,854.67	29,143.13	5,828.63		
	Not used						
23	Eastern fire station	25,733.00	8,577.67	37,420.63	7,484.13		
	Western fire station	47,979.00	15,993.00	59,269.38	11,853.88		Fuel interceptor required
25	Coalville fire station						Colocation opportunity
							with EMAS agreed in
		25,396.00	8,465.33	46,179.38	9,235.88		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		
	Not used		,	·	,		
	Central fire station						Colocation opportunity
		70,283.00	23,427.67	173,200.78	34,640.16		with LCC being planned
31	Wigston fire station	24,956.00	8,318.67	44,192.50	8,838.50		men 200 benng planned
	Billesdon fire station	16,671.00	5,557.00	23,656.88	4,731.38		Storm drainage issues
	Oakham fire station						Storm dramage issues
		3,878.00	1,292.67	45,739.38	9,147.88		
	Uppingham fire station	37,125.00	12,375.00	16,225.00	3,245.00		
	Kibworth fire station	5,569.00	1,856.33	47,808.75	9,561.75		Storm drainage issues
	Market Harborough fire station	17,098.00	5,699.33	59,640.63	11,928.13		
37	Lutterworth fire station						Colocation opportunity
							with Police or EMAS being
		9,178.00	3,059.33	11,020.63	2,204.13		planned
	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						Utility services fed from
	· ·					Feasibility	Loughborough fire station
						design in	and into LCoCo part of the
						progress for	building. Foul drainage
						new FBU and	discharges to a pumping
						increased	chamber within the land
		9,034.00	3,011.33	30,071.25	6,014.25	footprint	occupied by EMAS
	Forge Health	,	,	,	,	Minor	, , ,
						refurbishment	
		6,944.00	2,314.67	16,551.56	3.310.31	at design stage	
	Live fire Training	5,544.50	_,514.07		5,510.51		Restricted burn licence
							twice per day and no
							burning permitted
							between 24 June and 1
		n/-	, I-	/-	- /-		
	live five Ameliain a /='	n/a	n/a	n/a	n/a		September
	Live fire training/Fire Investigation	n/a	n/a	n/a	n/a		
		1		l		l	I

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 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
	2,363,560