

Appendix A to Project Update: Training Facility - Service Leadership and Development Centre

Assessment of Sites

1. The five sites identified are a mixture of County Council land, City Council land, LFRS land and land owned by a third party organisation.

Option 1 - Lutterworth

2. There is a suitably sized piece of County Council owned land to the south west of Lutterworth, immediately adjacent to the A4303. The site is currently not developed, but the County Council have offered it as a potential site.



Figure 1 – Location of proposed site in relation to Lutterworth



Figure 2 – Site in detail

3. Strengths.

- a Suitable size – approx. 4.5 acres available.
- b Proximity to arterial routes.

4. Constraints.

- a Proximity to housing.
- b Likely to require developer fees so additional cost at 12.5% of the construction cost.

Option 2 - Quorn/Barrow Upon Soar

5. There is a suitably sized piece of County Council owned land between Quorn and Barrow upon Soar, in proximity to the A6. The site is currently not developed however there is ambition to develop a solar farm and 70,000 ft² industrial units on adjacent land.

6. Whilst the adjacent development will have no affect on the Leadership and Development centre development, it provides a precedent for planners to use sites in the locale for light industrial use.

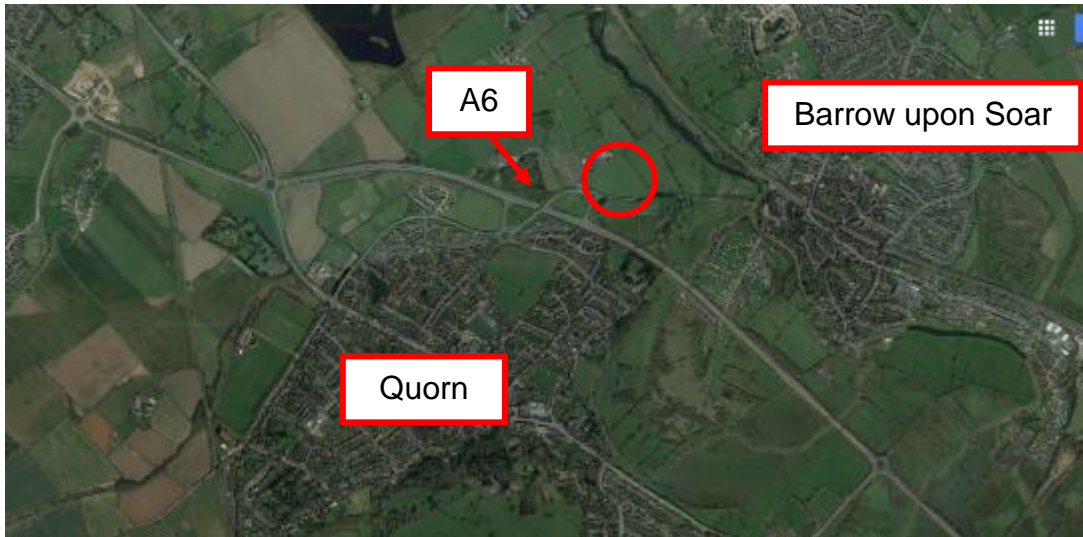


Figure 3 – Location of proposed site in relation to Quorn and Barrow upon Soar



Figure 4 – Site in detail

7. **Strengths.**

- a Suitable size – approx. 4.5 acres available.
- b Proximity to arterial routes.

8. **Constraints.**

- a Situated in a flood plain, remediation would incur additional cost which will not be known unless the design is developed at this site.

b Likely to require developer fees so additional cost of 12.5% of the construction value.

Option 3 - Beaumont Leys

9. There is a suitably sized piece of City Council owned land in Beaumont Leys. The site is currently a mixture of green space and potential housing, however a request for change for future development to light industrial has been submitted. The site is bordered by housing, green space, light industrial, leisure and retail facilities. Beaumont Leys Police Station is adjacent to the site.

10. The site is valued at circa £2million¹ on the assumption that the SHELA form for change of use to light industrial is approved. The cost could be offset if The Service were to deliver an access road to the adjacent the City Council Parks Depot as part of their project, currently valued at circa £150,000, and if the City Council were to take ownership of the Western Fire Station site, valued at c£400,000¹.



Figure 5 – Location of proposed site in Beaumont Leys

¹ CITY COUNCIL EBS Property Team valuation, recommend independent assessment on behalf of LFRS.



Figure 6 – Site in detail

11. Strengths.

- a Suitable size – approx. 7.5 acres available.
- b Proximity to arterial routes.
- c One Public Estate (OPE) opportunity to relocate Western Fire Station with a future cost saving of circa £2million of investment required on the current Fire Station.
- d If Western Fire Station relocated under OPE to the Beaumont Leys site, there is the potential for a land deal with the City Council purchasing the site of the current Fire Station to develop into housing and the value of the land being used to offset the cost of the new development.
- e No development fee.

12. Constraints.

- a Relocation of Western Fire Station will incur an additional 4 minute response time², this is unacceptable to The Service.
- b Known ground contamination will require remediation the cost of which will not be known unless the design is developed at this site.
- c If Western Fire Station is not relocated and the corresponding offset of the purchase price not applied, the cost for 4 acres to be circa £2million.

² LFRS Assessment dated 27 Nov 19. Summarised – additional 4 min response time if Western relocated to Beaumont Leys.

Option 4 - Caterpillar Desford

13. Talks have recently been held between LFRS and Caterpillar at Desford over utilising part of the Caterpillar site situated just to the south of the village. Whilst this is positive as it is a suitable size, it is very early on in the proposal and there are a lot of negotiations and contractual work that would be required to secure this site.



Figure 7 – Location of proposed site to the South of Desford



Figure 8 – Site in detail

14. Strengths.

- a Suitable size – approx. 4.5 acres available.
- b Potential to include full suite of training including off road driver training and water training.
- c Due to corporate social responsibility likely to be financially attractive.

d No development fee.

15. Constraints.

a Unknown entity, negotiations are in their infancy and the value of the land, how the land would be leased etc have yet to be agreed.

b Will require extensive negotiations, will take time.

c Currently relies on goodwill.

Option 5 - Existing Loughborough Site

16. The site currently houses a Fire Station and many of the current L&D functions. The Fire Station has spare infrastructure due to reduced crewing since it was constructed, and replicates some of the functions in the L&D centre such as breathing apparatus cleaning, showers and kitchen facilities.

17. The existing Fire Station requires investment, currently valued at circa £1.5million. This is a potential future saving as the Station would be refurbished as part of the development.

18. Although the site is small, there are potential engineering solutions to the space requirements which while they are likely to cost more in construction, will be more than offset by a reduction in land purchase, although the costs will not be known unless the design is developed at this site.

19. A previous assessment of this option was carried out and a report produced in February 2019. This identified a construction value only of circa £3.2million, although this is likely to rise to circa £4.5million given the additional requirements. A property agent is currently engaging with the other site occupants to determine whether they intend to move, timescales of any move and how much the land is worth.

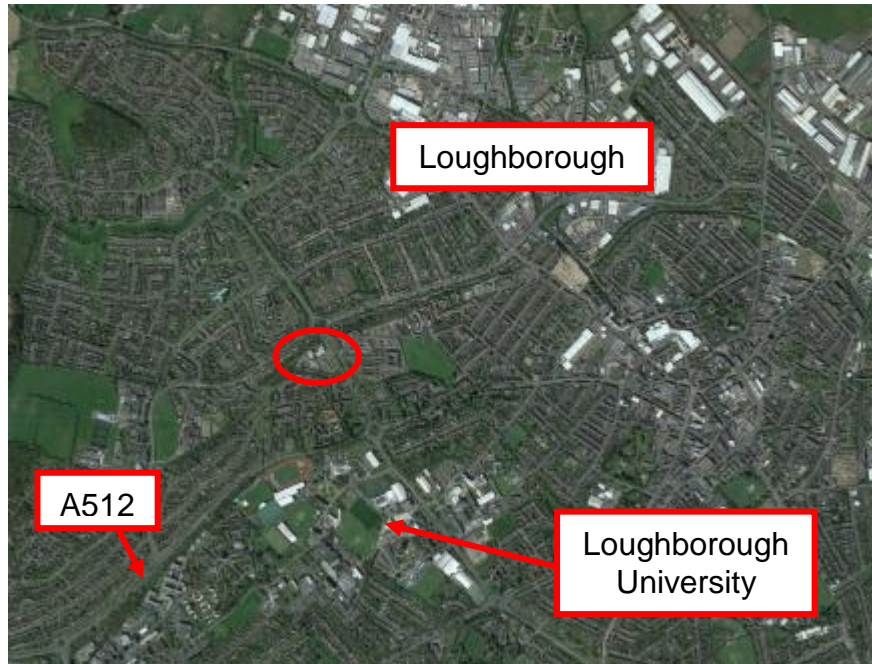


Figure 9 – Location of existing site in Loughborough



Figure 10 – Site in detail

20. **Strengths.**

- a Able to expand and refurbish the existing L&D facility, therefore a lower cost.
- b Ability to Phase the work and deliver a new Fire Behaviour Unit quickly.

c Potential future savings of circa £1million³ in refurbishment and improvements to the existing Fire Station.

d Shorter programme.

21. **Constraints.**

a Small site, circa 2 acres.

b Current Fire Training Unit has restrictive burn times, likely to require planning constraints over emissions.

³ Indicative costs submitted by LFRS Facilities Management team.