

PART 2 – CONFIDENTIAL FACTS AND ADVICE

DMFD234

Title: Additional Expenditure for Plumstead Fire Station and Lambeth River Station works

Information may have to be disclosed in the event of a request under the Freedom of Information Act 2000. In the event of a request for confidential facts and advice, please consult the Information Governance team for advice.

This information is not for publication until the stated date, because:

The figures included in this report are directly related to the amount of funding available to complete procurement actions, this is sensitive as suppliers tendering could adjust their prices higher to utilise more of the budget available.

Date at which Part 2 will cease to be confidential or when confidentiality should be reviewed:
31 March 2025.

Legal adviser recommendation on the grounds for not publishing information at this time:

In the event the information contained in this Part 2 is the subject of a request for information under section 1 of the Freedom of Information Act 2000 (the Act), it is considered that access may be denied on the basis that such information constitutes exempt information under section 43(2) of the Act.

Section 43(2) of the Act provides an exemption from disclosure where the release of such information would, or would be likely to, prejudice the commercial interests of any person (including the public authority holding it).

Public Interest Assessment

On balance, it is considered that the public interest in maintaining the exemption is greater than the public interest in disclosing the information contained in this Part 2 report. This is because disclosure by the LFC of the information contained in this Part 2 report before completion of the works for each project would be likely to have a detrimental effect on the LFC's commercial position and ability to secure best value in the procurement of the works and services detailed in the Part 2 report. The recommended period for non-publication of Part 2 is post the completion of the projects outlined, which is anticipated to be in March 2025.

Legal Adviser - I make the above recommendations that this information should be considered confidential at this time.

Name: Sonali Patel

Date: 1 March 2024

Confidential decision and/or advice:

This report requests that the Deputy Mayor for Fire and Resilience authorises the London Fire Commissioner to commit capital expenditure of up to £1.759m for the additional requirements for the Plumstead Fire Station refurbishment project and Lambeth River Station remedial works.

Breakdown of cost for additional expenditure

The underspends from the capital programme outlined below will be used to support enhanced specification for Plumstead Fire Station and cover the costs of linkspan disconnection and provide contingency for the Lambeth River Station project, as detailed in this report.

Lambeth River Station project

LFC-0379 approved commitment of capital of up to £3,800,000 for the Lambeth River Station remedial works. An increased budget is required for Lambeth River Station to make provision for project contingency and to cover the required linkspan disconnection. Inclusive of the proposed additional expenditure it will bring the total funding available for the remedial works to £4,371,822. The table below sets out details of the additional proposed expenditure:

Additional expenditure	Cost
Existing costs	£3,869,645
New: Babcock linkspan disconnection and reconnection	£142,698
New: Babcock contract contingency @15%	£359,479
Additional funding required	£502,177
Total expenditure (existing and new funding)	£4,371,822

Plumstead refurbishment project

LFC 0263x authorised expenditure of up to £6,195,000 to refurbish and extend Plumstead Fire Station. LFC-0715 authorised a further £803,078 of capital expenditure to bridge the gap between the tender submission and the approved budget. This brought the total funding available for the project to £6,998,078.

The specification of Plumstead Fire Station requires further additional funding to include decarbonization measures and address unforeseen costs, including a party wall settlement. The individual components which compromise a total request of £1,256,950 are shown below:

Component	Cost
Decarbonisation measures (Introduction of a substation and new power supply to achieve a carbon net zero fire station)	£475,000
Party wall award issues	£298,000
Additional insurances	£40,000
Sprinklers to roof void	£20,000
Additional excavations	£30,000
Lead paint removal	£80,000
Listed window supply	£19,000

Construction requirements	£131,000
Contingency 15%	£163,950
Additional funding required	£1,256,950

	Funding required
Lambeth River Station repairs and contingency	£502,177
Plumstead Fire Station	£1,256,950
Total required	£1,759,127
Total saving available to be reprofiled (See detailed table below)	£1,869,000

Finance comments

The LFC report aims to secure approval to use £1,759m of the £1.869m anticipated underspend relating to capital delivery programme for 2022/23 and 2023/24 detailed within LFC reports LFC 0533y and LFC 0614y (and set out in the table below) to fund the following projects:

River Station and Lambeth repairs	£502,177
Plumstead	£1,256,950
Total required	£1,759,127

The anticipated underspend would, if achieved, adequately cover the additional £1,759,127 capital expenditure required resulting in no financial impact on the capital programme medium term plan. The table below shows a high level status of progress in regard to the forecast underspends

	Project status	Savings
1	Projects complete and final account agreed	£870,000 (confirmed savings)
2	Projects complete but final account to be agreed	£772,000 (TBC)
3	Projects due to complete before 31/03/2024	£62,000 (TBC)
4	Projects due to complete in Q1 2024/25	£165,000 (TBC)
	Total	£1,869,000

Approximately 47% (£870,000) of the forecast underspend is now confirmed. On this basis, Property Services are confident the additional expenditure required can be provided for from within existing resources. In the unlikely event the overall underspend is lower than forecast, the capital programme has unallocated funds in each financial year which can be deployed during the lifespan of the programme.

The report below provides details of the completed projects within the LFC reports LFC 0533y and LFC 0614y and the estimated savings. This enables proper assessment of the financial impact of this reprofiling on the capital programme.

LFC Paper	Premises	Project	LFC funding £000's	Forecast project spend £000's	Difference £000's
LFC 0614y	Beckenham	Roofing	1,100	716	384
LFC 0614y	Barking	Roofing	450	450	-
LFC 0614y	Heston	Roofing	998	998	-
LFC 0614y	Ilford	Roofing	640	920	- 280
LFC 0614y	Wennington	Roofing	389	326	63
LFC 0614y	Bromley	Windows	445	389	56
LFC 0614y	Deptford	Windows	260	233	27

LFC 0614y	Eltham	Windows	250	243	7	
LFC 0614y	Kensington	Windows	360	298	62	
LFC 0614y	Erith	Electrical rewire	350	350	-	
LFC 0614y	Clapham	Mechanical services upgrade	220	199	21	
LFC 0614y	Richmond	Motorised gates	160	No longer required as revenue repairs were undertaken successfully	160	
LFC 0614y	Northolt	Heating	651	545	106	
LFC 0533y	Acton	Windows	398	273	125	
LFC 0533y	Forest Hill	Windows	250	165	85	
LFC 0533y	Northolt	Windows	184	178	6	
LFC 0533y	Park Royal	Windows	195	139	56	
LFC 0533y	Ruislip	Windows	195	160	35	
LFC 0533y	Southgate	Windows	195	182	13	
LFC 0533y	Stanmore	Windows	207	151	56	
LFC 0533y	Chelsea	Windows	350	387	-	37
LFC 0533y	Finchley	Windows	450	327	123	
LFC 0533y	Various	BA training centre refurb	1,107	1,107	-	
LFC 0533y	Various	Flag poles	137	This project was proposed in response to a government proposal that was not progressed	137	
LFC 0533y	Various	Roof edge protection	136	136	-	
LFC 0533y	Various	Motorised gates at 8 sites	1,100	655	445	
LFC 0533y	Eltham	Appliance bay floor	148	70	78	
LFC 0533y	Barking TC	Heating	207	133	74	
LFC 0533y	Eltham	Electrical rewire	326	259	67	
LFC 0533y	Dowgate and Erith	Appliance bay doors	323	323	-	
		Total	12,181	10,312	1,869	

Appendix

Appendix 2 – Part Two of LFC report 24-021 of the London Fire Commissioner