

PART TWO

Confidential facts and advice

Reprofiling of Capital Funding - 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 Governance Team for advice.

This information is not for publication because:

It contains information which is commercially sensitive.

Legal recommendation on the grounds of keeping the information confidential:

In the event the information contained in this Part Two and/or its appendix 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 can 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).

Here, it is considered that disclosure by the LFC of the information contained in this part 2 report would be likely to have a detrimental effect on the LFC's commercial position in the procurement of works and services detailed in the report, and therefore, would impact adversely on obtaining best value.

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:	Date:
Hameera Darr	24/01/2024

Confidential decision and/or advice

For the Deputy Mayor

1. That the Deputy Mayor for Fire and Resilience authorises the London Fire Commissioner to commit capital expenditure of up to £1.7599m the additional requirements for the Plumstead refurbishment project and Lambeth River Station remedial works.
2. This LFC decision will only be taken after further consultation with the Greater London Authority's finance and legal advisers and Corporate Investment Board.

For the London Fire Commissioner

1. Approves the reprofiling of savings generated in the LFB capital project programme covered by LFC 0533 and LFC 0614 to support the project requirements listed in this paper. These are estimated to be £1.759m.
2. Approves the agreed project works as set out in this report which includes contingency allowance in the total.
3. Delegates Procurement Authority, as defined in Section 3 of the Commissioner's Procurement Standing Orders, to the Assistant Director Technical and Commercial for each works' procurement exercise.

1. Introduction and background

- 1.1 The current capital delivery programme for 2022/23 and 2023/24 is primarily funded from the agreed funding detailed within LFC reports LFC 0533y and LFC 0614y. The majority of these projects are now complete and it is anticipated that spend will be £1.869m below the funding approval. It should be noted that there are a few projects that are not yet complete, so the final underspend is subject to change. Most of the savings are due to lower construction costs following competitive tender processes. It is proposed that two projects are removed from the programme. These are installing flag poles at all fire stations and roof repairs in Richmond Station.
- 1.2 LFC report 0690 confirmed that the repair works required at Lambeth River Station, situated at 8 Albert Embankment, would be funded from the Lambeth River Station budget. The funds for the Lambeth Station have been included in the capital programme as a separate budget line. The total value of the combined projects was expected to be £3,869,645.
- 1.3 Funds have been secured for the next two years of capital investment in the LFB estate, as outlined in paper LFC-0747y. This proposes investment confirmed in the Estate Capital Investment Programme (ECIP) up to March 2026 based on the estate condition surveys and staff assessments.

Lambeth River Station project

- 1.4 Costs for the Lambeth River Station and Lambeth Fire Station are proposed to be increased to allow for project contingency and to cover the required linkspan disconnection.

Description	Cost
Babcock contract to undertake maintenance	£2,396,527
Linkspan survey	£6,824

Removal of fendering	£30,000
Relocation of HMS President rib to allow for mooring of both Fire Boats	£9,000
Preparation works (from previous procurement rounds)	£426,408
Feasibility fees for new station options	£20,908
Babcock survey and proposal preparation fee	£70,543
Foam fender installation	£17,307
Generator replacement	£13,930
Fixed fendering repair works	£15,489
Redecoration and furniture	£90,709
Lambeth Fire Station repairs	£772,000
Total	£3,869,645
Governance total	£3,800,000
Babcock linkspan disconnection and reconnection	£142,698
Babcock contract contingency @15%	£359,479.05
Additional funding proposed	£502,177
Total required including contingency	£4,371,822

Plumstead refurbishment project

- 1.5 The specification of Plumstead Fire Station requires additional funding to include decarbonization measures and address unforeseen costs, including a party wall settlement. The total of these is shown below:

Issue	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
Total	£1,256,950

2. Objectives and expected outcomes

- 2.1 This paper recommends the use of these saved monies to deliver the required works across the estate to support the projects highlighted above:

	Funding required
River Station and Lambeth repairs	£502,177
Plumstead	£1,256,950
Total required	£1,759,127
Total saving available to be reprofiled	£1,869,000

3. Financial comments

- 3.1 This report aims to secure approval to use £1,759m of the £1.869m anticipated savings relating to capital delivery program for 2022/23 and 2023/24 detailed within LFC reports LFC 0533y and LFC 0614y to fund the following projects:

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

- 3.2 The anticipated savings adequately covers the capital expenditure funding for the additional requirements. If the savings are achieved as expected, this means no financial impact on the capital programme medium term plan. However, this report has mentioned that the £1.869m anticipated savings are yet to be ascertained as there are still a few projects not yet completed. So, the anticipated savings are subject to change.
- 3.3 The overall financial implication of these additional requirements cannot be correctly estimated in view of the uncertainty around the total savings arising from the capital delivery of the LFC reports LFC 0533y and LFC 0614y.
- 3.4 The report should provide details of the completed projects within the LFC reports LFC 0533y and LFC 0614y and the estimated savings. This will enable proper assessment of the financial impact of this reprofiling on the capital programme.

4. Legal comments

- 4.1 The legal comments are contained in Part 1 and this Part 2 above.

Confidential appendices and supporting papers - Appendix 1

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
				No longer required as revenue repairs were undertaken successfully	
LFC 0614y	Richmond	Motorised gates	160		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	-
				This project was proposed in response to a government proposal that was not progressed	
<i>LFC 0533y</i>	<i>Various</i>	<i>Flag poles</i>	<i>137</i>		<i>137</i>
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