

## Report of Assistant Chief Fire Officer: Director of Protection and Assets

### Property Update

#### Purpose of report

1. To provide Members the opportunity to scrutinise the Property update, specifically reviewing the Hereford Fire Station Update and Project Overview provided at Appendix 1.
- 

#### Recommendation

*It is recommended that having scrutinised the details of the Property update, specifically reviewing the Hereford Fire Station Update and Project Overview, those details be accepted and approved.*

#### Background

2. Due to the number of property projects that are now moving forward and the significant expenditure that will be incurred, the Committee will continue to be provided with regular updates on progress.

#### Budgets

3. Previous reports to the Committee have referenced the UK construction tender price index, and the associated inflationary pressures being seen across the building sector. Taking this into account the Treasurer is building in contingency funds in anticipation of our current capital build programme. Members will be updated as the projects develop, with particular regard to the largest projects which are still to be tendered, notably the North Herefordshire Strategic Training Facility.

#### Property Update

4. **Redditch Fire Station:** It was reported to the Committee meeting in March that fire crews occupied the new fire station in January. An official opening will be completed as part of a joint police / fire station open day on Sunday 28<sup>th</sup> September 2025.
5. **Hereford Fire Station:** An update was presented to Committee in March 2025. However, a further update, and project overview to date has been completed and provided at **Appendix 1** for members to scrutinise.

6. **North Herefordshire Strategic Training Facility:** Previous updates to the Committee have reported the additional modelling requested by the Environment Agency related to site flood risk. All queries have now been resolved, and planning permission has been granted.
7. A pre-tender process via a construction procurement framework to identify a suitable contractor to build the training facility has been completed. Officers are now considering submissions and reviewing specifications and costs. Proposals may need to alter to fall within the allocated budget, and Officers are currently exploring value engineering options with our cost consultants. Members will be updated when additional progress is made.
8. **Relocation of Training Centre to Wyre Forest Fire Station:** The last property update confirmed that a number of proposed layout options had been provided by the architects who completed the Wyre Forest development, and these had been reviewed by the DCFO and Training Centre managers.
9. Following the last update to Members, Officers have reviewed the use of the existing space at Wyre Forest Fire Station, and plans are now progressing to move Training Centre staff to available space in the existing facility. The initial plans to extend the existing High-Volume Pump building are still being progressed, which will provide options for the future if deemed necessary. Once the Training staff have fully occupied the Wyre Forest site, Officers will review the potential training centre requirements and impact on any future buildings that may be required. Following completion of minor ICT reconfiguration Training Centre Staff are due to move by the end of August 2025.
10. **Ross-on-Wye Working at Height Facility:** Following the last Committee update work has been completed at Ross-on-Wye Fire Station to provide a new 3-storey working at height facility (drill tower). This provides crews with a versatile facility that features a roof extension for roof ladder training, platforms and a trap door, balcony and ledges for Safe Working at Height (SWAH) training.
11. **Leintwardine Fire Station:** Following an extensive planning, design and consultation process a proposed extension and refurbishment to Leintwardine Fire Station has been awarded to a local Herefordshire building contractor. Works are due to commence in October, and the Committee will be updated as works progress.
12. **Operational Logistics:** A refurbishment of the offices, welfare facilities and communal areas has commenced at the Services Operational Logistics department at Malvern. The contractor has completed approximately fifty percent of the works, and when finished will provide staff with a clean and modern working environment.
13. **Planned and reactive property maintenance:** General maintenance and building works continue across the Service's estate. Notably, upgrades to insulation and modern electrical heating systems are being progressed at Kington and Leominster Fire Stations, which form part of the Services Environmental Sustainability plans.

## Site Disposals

14. **Former Kidderminster Fire Station:** As set out in the last property update, Officers continue to market the site, and Members will be updated when any prospective offer for the site is made.

## **Summary**

15. The property, development and maintenance programme is extensive and complex, but continues to move at pace. Members should be aware of the volatile and changing construction industry, combined with rapidly increasing costs of materials and labour. Officers are progressing all property related matters as quickly as resources permit in order to mitigate these costs wherever possible, whilst also meeting planning and other regulatory requirements.

## **Corporate Considerations**

<b>Resource Implications</b> (identify any financial, legal, property or human resources issues).	Note reference to the UK construction tender price index, and the associated inflationary pressures being seen across the building sector.
<b>Strategic Policy Links &amp; Core Code of Ethics</b> (identify how proposals link with current priorities & policy framework and align to the Core Code of Ethics).	Details underpin several key property, and environmental sustainability priorities for the Fire Authority.
<b>Productivity &amp; Efficiency</b> (Identify how proposal improves productivity or efficiency).	All new building proposals have been carefully considered, e.g. new turn-out system at Redditch and Hereford Fire Stations.
<b>Risk Management / Health &amp; Safety</b> (identify any risks, the proposed control measures and risk evaluation scores).	None.
<b>Consultation</b> (identify any public or other consultation that has been carried out on this matter).	The capital build programme (Redditch, Hereford, and North Herefordshire Strategic Training Facility) and Leintwardine extension projects have been fully consulted on via the Local Authority planning process.
<b>Equalities</b> (has an Equalities Impact Assessment been completed? If not, why not?).	None.

<b>Data Protection Impact Assessment</b> (where personal data is processed a DPIA must be completed to ensure compliant handling).	None.
--	-------

## Appendices

Appendix 1: Hereford Fire Station Update & Project Overview