

Report of Assistant Chief Fire Officer / Director of Protection and Assets

Property Update

Purpose of report

1. To provide an update for Members on the current property programme.
-

Recommendation

It is recommended that the property update and progress of the capital build programme and property maintenance is noted at:

- i) Broadway Fire Station*
- ii) Redditch Fire Station*
- iii) Hereford Fire Station*
- iv) North Herefordshire Strategic Training Facility*
- v) Relocation of Training Centre to Wyre Forest Fire Station*
- vi) Planned and reactive property maintenance*

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, notably Redditch and Hereford Fire Station builds.

Property Update

4. **Broadway Fire Station:** Construction work is progressing well on site and is on target to be completed in January 2024 as per the project programme. The external walls and roof structures are in place, with the majority of the internal blockwork now erected.
5. **Redditch Fire Station:** Since the last update, the enabling and ground remediation works have been completed and construction work has commenced. Foundation piling has started and ground beams are being

installed, as well as the foul and storm drainage infrastructure. Work on the steel frame started in July, and the project is currently on target to complete within the scheduled 86 week programme.

6. **Hereford Fire Station:** It was reported at the Committee meeting in March 2023 that a contractor had been selected and that they were working with the design team to develop the detailed designs and specifications whilst we waited for the decision on the planning application. Since the last committee planning permission has been granted (April 2023), and detailed designs are due to be completed in early September.
7. The design team are working to discharge the pre-commencement conditions set by Herefordshire Council, issued at the time of planning approval, and consultation with staff and key stakeholders continues. Alternative sites are being identified as potential temporary locations for the fire station during the proposed construction works at St Owen Street, alongside the likely enabling works and associated costs at each.
8. **North Herefordshire Strategic Training Facility:** At the last Policy and Resources Committee meeting it was reported that a full planning application was submitted to Herefordshire Council on the 20th December 2022, and is still pending a decision.
9. During the course of the application the Environment Agency requested further information in relation to site flood risk. Following extensive discussions an updated flood risk assessment and additional modelling has recently been submitted to Herefordshire Council, and is currently being reviewed.
10. A tender process via a construction procurement framework to identify a suitable contractor to build the training facility has also commenced.
11. **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. A meeting has been scheduled in late August to meet with the architects to further develop plans in preparation to submit a planning application to Wyre Forest District Council.
12. **Planned and reactive property maintenance:** General maintenance and building works continue across the Service's estate.

Site Disposals

13. **Former Kidderminster Fire Station:** As set out in the last property update, Officers arranged for a ground investigation survey to be undertaken in order to provide greater certainty to prospective purchasers. Survey work has been carried out and the issued report is being reviewed, it identifies the need for additional intrusive investigation and recommends three options, these are currently being considered.

Conclusion / Summary

14. 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. Officers are progressing all property related matters as quickly as resources permit in order to mitigate these costs wherever possible.

Corporate Considerations

Resource Implications (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.
Strategic Policy Links & Core Code of Ethics (identify how proposals link with current priorities & policy framework and align to the Core Code of Ethics).	Details underpin a number of key property priorities for the Authority.
Risk Management / Health & Safety (identify any risks, the proposed control measures and risk evaluation scores).	None.
Consultation (identify any public or other consultation that has been carried out on this matter).	None.
Equalities (has an Equalities Impact Assessment been completed? If not, why not?).	None.
Data Protection Impact Assessment (where personal data is processed a DPIA must be completed to ensure compliant handling).	None.