

## **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, and*
- 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 main building structure is complete, and internal works are continuing at pace. The old fire station building has now been demolished, and external works, including drainage are a current focus by the contractor.
5. **Redditch Fire Station:** Since the last update, foundation piling and drainage works have been completed, together with the building steel frame. The project is currently on target to complete within the scheduled 86 week programme.
6. **Hereford Fire Station:** It was reported at the last Committee meeting that a contractor had been selected and was working with the design team to develop the detailed designs and specifications. This work is continuing to enable a final tender valuation to be presented to Officers.
7. The design team are continuing to work 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. An independent report has been completed reviewing the availability of alternative sites for a temporary fire station location during the proposed construction works. A preferred site has been selected, and legal work is being progressed.
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 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 closed, and contractor interviews are progressing at the time of publishing this paper.
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 taken place with architects, who are further developing plans for sign-off, prior to submitting 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. Notably, a new waste and recycling contract has commenced and links to the Environmental Sustainability Plan 2021-25.

### 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.

### **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**

<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 a number of key property priorities for the Authority.
<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).	None.
<b>Equalities</b> (has an Equalities Impact Assessment been completed? If not, why not?).	None.

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