

Report of the Head of Legal Services

Delivering a Wyre Forest Emergency Services Hub

Purpose of report

1. To provide clarity about the next stages required to move forward the project to deliver an emergency services hub for the Wyre Forest area.
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Recommendation

It is RECOMMENDED that the progress towards acquisition of the site and commencement of design stages be noted.

Introduction and Background

2. Following an extensive public consultation exercise the Service explored two locations as options for a new emergency services hub in the Wyre Forest area. On 11th October 2016, the Fire Authority gave approval of the Stourpoint 5 site as the preferred location for the emergency services hub, at that time on the basis of an offer for part of the total site area that was available. Following negotiations with the site owner, an offer for the full site area as indicated on the plan attached as Appendix 1 was accepted subject to planning and heads of terms being drafted for the purchase contract.

Next Stages

3. The purchase has been agreed conditional on satisfactory site investigations. Place Partnership are undertaking site investigations in anticipation of the design, specification and application for planning permission for the new building. Some site information is available that will inform the site investigation process and as the site has been previously subjected to industrial use, some site contamination and therefore remediation prior to construction should be expected.
4. Place Partnership have commenced procurement of professional services to carry out the detailed design and are consulting closely with officers of the Service to develop the design brief. Once detailed design has been completed, a planning application will then be submitted.

5. The procurement route for the main contractor will run in parallel with these planning stages so that once a planning application is successful and acquisition of the site completed, the construction of the building can commence immediately.
6. The current expectation is that we hope to be in a position to submit a planning application by the summer and subject thereto, construction would hopefully commence early 2018 with completion by the end of that year. The Policy and Resources Committee will be updated as significant milestones are achieved.

Conclusion

7. Negotiations on the purchase of the site are currently being finalised and in the meantime Place Partnership, in conjunction with officers, are progressing the design brief for the building.

Corporate Considerations

Resource Implications (identify any financial, legal, property or human resources issues)	The development budget for the scheme has previously been approved by the Authority and is included within the capital programme
Strategic Policy Links (identify how proposals link in with current priorities and policy framework and if they do not, identify any potential implications).	The development of the Wyre Forest hub builds upon 'Our Strategy' to provide appropriate premises in the right locations that enables our staff to carry out their roles effectively and our commitment to work in partnership with other agencies.
Risk Management / Health & Safety (identify any risks, the proposed control measures and risk evaluation scores).	Costs will be closely controlled to ensure that the project is delivered within budget
Consultation (identify any public or other consultation that has been carried out on this matter)	See previous reports to Fire Authority
Equalities (has an Equalities Impact Assessment been completed? If not, why not?)	See previous reports to Fire Authority

Supporting Information

Appendix 1 – Site Plan

Background papers – Previous Fire Authority reports

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