

meeting **NOTTINGHAMSHIRE AND CITY OF NOTTINGHAM
FIRE & RESCUE AUTHORITY**

FINANCE AND RESOURCES COMMITTEE

date **15 September 2006** agenda item number

REPORT OF THE CHIEF FIRE OFFICER

LAND AND BUILDINGS UPDATE

1. PURPOSE OF REPORT

To inform Members of the progress of current programme projects and of new developments in respect of the acquisition / disposal / construction / refurbishment of buildings and land.

2. BACKGROUND

Members will be aware that the Authority has an extensive Capital Programme related to property which it has maintained over a number of years. This programme is divided up into a number of key areas. This report sets out under each of those key areas the progress and proposals to date.

3. REPORT

3.1 Major Projects

3.1.1 Hassocks Lane : New Community Fire Station

The new fire station, anticipated to go operational in Spring 2008, will replace two conventional, outdated fire stations (at Beeston and Dunkirk) with a modern, flexible Community Fire Station which will provide a large garaging facility for New Dimension, fleet and additional administration / conference / training facilities. Planning consent for this project was granted in June. An internal project team has been convened to provide a detailed brief and liaise with the (external) design team, which is being recruited via competitive tenders - invitations have been issued to the County Council and private consultants.

3.1.2 Community Safety Offices

The Service has been unable to satisfactorily accommodate the Community Safety Team within its existing building stock and has therefore been seeking alternative premises to purchase or rent. A suitable building has been found in a former medical centre at 571 Farnborough Road, Clifton. The Authority's offer has been accepted and the purchase is currently being processed by our legal advisors, Browne Jacobson. Some internal alterations will be necessary before the premises can be occupied, so a moving date for Community Safety is not known at the time of writing.

3.1.3 Central Fire Station

The existing fire station in Shakespeare Street is unsuitable in design and condition for modern purposes and could be located more appropriately for both community and emergency response purposes. The Fire Service, Police and City Council have been holding joint discussions for several months on the potential for the whole Guildhall site, and these are still ongoing. A number of expressions of interest have already been received from potential developers.

3.1.4 Fire Service Headquarters New Entrance Block

The current main entrance to headquarters is inaccessible to some disabled visitors, therefore a new entrance block is to be built onto the dining room frontage which will also release / create additional office and conference facilities. Planning consent was granted in July and a project team has been convened to carry the design and construction forward. Site works are expected to commence in October 2006 and be completed in June 2007.

3.2 Minor Works

A schedule of minor works projects for 2006/07 is attached as Appendix A to this report.

3.3 Miscellaneous Projects

3.3.1 Disability Discrimination Act (DDA) Programme

The majority of essential / urgent improvements recommended by the DDA consultant have been completed and the remainder will be undertaken in 2006/07 within the wider minor works projects identified in Section 3.2 above. A number of desirable but non-essential improvements – usually on retained stations – will be addressed as and when other works are required on the particular premises.

3.3.2 Shift Change

The introduction of Shift Change in January 2007 will, inter alia, entail the removal of dormitory facilities from wholetime stations and create opportunities for the better configuration of premises in alignment with current policies and strategic planning. Some short term changes, to benefit from the opportunities arising, will be planned over the coming weeks, but permanent alterations will require a more holistic approach and are not expected to be introduced before 2007/08.

3.3.3 Condition Surveys

A programme of (quinquennial) structural surveys of all premises will be commissioned this year, and the reports will contribute to the holistic planning referred to in 3.3.2 above.

3.3.4 Station Signage

Replacement of the outdated exterior signage on stations can commence this year now that the new corporate branding is being finalised.

3.4 Projects Completed in 2006/07

3.4.1 Harworth Fire Station

The new station was completed on 23 June 2006 and officially opened by the Chair of the Fire & Rescue Authority on 18 July 2006.

3.4.2 Service Development Centre Shower Block

A second shower block has been built at the Service Development Centre as part of the equalities programme to improve facilities for female employees. The construction works were completed in July 2006.

4. **FINANCIAL IMPLICATIONS**

All projects will be contained within the capital and revenue budgets already agreed

5. **PERSONNEL IMPLICATIONS**

There are no personnel implications arising from this report.

6. **EQUALITY IMPACT ASSESSMENT**

There are no equalities issues arising from this report, though the Equalities Officer is consulted on all project designs as appropriate

7. **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications arising from this report, though the Health & Safety Team and Risk Manager are involved in all projects as appropriate.

8. **RECOMMENDATIONS**

That Members note the contents of this report.

9. **BACKGROUND PAPERS FOR INSPECTION**

None.

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175 Newark Fire Station - DDA, Water Management, Equalities (Shower facilities), External decoration	5 days	04-Sep-06	08-Sep-06
Six Months Defects	5 days	04-Sep-06	08-Sep-06
176 Southwell Fire Station - DDA, Water Management, Heating, Equalities (shower and toilet facilities)	135 days	03-Apr-06	06-Oct-06
Preparation	40 days	03-Apr-06	26-May-06
Pre Tender Estimate	5 days	15-May-06	19-May-06
Tender	20 days	24-Jul-06	18-Aug-06
Site	35 days	21-Aug-06	06-Oct-06
177 Retford Fire Station DDA, Water Management, Heating, Equalities (shower and toilet facilities)	35 days	02-Apr-07	18-May-07
Site	35 days	02-Apr-07	18-May-07
178 Edwinstowe Fire Station Int. alterations to kit / storage area, DDA, Equalities (shower facilities), water mgt	171 days	28-Apr-06	22-Dec-06
Planning	0 days	28-Apr-06	28-Apr-06
Preparation	20 days	29-May-06	23-Jun-06
Pre Tender Estimate	5 days	19-Jun-06	23-Jun-06
Tender	26 days	04-Aug-06	08-Sep-06
Site	55 days	09-Oct-06	22-Dec-06
179 Collingham Fire Station - External decoration, fencing / gate, DDA, Shower facilities, Water mgt	30 days	05-Mar-07	13-Apr-07
Site	30 days	05-Mar-07	13-Apr-07
192 SDC Ollerton - Extension to kitchen. Alterations to training room and admin offices	40 days	05-Mar-07	27-Apr-07
Site	40 days	05-Mar-07	27-Apr-07

184 HQ Occupational Health Extension - Single storey conservatory style extension to Gym, alterations to showers and toilets	220 days	09-Jan-06	10-Nov-06
Preparation	20 days	09-Jan-06	03-Feb-06
Tender	20 days	03-Apr-06	28-Apr-06
Site	50 days	04-Sep-06	10-Nov-06
206 Water Services Central Fire Station	5 days	10-Aug-06	16-Aug-06
Six Months Defects	5 days	10-Aug-06	16-Aug-06
207 Arnold Fire Station - Int alteration to toilet and showers (Equalities), DDA, Water Management	135 days	27-Feb-06	01-Sep-06
Tender	30 days	27-Feb-06	07-Apr-06
Site	45 days	03-Jul-06	01-Sep-06
208 Carlton Fire Station Int alteration to toilet and showers (Equalities), DDA, Water Management	50 days	14-Aug-06	20-Oct-06
Consultation with Station personnel	50 days	14-Aug-06	20-Oct-06
212 Water Remediation Services - Legionnella risk assessment	10 days	14-Aug-06	25-Aug-06
Six Months Defects	10 days	14-Aug-06	25-Aug-06
214 Bestwood Lodge Resurfacing Ph 1 - resurfacing of top drive and car park areas, and a small amount of DDA work	5 days	24-Jul-06	28-Jul-06
Six Months Defects	5 days	24-Jul-06	28-Jul-06
215 Stockhill Resurfacing - Resurfacing of station yard, surface marking to rear and front, external DDA	5 days	27-Nov-06	01-Dec-06
Six Months Defects	5 days	27-Nov-06	01-Dec-06
211 Electrical Periodic Surveys	50 days	02-Apr-07	08-Jun-07
218 Blidworth Fire Station - Boundary fencing, gate, DDA, landscaping	30 days	08-May-06	16-Jun-06
Site	30 days	08-May-06	16-Jun-06

225 Bestwood Lodge Resurfacing Ph2 - to be incorporated within canteen extension	0 days	23-May-05	23-May-05
222 Bingham Gym Feasibility (Barn) - awaiting feedback from NFRS	0 days	23-May-05	23-May-05
238 Stockhill DDA - internal compliance work	55 days	03-Jul-06	15-Sep-06
Preparation	10 days	03-Jul-06	14-Jul-06
Tender	15 days	17-Jul-06	04-Aug-06
Site	10 days	04-Sep-06	15-Sep-06
262 Eastwood Fire Station (Resurfacing) - waiting for feedback re LIFT operation	50 days	31-Jul-06	06-Oct-06
Tender	25 days	31-Jul-06	01-Sep-06
Site	5 days	02-Oct-06	06-Oct-06
263 Worksop Fire Station - Internal shower and toilet facilities (Equalities, DDA, Water management	225 days	17-Jul-06	25-May-07
Preparation	75 days	17-Jul-06	27-Oct-06
Tender	25 days	08-Jan-07	09-Feb-07
Site	40 days	02-Apr-07	25-May-07
264 Ashfield Fire Station - Int alt to JO dorm, bar area to provide training facilities and office, ext fencing, gate and RTC	225 days	17-Jul-06	25-May-07
Preparation	75 days	17-Jul-06	27-Oct-06
Tender	25 days	08-Jan-07	09-Feb-07
Site	40 days	02-Apr-07	25-May-07
HQ Canteen Extension			
Contract Period	442 days?	02-Oct-06	10-Jun-08
Appointment of Contractor	1 day?	02-Oct-06	02-Oct-06
Health and Safety Plan Check	2 days?	05-Oct-06	06-Oct-06
Start on Site	1 day?	09-Oct-06	09-Oct-06
Contract Period	175 days?	09-Oct-06	08-Jun-07
Completion of Works	1 day?	08-Jun-07	08-Jun-07
Defects Period	262 days?	08-Jun-07	09-Jun-08
Final Certificate	1 day?	10-Jun-08	10-Jun-08