



NOTTINGHAMSHIRE
Fire & Rescue Service
Creating Safer Communities

Nottinghamshire and City of Nottingham
Fire and Rescue Authority
Finance and Resources Committee

PROCUREMENT AND ESTATES PROJECT PROGRESS REPORT

Report of the Chief Fire Officer

Agenda Item No:

Date: 09 January 2009

Purpose of Report:

To update Members on the work which has been completed over the last twenty four months with regard to the refurbishment of the properties owned by Nottinghamshire Fire and Rescue Service.

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1. BACKGROUND

- 1.1 Some two years ago, a condition survey was carried out for all of the properties in the portfolio, and from this, a plan was developed to refurbish stations, whilst at the same time incorporate the requirements of the Disability Discrimination Act (DDA), reduce the risk from the Legionella , and generally to provide clean stations, free of asbestos.
- 1.2 The works carried out also took into account sustainability issues, environmental issues and incorporated improvements to ensure efficient use of resources, including water, electricity and gas.
- 1.3 The welfare of the staff has been taken into account to ensure all stations have facilities for multi gender use, and fitness areas to ensure the staff maintain a desired level of physical fitness to cope with their operational activities.
- 1.4 Stations are provided with a main community / training room, that supports work with the community and provides localised training facilities. Such rooms are fitted out with audio / visual equipment as well as hard wired audio loops for hearing impaired persons.
- 1.5 This report sets out for Members the work which has been undertaken by the Estates function since the survey was carried out and provides a 'look forward' for planned activities during 2009/10.

2. REPORT

- 2.1 The Property Strategy Group has determined priorities for the ongoing refurbishment/improvement of premises and a Capital Programme has been developed within the overall financial strategy to ensure that all the issues arising from the condition surveys can be addressed in a planned way.
- 2.2 The following works have been completed during the period under review:

Edwinstowe FS – Extension/Refurbishment (GBS/178)	
Project Status:	Completed 30/03/07
Final Account:	£215,000.00

Collingham FS - Extension (GBS/179)	
Project Status:	Completed 21/01/08
Final Account:	£340,550.00

Bingham FS – Gymnasium Refurbishment (GBS/222)	
Project Status:	Completed 09/05/08
Final Account:	£14,920.16

Clifton Community Centre – General Alterations (GBS/390)	
Project Status:	Completed 20/06/08
Final Account:	£69,239.15

Warsop FS – Refurbishment & Extension (GBS/326)	
Project Status:	Completed 05/09/08
Final Account:	£298,717.31

Newark FS – Shower Refurbishment – Phases I & II (GBS/393)	
Project Status:	Completed 13/10/08
Final Account:	£100,811.33

2.3 The following schemes are due for completion before the end of 2008/9

Eastwood FS – External Re-surfacing (GBS/262)	
Project Status:	Mobilisation
Contract Sum:	£17,247.75

West Bridgford – Extension to Stores (GBS/351)	
Project Status:	On Site
Contract Sum:	£37,618.07
Target on Site Completion:	Friday 5 December

Access Control – Various Stations	
Project Status:	Due for completion December 2008
Contract Sum:	Budget £180,000

Workshop FS – Internal Shower Refurbishment (GB/263)	
Project Status:	On Site
Anticipated Final Account:	£199,000.00
Target Completion:	February 2009 (four phases of work with no overlap)

Stapleford FS – Refurbishment/Extension (GBS/266)	
Project Status:	Hand over mid-December
Anticipated Final Account:	£285,000.00

Fuel Tank Project – Various Sites (GBS/312)	
Project Status:	Tender Period
Client Budget:	£200k
Target On Site Date:	January 2009
Contract Period:	4-6 weeks

2.4 The following projects are due for completion during 2009/10

Southwell FS – Phase 2 Extension & Internal Alterations (GBS/391)	
Project Status:	Tender Adjudication
Expected Tender Sum:	£290,000.00
Target On Site:	tba
Contract Period:	27 weeks (approx)

HQ Decorations	
Project Status:	Tender Preparation
Anticipated Budget:	£100k
Target On Site:	New Year
Contract Period:	12 weeks

Misterton FS - Refurbishment	
Project Status:	Design & Planning
Anticipated Budget:	£250k
Target On Site/Completion:	April 2009
Contract Period:	Approx. 28 weeks

Tuxford FS – Refurbishment/Extension/Externals (GBS/342)	
Project Status:	Design & Planning
Anticipated Budget:	£275k
Target on Site/Completion:	June 2009
Contract Period:	Approx. 28 weeks

East Leake – Refurbishment (GBS/324)	
Project Status:	Design & Planning
Anticipated Budget:	£250k (subject to condition survey requirements)
Target On Site:	August/September 2009
Contract Period:	28 weeks

Bingham Barn – Barn Refurbishment (GBS/413)	
Surveyor:	SR/RF
Anticipated Budget:	£175k (tender indices adjustment for March 2009)
Project Status:	Planning received
Target Issue:	March 2009

Mansfield Office Refurbishment (GBS/462)	
Project Status:	Feasibility
Client Budget:	tba
Target on Site Completion:	tba
Contract Period:	tba subject to proposals
Comments:	Feasibility report issued

- 2.5 This programme of work has been extensive and Members will note that it does not include the work carried out at Highfields or any of the work that is planned for the rebuild of Carlton.
- 2.6 The Service has now developed a modular system whereby a standardised approach to design, health and safety, and working methods on the stations is taken at the beginning of each project in order to engineer costs out during the design phase. This approach has made the implementation of projects much smoother as project managers, users and contractors know exactly what is required as an outcome from each project.
- 2.7 Close working with all user departments, including IT, Comms, Equalities, Health and Safety, station personnel, designers and stakeholders is encouraged from the beginning and regular monthly progress meetings are held on site and budget monitoring is done in liaison with Finance.
- 2.8 Because of the knowledge that has been gained from the development of properties over the past 12 months, the Service is now able to issue a single tender for the refurbishment of three stations over the coming financial year. This should result in an attractive package to potential tenderers, whilst at the same time lead to greater economies and efficiencies of the work required to be carried out.

3. FINANCIAL IMPLICATIONS

There is no doubt that the adoption of the modular approach has led both to reduced overall costs and more certainty of outcomes. It is clear that the actual cost of refurbishments currently being achieved is within the assumptions used for the medium term financial strategy and the plans for capital sustainability.

4. HUMAN RESOURCES AND LEARNING AND DEVELOPMENT IMPLICATIONS

There are no human resources and learning and development implications arising from this report.

5. EQUALITY IMPACT ASSESSMENT

Equalities is one of the key drivers for station refurbishments and alterations. Issues such as accessibility and the accommodation of fire fighters of both sexes are key considerations in the design of the Authority's premises.

6. CRIME AND DISORDER IMPLICATIONS

There are no crime and disorder implications arising from this report.

7. LEGAL IMPLICATIONS

There are no legal implications arising from this report aside from a requirement to comply with the DDA and various pieces of health and safety legislation.

8. RISK MANAGEMENT IMPLICATIONS

The risk management implications arising from this report chiefly relate to the avoidance of three main risks:

- i) That the Service continues to be able to provide an appropriate range of service from premises which are both fit for purpose and appropriately located.
- ii) That Service premises comply with all current legislation specifically relating to DDA compliance and health and safety.
- iii) That the facilities for staff, particularly changing and showering arrangements, are appropriate for a modern and diverse workforce.

9. RECOMMENDATIONS

That Members note the contents of this report.

10. BACKGROUND PAPERS FOR INSPECTION (OTHER THAN PUBLISHED DOCUMENTS)

None.

Frank Swann
CHIEF FIRE OFFICER