



**NOTTINGHAMSHIRE**  
**Fire & Rescue Service**  
*Creating Safer Communities*

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

# HIGHFIELDS STATION UPDATE

Report of the Chief Fire Officer

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**Agenda Item No:**

**Date:** 09 January 2009

**Purpose of Report:**

To update Members on the progress of this major project.

## CONTACT OFFICER

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## **1. BACKGROUND**

- 1.1 Members of the Finance and Resources Committee have asked to be kept informed of progress on the project to build a new fire station at Beeston (Highfields Fire Station) by way of regular reports.
- 1.2 As the project is approaching completion this will probably be the last of the interim reports and the next report to be received by this Committee will be the final out-turn report.

## **2. REPORT**

### **Project Progress**

- 2.1 Progress on the project is steady, and has been supported by the efforts of the contractors – Allenbuild – who have encountered numerous difficulties with the project. These have been a combination of design changes introduced by the Service and also interruptions in the project build programme caused by other adverse external influences such as drainage problems, Highways late approvals and easements. The programme will be delayed because of these factors and hence are detailed in the following section.

### **Post Contract Changes**

- 2.2 A revised traffic management plan has resulted in changes to the access and exiting of vehicles and the traffic flow of appliances on the station. This was to ensure effective use of facilities including fuelling points, wash down areas, and entrance into the appliance bays. This has affected both planning permission and Highways approvals
- 2.3 The Training Platform has been enhanced to provide extra training facilities, in the manner of a descending dry sewer. This is to provide confined space training on site for the Specialist Rescue Team, although access will be made available for other units to be trained.
- 2.4 The laundry area has been enhanced to provide correct washing and disinfecting of the clothing and personal protective equipment (PPE) used by the Specialist Rescue Team. Additional drying equipment is also to be installed to support this requirement.
- 2.5 The personal locker area required to be completely redesigned to accommodate the current requirements of equality issues within the Service. This new design will form the basis for all new locker areas in the Service, as it provides a flexible approach whilst maintaining both privacy and dignity for staff.

- 2.6 The viewing gallery was enhanced to accommodate facilities for the Community as well as providing for a lift for disabled persons and therefore compliance with the Disability Discrimination Act. This lift will enable members of the community who may have difficulties with mobility to fully access this facility.
- 2.7 The front apron has been improved to accommodate a surface that will be resilient to a wide range of vehicles that will be using the yard, including the Incident Response Unit and its fork lift operation.
- 2.8 The building incorporates a built in sprinkler system that provides safety to both life and premises as well as setting an appropriate example to other designers of commercial buildings.
- 2.9 The building has fitted an increased security access system that increases the resilience of its operation.
- 2.10 The water harvesting tank will provide grey water for training purposes and thus reduce demand on mains water.
- 2.11 The appliance bay floor covering specification has been increased to ensure at least a 10 year warranty, under intense use. The surface was re-specified after discussions with West Midland Fire Service, who have used the same surface successfully.
- 2.12 A canteen and dining area has been introduced, not only to provide refreshments to the operating crews, but also as a provision for refreshments for potential and unforeseen circumstances. This was not in the original design brief.
- 2.13 Delays to the project have been caused by protracted negotiations with Broxtowe Borough Council with regards to easements across their land as well as a ransom strip owned by Wilson Bowden.
- 2.14 The project is now being delayed because of protracted issues with regards to the grant of S278 from the audit department of Nottinghamshire County Council.

## **LATEST COST ESTIMATES**

- 2.15 The overall capital budget for the project was £7.8m and the latest cost estimates show that the costs are expected to be almost exactly this. However, it must be borne in mind that there may be some additional costs relating to additional professional fees which are unknown at present.

2.16 The breakdown of costs is given in the following table:

		£000s	£000s
<b>Capital Budget</b>			
	Programme		1,300
	Variation Sept 07		1,100
	Capital Receipt		5,400
	<b>Total</b>		<b>7,800</b>
<b>Projected Costs</b>			
	Contract Sum	4,715	
	Adjustments to sum	40	
			4,755
	Contingency Adjustments	-30	
	Mechanical Adjustments	28	
	Electrical Adjustments	29	
	Omit Provisional Sums	-257	
	Add Provisional Sums	185	
	Building Variations	390	
	Extension Claim	68	
			413
	Land Purchase		2,000
	Professional Fees		485
<b>Service Costs</b>			
	IT/Comms	30	
	Telephone System	16	
	Land Easement	100	
			146
<b>Total</b>			<b>7,799</b>

2.17 Full breakdowns of the above costs will be made available to Members at the meeting

### **PRACTICAL COMPLETION DATE**

2.19 At the meeting of the Finance and Resources Committee in October the anticipated completion date was given as 11 January 2009, but this has now slipped to 23 January 2009 due to some of the issues highlighted. The

original completion date was to have been 5 December 2008 and therefore overall slippage of seven weeks has occurred since project inception. This is not considered to be particularly serious for a project of this size and given the difficulties that have been encountered.

2.20 The date by which Dunkirk Fire Station must be vacated is 24 January 2009 and therefore a contingency plan to temporarily relocate appliances to Beeston will be invoked. This deadline is somewhat tighter than was envisaged, however Members will recall that the sale of Dunkirk was negotiated on the assumption that building could be started on the Highfields site some six months earlier than was actually achieved due to planning problems.

2.21 It is not proposed to bring a further cost report to this Committee until such time as all of the final costs have been accumulated and a full end of project report can be compiled.

### **3. FINANCIAL IMPLICATIONS**

The financial implications are set out in the main body of this report.

### **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**

An equality impact assessment has been previously undertaken for this project to take account of its impact on both the workforce and the community.

### **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.

### **8. RISK MANAGEMENT IMPLICATIONS**

The risk assessment for this project was updated in June 2008. As time progresses the risks to the project naturally diminish. The remaining risks relate to professional fees which generally increase with the contract value and those relating to the occupation of the building itself. The occupation of the building has been in

planning for some time now and issues such as mobilising and communications are being tested to ensure that the operational service is not disrupted in any way by the move.

## **9. RECOMMENDATIONS**

That Members note the contents of this report.

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

- Detailed Cost Report Number 7 and Associated Summary.

Frank Swann  
**CHIEF FIRE OFFICER**