



NOTTINGHAMSHIRE
Fire & Rescue Service
Creating Safer Communities

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

NEW LONDON ROAD FIRE STATION PROJECT

Report of the Chief Fire Officer

Date: 09 October 2015

Purpose of Report:

To provide Members with an update on the new London Road fire station being built on the former Gresham Works site on London Road, Nottingham.

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1. BACKGROUND

- 1.1 This report is to update Members on the new London Road fire station project (the new station) being built at the former Gresham Works site on London Road, Nottingham.
- 1.2 The site for the new station, colloquially known as the former Gresham Works site, was owned by Nottingham City Council (NCC). The purchase of the site was completed 13 April 2015 and is now owned freehold by the Nottinghamshire Fire and Rescue Service (NFRS).
- 1.3 The land on the site was known to be contaminated from early site investigations carried out by NFRS.
- 1.4 The land value was agreed between NFRS and the City Council at £600k.
- 1.5 The new station is a three bay wholetime fire station planned to house two wholetime fire appliances from Central fire station. The third bay is to accommodate either an appliance from the reserve fleet or a specialist fire and rescue vehicle.
- 1.6 As part of the project, accommodation is to be provided for the Nottingham City Council's Emergency Planning Team (EPT) who are to take out a 50 year lease. The accommodation is primarily office space and a store with joint use of meeting rooms and toilets at the new station. The lease terms include the following:
 - The ability allowing NCC to terminate the lease after 10 years without any financial claw-back from NFRS;
 - Either party (NFRS or NCC) to give notice at any time after 25 years;
 - The lease is agreed at £1.00 per year;
 - NCC to pay quarterly service charges to NFRS.
- 1.7 The land was purchased at a nominal £1.00 from the Council. The remaining nominal land value was used to offset the construction costs of the EPT accommodation and the potential cost for remediation of the contamination known to be present on the site.
- 1.8 The breakdown of the cost apportionment relating to the land purchase, the EPT accommodation and the remediation was detailed in a report presented to the Finance and Resources Committee on 16 January 2015.
- 1.9 During the initial surveys carried out for the project, four tunnels were discovered projecting out from the former Gresham Works site under part of London Road. NCC Highways Department, which is responsible for the repair and maintenance of London Road, requested that these tunnels be

filled in with concrete as a preventative maintenance measure (funded by NCC), this work has now been completed.

2. REPORT

SITE CONTAMINATION AND MITIGATION MEASURES

- 2.1 Advice was sought from a specialist independent insurance consultant with regard to the existing and ongoing risk associated with the discovery of contamination on the Gresham Works site.
- 2.2 In order to mitigate the ongoing risks posed by the land contamination and any historic liability prior to NFRS taking ownership, it was recommended that pollution legal liability insurance be taken out. This insurance also covers liability of any contamination that may have leached off site through the subterranean strata.
- 2.3 The insurance policy was subject to competition through NFRS's appointed broker and covers both the construction period and the following ten years from completion of the new fire station.

THE SITE, CONTRACTOR AND PLANNING CONDITIONS

- 2.4 The building contractor (the contractor) is J Tomlinson Limited of Beeston who were appointed under an extensive competitive tendering process.
- 2.5 The contractor took possession of the site on 13 April 2015 in order to prepare for the demolition of the buildings, to carry out further surveys and to remove the asbestos containing materials known at that time to be on the site.
- 2.6 During the demolition process additional asbestos was found and subsequently removed.
- 2.7 As part of granting planning permission the Environmental Agency placed certain conditions with regard to the site contamination. These conditions require additional testing for contamination (the areas below the former buildings) and to remediate both the known and any subsequently found site contamination.
- 2.8 The results of the additional testing and the completion of the remediation are to be submitted to the Environmental Agency in order to clear these planning conditions.
- 2.9 The tunnels extending under London Road from the former Gresham Works site have now been filled with concrete.

THE PROGRAMME

2.10 The outline project programme is as follows:

- Site demolition was completed by mid-July 2015;
- Completion of the site remediation was finished by the end of July 2015;
- The piling and foundation works were completed in early August 2015;
- The construction of the building frame was completed in the first week of September 2015;
- The external building envelope will be started in September and planned for completion by Christmas 2015;
- The internal building works will start once the building envelope has been made weatherproof;
- Completion and handover of the new station is currently estimated as late August/early September 2016;
- The move from the existing Central fire station to new fire station is anticipated for October/November 2016;
- The site decommission and sale completion of Central fire station is due for November/December 2016.

The contractor is currently reporting that the programme is on schedule.

THE PROJECT BUDGET AND COST

2.11 Tenders were received from six contractors in November 2014 and the tender clarification process concluded in February 2015.

2.12 The revised estimated project budget, including the land value and the construction of the new station, is now £5.005m from the original estimate of £5.5m. This is broken down as follows:

- Tendered contract sum for the demolition and new build – £3.692m;
- Estimated cost of risk outstanding risk items related with the contamination, remediation, demolition and construction – £320k;
- Professional fees for the project design and management (including fees on outstanding risk items) – £410k;
- Surveys, investigations, planning and other fees – £49k;
- Legal fees, dilapidations, decanting and moving costs – £110k;

- Direct fit-out costs not included in the contract sum – £134k;
- The cost of the pollution legal liability insurance – £90k;
- Overall project contingency – £200k.

2.13 The capital receipt from the sale of Central fire station is to be £2.5m. This is due to be received late 2016.

3. FINANCIAL IMPLICATIONS

The financial implications are as set out in the report.

4. HUMAN RESOURCES AND LEARNING AND DEVELOPMENT IMPLICATIONS

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

5. EQUALITIES IMPLICATIONS

There are no known equality implications arising from this report.

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

There are a number of risks still inherent with the project and these will be either cleared or mitigated through the project lifecycle. The project team is dealing with these risks, which are recorded on the project risk register, as a priority.

9. RECOMMENDATIONS

That Members note the contents of this report.

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

None.

John Buckley
CHIEF FIRE OFFICER