



**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 UPDATE

Report of the Chief Fire Officer

---

**Date:** 24 June 2016

**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.

## CONTACT OFFICER

**Name :** Ian Pritchard  
Head of Procurement and Resources

**Tel :** (0115) 967 0880

**Email :** [ian.pritchard@notts-fire.gov.uk](mailto:ian.pritchard@notts-fire.gov.uk)

**Media Enquiries Contact :** Therese Easom  
(0115) 967 0880 [therese.easom@notts-fire.gov.uk](mailto:therese.easom@notts-fire.gov.uk)

## **1. BACKGROUND**

- 1.1 This report is to update Members on the new London Road Fire Station project (the project) 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 the early site investigations carried out by NFRS.
- 1.4 The land value for the site was agreed between NFRS and the City Council at £600k.
- 1.5 The new station is a three bay whole-time fire station and will house the two whole-time fire appliances from Central Fire Station and an Aerial Ladder Platform (ALP).
- 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 EPT accommodation is primarily office space and an emergency store with agreement for joint use of meeting rooms and toilets.
- 1.7 The land value was used to offset the construction costs of the EPT accommodation and site development.
- 1.8 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 funded the infilling of the tunnels with concrete as a preventative maintenance measure.

## **2. REPORT**

### **THE SITE, CONTRACTOR AND PLANNING CONDITIONS**

- 2.1 The building contractor (the contractor) is J Tomlinson Limited of Beeston who were appointed under an extensive competitive tendering process; the contractor took possession of the site on 13 April 2015.
- 2.2 During the demolition process additional asbestos was found in a number of the buildings and subsequently removed by a licenced contractor.
- 2.3 As part of granting planning permission the Environmental Agency placed a number of conditions with regard to the site contamination and the remediation. 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.

- 2.4 The results of the additional testing came back showing there were no further areas of contamination on the site and that the remediation process of the soil had been successful. The EA confirmed in writing that the planning conditions related to the site contamination and remediation could be discharged in February 2016.
- 2.5 In order to mitigate any future risk posed by the land contamination NFRS have taken out ownership pollution legal liability insurance. This insurance covers liability of any contamination that may have previously leached off site through the subterranean strata.
- 2.6 When planning permission was granted it came with twenty nine planning conditions; the majority of these conditions have now been discharged and the remaining conditions are in the process of being cleared.

### **THE PROGRAMME**

- 2.7 The project programme has followed the plan as previously reported and in a number of cases key milestones were reached ahead of schedule. This was achieved, in part, by the contractor changing the method of construction taking some weather dependant activities (like external brickwork) off the critical path. The contractor is expected to finish on-schedule by 11 August 2016.
- 2.8 When NFRS take the new building the planned fit-out works are expected to take approximately four weeks to complete. These will include the inclusion of the ICT systems and mobilising system, fixtures, fittings and commissioning.
- 2.9 The date set for the move from Central Fire Station to the new London Road Fire Station (Station 03) is 13 September 2016.

### **THE PROJECT BUDGET**

- 2.10 The last report to the Finance and Resources Committee in October 2015 reported a revised estimated project budget of £5.005M from the previous estimate of £5.5M.
- 2.11 The reduction in the estimated project costs were primarily down to the land purchase price and the risks associated with the site contamination.
- 2.12 The other factor that helped in the reduction of the overall project cost was the tender price of the preferred bidder was below the pre-tender estimate.
- 2.13 The revised estimate in October last year of £5.005M included for the estimated cost of those items of risk around the contamination, remediation and also included the project contingency.
- 2.14 Although the project has not yet reached completion indications are that the final project cost will be in the region of £4.6M to £4.7M. This can only be confirmed once the final account has been determined with contractor and all other expenditure established.

2.15 The income from the sale of Central Fire Station will be received on completion of the sale; this is anticipated in October 2016. The capital receipt for the sale will be £2.5M.

### **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**