



**Wednesday,
18 July 2018
10.30 am**

**Meeting of
Fire Authority
Fire Service
Winsford**

Contact Officer:
Naomi Thomas
Democratic Services

Cheshire Fire and Rescue Service, Clemonds Hey, Winsford, Cheshire, CW7 2UA

Tel: 01606 868304
E-mail: naomi.thomas@cheshirefire.gov.uk

Cheshire Fire Authority

Notes for Members of the Public

Attendance at Meetings

The Cheshire Fire Authority welcomes and encourages members of the public to be at its meetings and Committees. You are requested to remain quiet whilst the meeting is taking place and to enter and leave the meeting room as quickly and quietly as possible.

All meetings of the Authority are held at Sadler Road in Winsford. If you plan to attend please report first to the Reception Desk where you will be asked to sign in and will be given a visitors pass. You should return your pass to the Reception Desk when you leave the building. There are some car parking spaces available on site for visitors at the front of the Headquarters Building. Please do not park in spaces reserved for Fire Service personnel.

If you feel there might be particular problems with access to the building or car parking please contact the Reception Desk at Sadler Road on Winsford (01606) 868700.

Questions by Electors

An elector in the Fire Service area can ask the Chair of the Authority a question if it is sent to the Monitoring Officer at Clemonds Hey to arrive at least five clear working days before the meeting. The contact officer named on the front of the Agenda will be happy to advise you on this procedure.

Access to Information

Copies of the Agenda will be available at the meeting. A copy can also be obtained from the contact officer named on the front of the Agenda. Alternatively, individual reports are available on the Authority's website (www.cheshirefire.gov.uk)

The Agenda is usually divided into two parts. Members of the public are allowed to stay for the first part. When the Authority is ready to deal with the second part you will be asked to leave the meeting room, because the business to be discussed will be of a confidential nature, for example, dealing with individual people and contracts.

This agenda is available in large print, Braille, audio CD or in community languages upon request by contacting; Telephone: 01606868414 or email: equalities@cheshirefire.gov.uk

Recording of Meetings

Anyone attending the meeting should be aware the Authority audio-records its meetings. There is a protocol on reporting at meetings which provides further information. Copies are available on the Service's website www.cheshirefire.gov.uk or alternatively contact Democratic Services for details

Fire Evacuation

If the Fire Alarm sounds you should make your way to the nearest exit as quickly as possible and leave the building. Please follow any instructions from staff about evacuation routes.



MEETING OF THE FIRE AUTHORITY

WEDNESDAY, 18 JULY 2018

Time : 10.30 am

Lecture Theatre - Sadler Road, Winsford, Cheshire

AGENDA

PART 1 - BUSINESS TO BE DISCUSSED IN PUBLIC

1 PROCEDURAL MATTERS

1A Recording of Meeting

Members are reminded that this meeting will be audio-recorded.

1B Apologies for Absence

1C Chair's Announcements

To receive any announcements that the Chair wishes to make prior to the commencement of the formal business of the meeting.

1D Declaration of Members' Interests

Members are reminded that the Members' Code of Conduct requires the disclosure of Statutory Disclosable Pecuniary Interests, Non-Statutory Disclosable Pecuniary Interests and Disclosable Non-Pecuniary Interests.

1E Minutes of Fire Authority

To confirm as a correct record the minutes of the Fire Authority Meeting held on 20th June 2018.

(Pages 1 - 8)

1F Minutes of Governance and Constitution Committee

To receive, for information, the minutes of the Governance and Constitution Committee meeting held on 4th July 2018.

TO FOLLOW

1G Minutes of Estates and Property Committee

To receive, for information, the minutes of the Estates and Property Committee meeting held on 5th July 2018.

TO FOLLOW

1H Minutes of Performance and Overview Committee

To receive, for information, the minutes of the Performance and Overview Committee meeting held on 11th July 2018.

TO FOLLOW

ITEMS REQUIRING DISCUSSION / DECISION

2	Audit Findings Report 2017-18	TO FOLLOW
3	Final Accounts 2017-18	TO FOLLOW
4	Annual Statement of Assurance 2017-18	TO FOLLOW
5	Training Centre Programme and Sadler Road Site Requirements - Update and Funding	(Pages 9 - 16)

PART 2 - BUSINESS TO BE DISCUSSED IN PRIVATE



MINUTES OF THE MEETING OF THE FIRE AUTHORITY held on Wednesday, 20 June 2018 at Lecture Theatre - Sadler Road, Winsford, Cheshire at 10.30 am

PRESENT: Councillors M M Barker, G Hayes, D Beckett, M Biggin, Carey, D Flude, P Harris, E Johnson, N Jones, D Mahon, J Mercer, G Merry, K Mundry, S Nelson, R Polhill, B Rudd, T Sherlock, M Simon, J Weatherill and S Wright

1 PROCEDURAL MATTERS

A Recording of Meeting

Members were reminded that the meeting would be audio-recorded.

B Apologies for Absence

Apologies for absence were received from Councillors D Bailey, B Dooley and S Parker and the Police and Crime Commissioner David Keane.

C Fire Authority Membership

It was noted that the following Members had been appointed to the Fire Authority by the respective constituent authorities:

Representing Cheshire East Borough Council (5 Con, 2 Lab, 1 Ind)

Conservative

Cllr B Dooley
Cllr G Hayes
Cllr G Merry
Cllr M Simon
Cllr J Weatherill

Labour

Cllr D Bailey
Cllr D Flude

Independent

Cllr D Mahon

Representing Cheshire West and Chester Borough Council (3 Con, 4 Lab, 1 Ind)

Conservative

Cllr E Johnson
Cllr N Jones
Cllr S Parker

Labour

Cllr D Beckett
Cllr J Mercer
Cllr B Rudd
Cllr T Sherlock

Independent

Cllr M Barker

Representing Halton Borough Council (3 Lab)

Labour

Cllr P Harris
Cllr S Nelson
Cllr R Polhill

Representing Warrington Borough Council (3 Lab, 1 Lib Dem)

Labour
Cllr P Carey
Cllr K Mundry
Cllr S Wright

Liberal Democrat
Cllr M Biggin

Note: The Police and Crime Commissioner for Cheshire, Mr David Keane, has also been afforded certain rights in relation to Fire Authority business, including the right to attend meetings.

D Election of Chair

The Director of Governance and Commissioning asked for nominations from Members for the position of Chair. Councillor B Rudd was nominated unopposed and was duly appointed Chair of the Fire Authority.

RESOLVED:

That Councillor B Rudd be appointed as Chair of Cheshire Fire Authority until the Annual Meeting in June 2019.

On taking the Chair Councillor Rudd thanked Members for their continued support.

E Election of Deputy Chair

The Chair invited nominations for the position of Deputy Chair. Councillor S Nelson was nominated unopposed and was duly appointed Deputy Chair of the Fire Authority. Councillor Nelson also thanked Members for their continued support.

RESOLVED:

That Councillor S Nelson be appointed as Deputy Chair of Cheshire Fire Authority until the Annual Meeting in June 2019.

F Appointment of Group Spokespersons

RESOLVED:

That the following appointments of Group Spokespersons be noted:

Conservative: Councillor G Merry

Democratic: Councillor M Biggin

Labour: Councillor B Rudd

G Appointment of Lead Members

RESOLVED:

That the following appointments of Lead Members be noted:

Cheshire East: Councillor G Merry

Cheshire West and Chester: Councillor T Sherlock
Halton: Councillor S Nelson
Warrington: Councillor K Mundry

H Chair's Announcements

The Chair asked Members to note the content of the Chair's announcements which included details of the Authority's achievements and events Members had attended since the last Fire Authority meeting.

He congratulated Councillor Karen Mundry on becoming Mayor of Warrington and Councillor Stuart Parker on his new position as Sheriff of Chester. He also informed Members that this would be Joanne Smith's last meeting as the Governance and Corporate Planning Manager. Members thanked Joanne for all her hard work and support over the last few years and wished her well for the future.

I Declaration of Members' Interests

There were no declarations of Members' interests.

J Minutes of Fire Authority

RESOLVED:

That the minutes of the Fire Authority meeting held on 22nd May 2018 be approved as a correct record.

K Minutes of Brigade Managers' Pay and Performance Committee

RESOLVED:

That the minutes of the Brigade Managers' Pay and Performance Committee meeting held on 5th June 2018 be received, for information.

L Appointments to Committees etc., Outside Bodies and Member Roles

The Director of Governance and Commissioning introduced the report which covered the following items:

- a) Responsibilities of the Fire Authority and its committees, boards etc.;
- b) Political proportions on the Fire Authority;
- c) Political proportionality rules (where they apply and where they don't and their affect upon the allocation of seats on committees etc.);
- d) Appointment of Members to available seats on committees etc;
- e) Appointment of independent members;

- f) Appointments to outside bodies;
- g) Appointment of Member Champions; and
- h) Endorsement of Member/officer buddy arrangements.

A revised copy of Appendix 2A was distributed at the meeting to reflect the establishment of the three political groups and also the changes to the allocation on committees. The Director of Governance and Commissioning pointed out that it had been necessary to consider the seat numbers to ensure that the political proportionality would work satisfactorily when seats were being allocated. As a result, the number of seats on Estates and Property Committee had been reduced from 7 to 6. The Director of Governance and Commissioning confirmed that the necessary changes to the constitution would be made to give effect to this if Members approved the approach.

Details of the proposed nominations to the various committees, outside organisations and member champion roles had been provided by the three political groups. Completed version of Appendices 2B, 3 and 4 were provided to all Members in order that they check them prior to approval

A complete list of the appointments made at the Fire Authority meeting (covering Appendices 2B, 3 and 4) is attached as an Annex to these minutes.

RESOLVED That:

- [1] the responsibilities of the Fire Authority set out in Appendix 1A be confirmed;**
- [2] the responsibilities of Committees, Boards and Groups set out in Appendix 1B be agreed;**
- [3] the political proportions on the Fire Authority set out in paragraph 4 be agreed;**
- [4] the approach to the allocation of seats explained in paragraphs 6 and 7 and the revised copy of Appendix 2A be agreed;**
- [5] the appointments required as set out in Appendix 2B be agreed (see Annex);**
- [6] the appointment of independent members (to act in an advisory capacity) as set out in paragraphs 11 and 12 of the report and shown in Appendix 2B be agreed (see Annex);**
- [7] the appointments to outside bodies set out in Appendix 3 (see Annex) be agreed;**
- [8] the appointments of Member Champions set out in Appendix 4 be agreed (see Annex); and**

[9] the continuation of the Member/officer buddy arrangements be agreed.

M Programme of Member Meetings 2018-19

RESOLVED:

That the Timetable of Meetings for 2018-19 be noted.

N Constitution

The Director of Governance and Commissioning informed Members that, as noted in Item 1L, changes to the number of seats on the Estates and Property Committee would included in the final version of the constitution for publication on the Authority's website.

A Member queried whether additional Members could be appointed to the Fire Authority to act as reserves for Members who were unable to attend. The Director of Governance and Commissioning stated that he did not think that the provisions in the Combination Scheme would allow this. He added that he would submit a report to the Governance and Constitution Committee to review the position.

RESOLVED:

That the Fire Authority's constitution be re-adopted.

2 END OF YEAR FINANCIAL REPORT 2017-18

The Treasurer introduced the report which provided details of the 2017/18 end of year review of the Authority's financial position. He drew attention to paragraph 4 of the report which detailed the overall position in relation to the revenue underspend (£89k) and explained that appendices 1 and 2 provided a more detailed analysis of the key areas of underspend. He explained that it had been anticipated that a number of one off items of expenditure would be financed from Reserves; these had been approved in February 2017 and were expected to amount to £2,226k. At year end the position was that £1,131k of this one off expenditure could be met from the revenue budget rather than reserves. He added that as a result of the finalisation of the year end position, the level of Reserves (£28,221k) was higher than anticipated.

The Head of Finance presented further details of the main year-end variances for each department which were outlined in the report. She also referred Members to paragraph 4 of the report which set out the movement in reserves and asked for Member approval to return a net £1.654m which had not been required in-year.

RESOLVED: That

[1] the 2017-18 end of year financial report be noted; and

[2] the sum of £1.654m be returned to reserves.

3 TREASURY MANAGEMENT REPORT 2017-18

The Head of Finance introduced this report which provided a review of the Authority's treasury management activities during 2017-18. The report also provided information about compliance with the Authority's Treasury Management Practices during the year.

The Head of Finance highlighted the key areas of the report which provided details on the following:

- a) the Authority's loans portfolio position at 31st March 2018;
- b) the Authority's investment portfolio position at 31st March 2018;
- c) a summary of performance for the year 2017-18; and
- d) the Authority's performance in 2017-18 against the key Prudential Indicators.

She assured Members that all the prudential indicators had been met and there had been no breaches during the year. She also informed Members that the authority had approved borrowing up to £9m to finance the Training Centre project in order to maintain sufficient cash resources to finance its capital expenditure commitments and emerging needs. The borrowing had not yet been utilised and the timing of this need to borrow, balanced carefully against the prevailing and forecast market rates, would be kept under close review throughout 2018-19.

It was also noted that Members would be interested in attending treasury management training and officers would arrange this as part of the Member Development Programme for 2018/19.

RESOLVED: That

- [1] the report on treasury management activities for 2017-18 be noted; and**
- [2] the prudential and treasury management outturn indicators as detailed in the report be noted.**

4 PRIMARY AUTHORITY SCHEME PARTNERSHIP AUTHORISATION PROCESS AND GENERAL UPDATE

The Policy and Development Manager (Protection) presented the report which provided an update on the partnerships that Cheshire Fire and Rescue Service had entered into under the Primary Authority Scheme. It also sought Member approval to authorise officers to approve future Primary Authority partnership arrangements.

Members were provided with a brief overview of the Service's current partnerships with Hydes Brewery and Certas Energy (UK) Ltd. Details of the costs recovered (£19,266) from the work undertaken were also provided. The Policy and Development Manager (Protection) explained that the Service was currently drafting new partnership arrangements to ensure that all businesses entering into a new

Primary Authority partnership would be required to commit to a package of hours with the minimum being 80 hours per year. This already formed part of the partnership agreement signed by current partners.

The report also outlined the current partnership approval process which required Fire Authority approval for each partnership. The Policy and Development Manager (Protection) explained that the provision of Primary Authority partnerships had become competitive and it was recommended that the authorisation process be streamlined. The Chief Fire Officer and Chief Executive (Designate) added that the approval of partnerships had originally sat with Members as it was a new area of work for the Service. He explained that now that the partnership arrangements were embedded and the Service carried out due diligence to ensure that the partnerships to be entered into were satisfactory. He felt it would be appropriate for officers to handle decision-making associated with new partnerships.

Members discussed the proposals and a number of comments/queries were made including a request for hotel chains to be encouraged to use the Scheme and a query on how the scheme was publicised. The Policy and Development Manager (Protection) explained that the details of the scheme were being published on the website and officers also provided information on the scheme to businesses when carrying out fire safety inspections.

RESOLVED: That Members

- [1] continue to support the Service's involvement in existing and new Primary Authority Schemes; and**
- [2] authorise the Chief Fire Officer and Chief Executive, the Treasurer and the Director of Governance and Commissioning to approve future Primary Authority partnership arrangements if they are satisfied with them.**

5 REFRESH OF RISK MANAGEMENT POLICY

The Planning, Performance and Risk Manager (Joint Corporate Services) presented the report that sought Member approval for the revised Risk Management Policy. She explained that the Authority's risk management arrangements were now overseen by the Joint Corporate Services Planning and Performance team and the Risk Management Board had commissioned a review of the fire risk management policy to provide clarity on the approach to risk management with the introduction of the joint Corporate Services team.

The report outlined the approach being taken to develop policies. Separate fire and police policies/frameworks were being produced which took best practice from both and had the same look and feel whilst retaining their separate brands and maintaining each organisation's current risk management practices.

RESOLVED: That

- [1] the revised Risk Management Policy, attached as Appendix 1 to the**

report, be approved.

6 FIRE AND RESCUE NATIONAL FRAMEWORK FOR ENGLAND (2018)

The Chief Fire Officer and Chief Executive (Designate) introduced the report which provide Members with information on the introduction of a new Fire and Rescue National Framework for England (the Framework) and work planned by officers to secure compliance with the Framework.

He drew Members attention to paragraph 2 of the report which outlined the main requirements. He added that whilst the Framework contained a number of requirements that were similar or the same as those in the previous version, there were a number of new requirements. There were 3 key themes highlighted; Engaging effectively with other agencies; Working in collaboration to enhance public safety; and Fire Reform.

The Chief Fire Officer and Chief Executive (Designate) explained that officers had prepared a document which provided an analysis of the requirements in the Framework, allocating responsibility, commenting on the current position and where necessary flagging up questions that needed to be answered. It would lead to the preparation of an action plan which could be used to secure and monitor compliance. This would be submitted to Performance and Overview Committee for scrutiny.

RESOLVED: That

- [1] the content of the report be noted; and**
- [2] officers be instructed to report to Performance and Overview Committee about compliance.**

CHESHIRE FIRE AUTHORITY

MEETING OF: CHESHIRE FIRE AUTHORITY
DATE: 18TH JULY 2018
REPORT OF: DIRECTOR OF GOVERNANCE AND COMMISSIONING
AUTHOR: ANDREW LEADBETTER

SUBJECT: TRAINING CENTRE PROJECT AND SADLER ROAD SITE REQUIREMENTS – UPDATE AND FUNDING

Purpose of Report

1. To outline progress and share outputs from the initial design phase of the project. To secure the allocation of additional funding.

Recommended That Members:

- [1] Note the contents of the report and confirm their commitment to the project; and
- [2] Allocate additional funding to the project as outlined in paragraphs 29 and 30, to be financed by borrowing.

Background

2. At the Fire Authority meeting on 20th September 2017 the following decision were made:

[1] *the training centre programme and Sadler Road requirements be delivered subject to successful procurement being undertaken;*

[2] *the following sums be approved:*

£7,500,000 *Training Centre (funds already earmarked and including the £0.5m approved in September 2016)*

£300,000 *Vehicle Workshops Renovation*

£1,000,000 *Incident Command Training Suite Re-provision*

£250,000 *Sadler Road Site Security*

£9,050,000 *Total*

[3] *an overall contingency of 5% be approved (to be applied as necessary and appropriate);*

[4] *the Estates and Property Committee be required to identify Members to engage in procurement, contract award and contract management;*

[5] *the requirement for further funding to ensure continuity of operational training during the redevelopment of the Sadler Road site be noted.*

3. Since the decision in September 2017 the design and build contractor has been appointed: ISG Construction Limited (ISG). Estates and Property Committee made this decision on 6th December 2017. This appointment was made using the NW Construction Hub framework arrangements (used for three of the four new fire stations and the safety centre). It was for the Stage 1 works only – see below for explanation.
4. External advisers were also aligned to the project to assist the Authority, e.g. quantity surveyor and project manager.

Information

The Vision and Need

5. Members will recall that the intention is to create an operational training facility that will enhance the current operational training provision and provide a more immersive experience for operational staff. Officers believe that this is very important given the considerable reduction in operational activity. It is evident that operational staff take much longer to gain the skills and experience that are required and that it is more difficult for them to maintain those skills. Accordingly, officers believe that it is vital that operational staff are exposed to realistic training in order to ensure their ongoing safety when operating in hazardous environments.

Procurement Process

6. The following paragraphs help to put the later elements of the report into context. The NW Construction Hub framework process essentially breaks down into three distinct parts:

Stage 1	initial design, surveys, initial cost plan
Stage 2	detailed design, planning permission, build budget finalised
Stage 3	main design and build contract signed, construction of building

7. Estates and Property Committee is engaged in the process at key points: appointment of design and build contractor (pre Stage1); consideration of outcomes from Stage 1 prior to commitment to Stage 2; consideration of outcomes from Stage 2 prior to commitment to build.

Stage 1

8. Since December officers and advisers have worked with ISG to complete the Stage 1 work and this has been taken as far as possible. The work has identified some challenges which have required a significant amount of extra effort to get to this point.

Authority Requirements to Initial Design

9. The architects working for ISG and with officers and the Authority's external advisers have produced various documents that form the initial design and a selection of these will be shared with Members at the meeting. They include the following: a site plan, floor plans, building elevations and plans for the training props and facilities.
10. The initial design has been prepared with the support of a range of staff following workshops and focus groups and incorporates much of what was requested. However, when it became clear that some requirements were likely to put pressure on the available budget sessions took place to challenge and reduce certain elements. Notwithstanding these efforts the scope of the project has grown slightly.

Surveys

11. The following surveys were obtained:
 - Asbestos
 - Site investigation/ground condition
 - Ecology/arboriculture
 - Flood risk/drainage/pumping station
 - Ground penetrating radar/utility searches
12. Two of the surveys have disclosed disappointing results. Firstly, the site investigation/ground condition survey and secondly, the drainage survey.
13. The site investigation/ground condition survey has established that a significant amount of the site has very poor ground. This is something of a surprise given that the ground condition is believed to have been much better where the existing buildings were erected. On further investigation it appears that a nearby former tip extends across much of the site that is currently undeveloped. Thankfully, the survey does not indicate that the poor ground is contaminated in a way that should cause problems. However, it will have an impact on how the buildings are erected; instead of traditional foundations most of the buildings will need to be built on substantial deep piled foundations and the depth of the sub-structure required for hardstanding areas will be increased. This will involve additional time, temporary works, extra materials and increased costs.
14. The drainage survey has established that there are a number of issues within the existing drainage system that will need to be remedied. The rules pertaining to the treatment/discharge of water have also become more stringent since the site was originally developed and this means that some upgrading will be required, e.g. to control the flow of the considerable amounts of water used on site. Again, this will involve additional time, material and cost.

Initial Cost Plan

15. The initial cost plan that was produced by ISG and considered by the Authority's advisers was very much higher than the available budget. Over the past six weeks a number of officers and advisers have worked hard to attempt to bring the cost in line with the budget.
16. This process has seen a reduction in the main building extension: now single storey when originally it was two-storey. The industrial rig has also been scaled back without impacting on the functionality or immersive nature of the industrial training that can be delivered. Further efficiencies have also seen the removal of unnecessary hardstanding areas around the whole site and the remodelling of existing spaces. Some new buildings are no longer required, e.g. prop store and fire ground workshop.
17. To a degree this work has been successful – aspects have been reviewed again, some items removed and it has convinced those involved that the figure that has now been reached is more robust than would normally be the case at the end of Stage 1. However, the figure remains significantly higher than the budget.
18. There are a number of areas which contribute to the higher-than-expected initial cost plan figure. The ground condition issues are expected to add to the original figure in the budget by more than £260,000. The drainage requirements are expected to exceed the original figure in the budget by around £330,000. There are a number of other smaller sums that ultimately lead to a figure for abnormal costs largely established through carrying out surveys of almost £735,000.
19. One additional abnormal cost is inflation. Up until now this has not impacted on the Authority's build programme as there has been no inflation in the building industry for some years. For a range of reasons this has suddenly changed, e.g. the cost of some materials has risen sharply and the cost of labour has increased because there is a shortage in a number of areas. Given the size of the budget inflation obviously has a fairly severe impact. The fact that the inflation figure that is now being quoted is over 9%, means that around £740,000 needs to be allowed in the budget.
20. The increase in scope, referred to earlier in the report, also involves around £195,000 of additional cost.
21. The Estates and Property Committee met on the 5th July and was given a full explanation about the initial cost plan. Overall, the initial cost plan total stands at £1,659,259 above the original budget. This figure includes no contingency.

Options

22. Officers and advisers were set the task of helping Members to consider three options:
 - Allocating additional funding to allow the project to proceed in accordance with the initial design
 - Reducing the current design to bring the cost down to the currently allocated budget
 - Bringing the project to an end and refurbishing the existing facilities
23. Some options to reduce the current design and bring the project within budget were described to Members at the Estates and Property Committee on the 5th July. However, officers did not believe that reducing the current design (or refurbishment) would deliver the vision and meet the stated training need.
24. The changes to the initial design would involve the removal of two, or more important elements of the training centre and require the design team to restart the project almost from the beginning. Members agreed with officers that the project should not be diluted.
25. Estates and Property Committee was unanimous in recommending to the Fire Authority that the project should proceed as described in the initial design and valued in the initial cost plan. The implications of this are explained in more detail below in the Financial Implications section.

Stage 2

26. If Members decide that the project should proceed it will be moved into Stage 2. This will see the following occur:
 - Development of the detailed design
 - Further consultation with staff
 - Public consultation
 - Application for planning permission
 - Tendering of elements of the work required to build the training centre
 - Finalisation of the contract sum

Legal Implications

27. A contract will be entered into between the Authority and the ISG for the works required to progress the project to the end of Stage 2. At the end of Stage 2 the expectation would be that the project will continue. However, it is only at this point that the construction contract is entered into committing the Authority to complete the project.

Financial Implications

28. The current budget allocation is £9,050,000. Members also confirmed an additional contingency of 5% (£452,500).
29. The initial cost plan stands at £10,709,259 (£1,659,259 above the current budget allocation). This does not contain any contingency. Officers and advisers believe that it would not be sensible to proceed without a contingency and that the budget allocation should be increased to £11,000,000 from £9,050,000 (an additional £1,950,000). Members will appreciate that a significant amount of the additional funding that is required relates to the training centre element of the overall programme, not the vehicle workshop renovation works, incident command training suite reprovision, or the site security works.
30. Officers are also keen to encourage Members to include an additional 5% contingency as they have done previously (though the intention as in previous builds would be to guard this and only allow it to be spent when it was essential – a role that Estates and Property Committee will be engaged in managing).
31. Stage 2 will cost in the region of £350,000. At the end of Stage 2 the Estates and Property Committee will consider the outputs and determine if the project will proceed (assuming that planning permission has been secured).
32. On 6th December 2017, the Fire Authority considered a report on Capital, Reserves and Borrowing. Taking into account existing commitments against the reserves held along with future ongoing commitments that require regular capital expenditure, (that no longer attracts any Government support or funding), members approved the use of borrowing to fund the training centre project, in order to preserve reserves for other matters requiring capital expenditure. Should Members approve this additional funding they should note that the requirement to borrow will be increased by this amount, in line with the previous decision.
33. The Head of the joint estates team has prepared a high level comparison of the long term costs of pressing ahead with the project (with the additional funding) set against those for refurbishment. This is shown in the table below. Essentially, the project is projected to cost around £3.3m more than refurbishment when viewed over 20 years. These figures ignore the likely revenue savings that are highly likely to be achieved, e.g.

a reduction in reliance on the fire service college (which costs in excess of £100,000 each year).

	Current refurbishment/ remedial cost	Future remedial costs at 10 years	Running costs for 20 years	Total
Training Centre as existing	£4,503,000	£1,677,000	£3,860,000	£10,030,000
	Cost of new build	Future remedial costs at 10 years	Running costs for 20 years	Total
New Training Centre	£9,500,000 (portion of £11,000,000 budget)	None	£3,860,000	£13,360,000

Equality and Diversity Implications

34. The EIA for the training centre was prepared in two parts – one addressing the build phase and the other completion, when delivery begins. Key points include:

- Built environment to be accessible to all, regardless of mobility or other issues;
- Training courses to be reflective of a diverse society and the risks affecting different under-represented groups;
- Toilet and changing facilities to be appropriate for all users, including sufficient disabled/accessible toilets and single user (pod) changing facilities to ensure dignity for all; and
- Dignity room to be provided on site.

Environmental Implications

35. The training centre should lead to environmental improvements. Members of Estates and Property Committee heard of some innovative solutions that are being investigated designed to deal with smoke emissions.

36. The buildings will comply with modern requirements and there will undoubtedly be environmental benefits.

BACKGROUND PAPERS: None

This page is intentionally left blank