



**Monday,
24 January 2022
12.00 pm**

**Meeting of
Estates and Property
Committee
Sadler Road
Winsford
CW7 2FQ**

Contact Officer:
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Democratic Services

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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 the Training Centre, Sadler Road, 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 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 Winsford Tel (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 Fire Service HQ 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, the Agenda and individual reports are available on the Authority's website (www.cheshirefire.gov.uk)

The Agenda is usually divided into two parts. Most business is dealt with in the first part which is open to the public. On some occasions some business may need to be considered in the second part of the agenda, in private session. There are limited reasons which allow this to take place, e.g. as confidential information is being considered about an individual, or commercial information is being discussed.

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

The Authority audio records its meetings. Please contact Democratic Services for a copy of the recording via DemocraticServices@cheshirefire.gov.uk. The recordings are not kept indefinitely.

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MEETING OF THE ESTATES AND PROPERTY COMMITTEE

MONDAY, 24 JANUARY 2022

Time : 12.00 pm

Lecture Theatre - Training Centre, Sadler Road, Winsford, Cheshire CW7 2FQ

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 Declarations 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.

1D Notes of the Informal Meeting of the Estates and Property Committee

(Pages 1 - 4)

Notes of Informal Meeting of Members of Estates and Property Committee held on Tuesday 17th August 2021.

ITEMS REQUIRING DISCUSSION/DECISION

2 Service Housing Project

(Pages 5 - 8)

3 Wilmslow Day Crewed Housing

(Pages 9 - 12)

4 Crewe Fire Station

(Pages 13 - 20)

PART 2 - BUSINESS TO BE DISCUSSED IN PRIVATE - NONE

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AS A RESULT OF CONCERNS ABOUT THE RISKS ASSOCIATED WITH MEETING IN PERSON CAUSED BY THE CORONAVIRUS PANDEMIC THIS MEETING TOOK PLACE VIA SKYPE.

THE LAW AT THE TIME OF THE MEETING DID NOT RECOGNISE REMOTE MEETINGS (LIKE SKYPE) AS FULFILLING THE REQUIREMENT FOR PUBLIC ACCESS. THEREFORE, THE MEETING WAS INFORMAL WITH NO DECISIONS BEING MADE. ANY DECISIONS THAT NEED TO BE MADE IN RESPECT OF ITEMS ON THE AGENDA WILL BE DEALT WITH AT THE NEXT FORMAL MEETING OF THE COMMITTEE.

NOTES OF THE INFORMAL MEETING OF THE ESTATES AND PROPERTY COMMITTEE held on Tuesday, 17 August 2021 at via Skype at 10.00 am

PRESENT: Councillors Karen Mundry (Chair), Marilyn Houston, Stef Nelson, Stuart Parker, Norman Wright and independent (non-elected) member Derek Barnett

1 PROCEDURAL MATTERS

A Recording of Meeting

The informal meeting was held using Skype.

B Apologies for absence

Apologies for absence were received from Councillors Rob Moreton and Peter Wheeler.

C Declarations of Members' Interests

There were no declarations of Members' interest.

D Minutes of the Estates and Property Committee

Members did not raise any issues about the minutes.

2 CREWE FIRE STATION

The Director of Governance and Commissioning and Head of Estates took Members through this item which updated Members on the progress with the project to replace the existing fire station in Crewe.

The contractor, ISG Construction Limited had been appointed in June 2021. At this point the Fire Authority was committed to the project to the end of the pre-construction activity that should be completed during December 2021. Once completed the Committee would need to meet to determine whether to proceed with the construction of the new fire station.

The Director of Governance and Commissioning advised Members that there had been an indication that an alternative site could be released from the HS2 project which might be suitable to build the new fire station. This did have its attractions e.g. there would be no requirement for a temporary fire station, the existing fire station would continue to operate until the new fire station was ready for occupation. The difficulty was the uncertainty about timescale and the complexity of agreeing the transactions that would be involved. For now, officers believed that the current plans should proceed. Officers would revert to Members if the alternative site option becomes available at a time that made it a realistic option.

Members were referred to the images of the proposed building and site layout and the Summary Progress Report, which contained information about the sustainable design development. Members referred to the building design of the new fire station and asked if the 'bronze effect' on the appliance bay was weatherproof. The Head of Estates confirmed that the finish would not weather, but would require cleaning from time to time. The building had been designed to be as maintenance free as possible

Provided that Members did not raise any concerns, the planning application would be submitted to Cheshire East Council. Members were content.

Members were happy to move onto the next item.

3 FIRE STATION MODERNISATION PROGRAMME

The Director of Governance and Commissioning introduced the report which updated Members about the Fire Station Modernisation Programme (the Programme) at the mid-point of its delivery.

The Director advised Members that to date ten fire stations had been completed and there were eleven outstanding which were due to be completed during Years Three, Four and Five.

Members were referred to Appendix 1 of the report, a table which summarised the spend to-date and included estimated costs for the balance of the Programme. The estimates were based on a cost per square metre and assumed that the fire stations would not be extended. The Programme would only continue into Years Four and Five with additional funding. Whilst the Capital Strategy already included £3m for Year Four (2022-23) and £3m for Year Five (2023-24), this money had not been released therefore was not part of the Capital Programme.

Members indicated that they were keen to see the programme completed.

Members were happy to move onto the next item.

4 SERVICE HOUSING PROJECT

The Director of Governance and Commissioning introduced the report that provided an update for Members on the programme to refurbish the service houses and to confirm progress with other aspects of the project.

Members were advised that spend on the programme to-date was £626K although during the period of the programme, some other works had been carried out on the service houses, funded from the repairs and maintenance budget. The works to be carried out this financial year could not exceed £300k due to an ongoing VAT reclaim calculation that restricts spend. Essentially, this year's spend would see the funds from the sale of the service houses exhausted, with funds continuing to be utilised from the ongoing repairs and maintenance budget. Therefore, a further budget allocation would be required for the programme to continue. The current estimate for the outstanding works that were required to be delivered over the next 3 to 5 years was approximately £1.4m.

The Head of Estates reported that a range of new material had been produced for both the service house residents and the Estates Team that included a revised License Agreement and Resident's Handbook. The processes for moving in and out of the service houses had also been reviewed and refined as well as the process relating to defect management. A residents Intranet Section had also been created which provided useful information and a portal through which house defects, or issues could be raised with the Estates service desk team.

A Member asked if the Estates team undertook regular property checks. In response, the Director of Governance and Commissioning confirmed that a robust process would be in place going forward. The houses would be inspected annually and an operational officer could undertake this task.

A Member noted that 14 boilers had been replaced and asked if heat pumps had been considered. In response, the Head of Estates advised that heat pumps would not be appropriate for the properties for a number of reasons including the plumbing. He confirmed that the inefficient boilers had been replaced with new highly efficient boilers.

Members indicated that they were keen to see the programme completed.

Members were happy to conclude the informal meeting.

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CHESHIRE FIRE AUTHORITY

MEETING OF: ESTATES AND PROPERTY COMMITTEE
DATE: 24TH JANUARY 2022
REPORT OF: DIRECTOR OF GOVERNANCE AND COMMISSIONING
AUTHOR: PETER HAYES

SUBJECT: SERVICE HOUSING PROJECT

Purpose of Report

1. To provide an update on the programme to refurbish the service houses.

Recommended: That Members;

- [1] Note the report, including the requirement for ongoing funding.

Background

2. A report about the project was brought to this Committee in August 2021. It provided information about: house sales; house refurbishments; and process review.

Information

3. The following list is not exhaustive, but provides a good overview of the work completed by August 2021
 - Lofts of all houses insulated (including loft ventilation)
 - Full refurbishment of 2 houses in Knutsford (including new boilers, kitchens and bathrooms as well as roofing work)
 - Full refurbishment of 2 houses in Congleton (including new boilers, kitchens and bathrooms as well as roofing work)
 - All flat and pitched roofs replaced on Northwich houses (including asbestos removal, soffits sealed, cladding on porches and replacement of steel posts)
 - Pitched roofs replaced on 9 houses in Knutsford (including asbestos removal)
 - Pitched roofs replaced on 2 houses in Stockton Heath
 - 14 boilers replaced
 - 12 new kitchens installed
 - 5 new bathrooms installed
 - A number of sprinklers systems removed and made safe

4. Phase 3 of the programme commenced in September 2022 and concluded in December 2022. This saw the completion of a further:

- 7 kitchens
- 6 bathrooms
- 2 pitched roofs
- 3 flat roofs
- 2 boilers

A number of garage doors and internal doors were also replaced during this period.

5. Phase 4 of the Programme is due to commence in April 2022 and the prospective work packages are currently being worked through.

6. It is estimated that over 40% of the necessary refurbishment works will have been completed by the end of this financial year. This obviously leaves a substantial amount of work outstanding.

Financial Implications

7. Spend on the refurbishment works to-date is in the region of £870k. This sum was essentially matched by the capital receipt secured by selling five of the houses that were deemed to be surplus (£862,500).

8. Provided that annual spending on the refurbishment works can continue at the rate of circa £350k it is anticipated that the programme to refurbish the service houses can be completed in four years. It may be possible to accelerate some of the work during one, or more of the financial years, but this depends on various factors which impact upon the VAT threshold calculation (this determines the maximum level of spend each year).

9. It is assumed that the Fire Authority will continue to fund the refurbishment works. The sum of £250k is included in the capital strategy for 2022-23 and is pencilled in for subsequent years. £100k from the existing repairs and maintenance budget is also expected to contribute to the programme each year.

10. The ongoing works will need to be funded by borrowing, which will put additional pressure on the revenue budget.

Legal Implications

11. There are no legal implications arising from this report.

Equality and Diversity Implications

12. There are no equality and diversity implications arising from this report.

Environmental Implications

13. Some of the work being carried out as part of the Programme will impact upon the environmental performance of the service houses, e.g. improved glazing, additional insulation and better heating.

CONTACT: DONNA LINTON, CLEMONDS HEY, WINSFORD
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BACKGROUND PAPERS: NONE

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CHESHIRE FIRE AUTHORITY

MEETING OF: ESTATES AND PROPERTY COMMITTEE
DATE: 24TH JANUARY 2022
REPORT OF: DIRECTOR OF GOVERNANCE AND COMMISSIONING
AUTHOR: ANDREW LEADBETTER

SUBJECT: WILMSLOW DAY CREWED HOUSING

Purpose of Report

1. To secure guidance from Members about the suggested approach to securing day crewed housing in Wilmslow if the Fire Authority decides to proceed with the day crewing proposal at its meeting next month.

Recommended: That Members

- [1] recommend to the Fire Authority that it delegates authority to the Chief Fire Officer and Chief Executive, Treasurer and Monitoring Officer to purchase nine properties in Wilmslow for day crewed housing.

Background

2. In July 2020 the Fire Authority approved the Integrated Risk Management Plan 2020-2024. The Plan included the proposal to introduce a day crewing duty system at Wilmslow Fire Station.
3. Originally, the proposal was predicated on securing land owned by Cheshire Constabulary to erect nine houses for the day crewing operational staff immediately adjacent to the fire station site. Since this option could not be delivered the proposal had to be altered. As a result the proposal has been the subject of further consultation – this time with the day crewed housing to be provided in the community, in the vicinity of the fire station.
4. The Fire Authority will determine whether to proceed with the proposal for day crewing at its meeting next month.

Information

‘Specification’

5. Officers have an agreed ‘specification’ for the day crewed houses, which is based on the existing housing stock. The houses need to have three bedrooms, a garden and parking. These are often long-term homes for the operation staff that work the day crewing duty system.

Locations

6. Officers have been considering the ideal locations for the day crewed housing. This is a little more complex than it sounds. A plan of the area surrounding the fire station was plotted with a boundary showing a modelled three and a half minute travel time and five minute travel time. However, such a plan does not take into account the true road conditions, e.g. number of traffic lights, significance of junctions, etc. With this in mind operational officers have been testing out some of the routes to help inform the preparation of a shortlist of properties that could fulfil the Fire Authority's requirements.

Housing Market

7. The housing market was extremely buoyant in 2021 with many properties selling almost immediately they were marketed and with reports that some were achieving sums in excess of the asking price. The market has cooled off considerably for now, leaving a dearth of properties, but the situation often changes between the upcoming half term and Easter.

Process

8. Whatever is happening to the property market it will be important for the Fire Authority to have a slick process in place so that properties that fit its requirements can be secured quickly before they are snapped up by other buyers. Thankfully, the Fire Authority's status as a 'cash buyer' should give it something of an advantage, provided it is seen to act decisively and purposefully.
9. The Authority's Financial Regulations state at paragraph 10:30 that: 'Proposals for the acquisition ... of land or buildings must be fully appraised and may only be approved by the Authority.'
10. If the Fire Authority approves the proposal to move to the day crewing duty system in Wilmslow, officers were hoping to secure delegated authority from the Fire Authority to enable them to purchase the day crewed houses. The delegation will not relate to specific properties but allow the purchase of nine suitable properties within an overall figure contained in the capital programme.
11. Officers envisage the delegation being granted to the Chief Fire Officer and Chief Executive, Treasurer and Monitoring Officer.
12. Members are asked to consider whether they are comfortable recommending this approach to the Fire Authority.

Financial Implications

13. Properties in Wilmslow are relatively expensive, with three bedroomed houses likely to cost, on average, between £450k and £500k. Therefore, the budget for nine day crewed houses, could be as much as £4.5m, plus fees etc. (survey, legal, stamp duty, land registry).
14. It is unlikely that new houses will be available in the area that has been identified. Therefore, some additional funds may be needed for some updating

to the houses. However, it is hoped that this can be kept to a minimum by purchasing properties that are in good condition, or better.

15. The funding of the day crewed house purchases will either be entirely from borrowing, or primarily from borrowing (there is an option to utilise some one-off funding from 2022-23 to reduce the demand for borrowing).

Legal Implications

16. External solicitors will be employed to carry out the conveyancing in order to ensure that the Fire Authority's interests are protected.

Equality and Diversity Implications

17. This report is only about the house purchases. The wider project has been the subject of an assessment of the equality issues associated with the introduction of the day crewing duty system.

Environmental Implications

18. Whilst it would be preferable to secure newer, more environmentally efficient properties, this may not be possible. The environmental performance of the houses on offer is unlikely to be an over-riding consideration given the relatively small number of properties that are likely to be available and suitable.

CONTACT: DONNA LINTON, CLEMONDS HEY, WINSFORD

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CHESHIRE FIRE AUTHORITY

MEETING OF: ESTATES AND PROPERTY COMMITTEE
DATE: 24TH JANUARY 2022
REPORT OF: DIRECTOR OF GOVERNANCE AND COMMISSIONING
AUTHOR: ANDREW LEADBETTER

SUBJECT: CREWE FIRE STATION

Purpose of Report

1. To update Members about progress with the project to replace the existing fire station in Crewe.

Recommended: That Members

[1] Note the report

Background

2. This project was last considered by this committee in August 2021. Whilst significant progress had been made, there were still some important matters that needed to be satisfactorily concluded before the project could proceed.

Information

Planning Permissions

3. The planning permission for the temporary fire station was issued in October 2021. The planning permission for the new fire station was issued in November 2021. Both planning permissions contain conditions that the project team believes are acceptable/workable. The planning process was concluded with the minimum fuss and pretty much to the anticipated programme timescale.
4. Images of the approved new fire station and site layout are attached to this report as Appendix 1.

Restrictive Covenants

5. Members will recall that the title documentation includes a covenant that restricts the height of any construction on the site. The training tower needs to be higher than the height restriction. The covenant was intended to protect a proposed airport (in the deeds a reference is made to an aerodrome) and it dates back to the 1930s. It is clearly of no relevance now. Cheshire East Council and the Crown both benefit from the covenant.
6. The Crown has entered into an agreement which will allow the training tower to be erected without it being in breach of the covenant. Cheshire East Council

has still not confirmed how it intends to proceed. The project cannot progress until Cheshire East resolves this issue.

Contractor's Proposals

7. The Contractor's Proposals describe how the contractor intends to deliver the project. These were received in mid-December and have allowed the project team to consider a range of matters, one of the most important being the anticipated costs of the project.
8. Unfortunately, as things stand, the project team does not believe that the Contractor's Proposals are acceptable, because the costs currently exceed the allocated capital budget. Whilst acknowledging that there are some cost pressures, e.g. construction inflation running at about 20%, the contractor is working with the project team to bring the project within budget (with some contingency available).
9. It is anticipated that the work with the contractor to refine its Proposals could take up to eight weeks to complete.

Programme

10. The existing programme anticipates a start on-site in March 2021. In view of the delay in securing an acceptable response from Cheshire East and as a result of the continuing discussions with the contractor about its Proposals, the start date will slip. The project team will do all it can to minimise the delay.
11. Once the outstanding matters have been resolved to the project team's satisfaction this Committee will need to meet again. It will determine if the project should proceed, provided that the Contractor's Proposals will deliver the fire station utilising the existing budget.

Financial Implications

12. £7m is allocated for this project. It is contained in the capital programme. The project is to be funded by borrowing. The project team is very keen to ensure that this figure is sufficient.

Legal Implications

13. The Fire Authority is contracted until the end of the pre-construction stage. However, a further contract will need to be entered into in relation to the works. This will not be possible until the Contractor's Proposals have been developed sufficiently to be acceptable to the project team. The issue with Cheshire East will also need to have been resolved.

Equality and Diversity Implications

14. The building design has involved the thorough consideration of equality and diversity issues, with the support of the equality diversity and inclusion officer.

Environmental Implications

15. The project will deliver a new Fire Station that will be a considerable improvement over the existing building which is not environmentally efficient. It will be built to the BREEAM Excellent standard and be a zero carbon development in respect of regulated energy.

**CONTACT: DONNA LINTON, CLEMONDS HEY, WINSFORD
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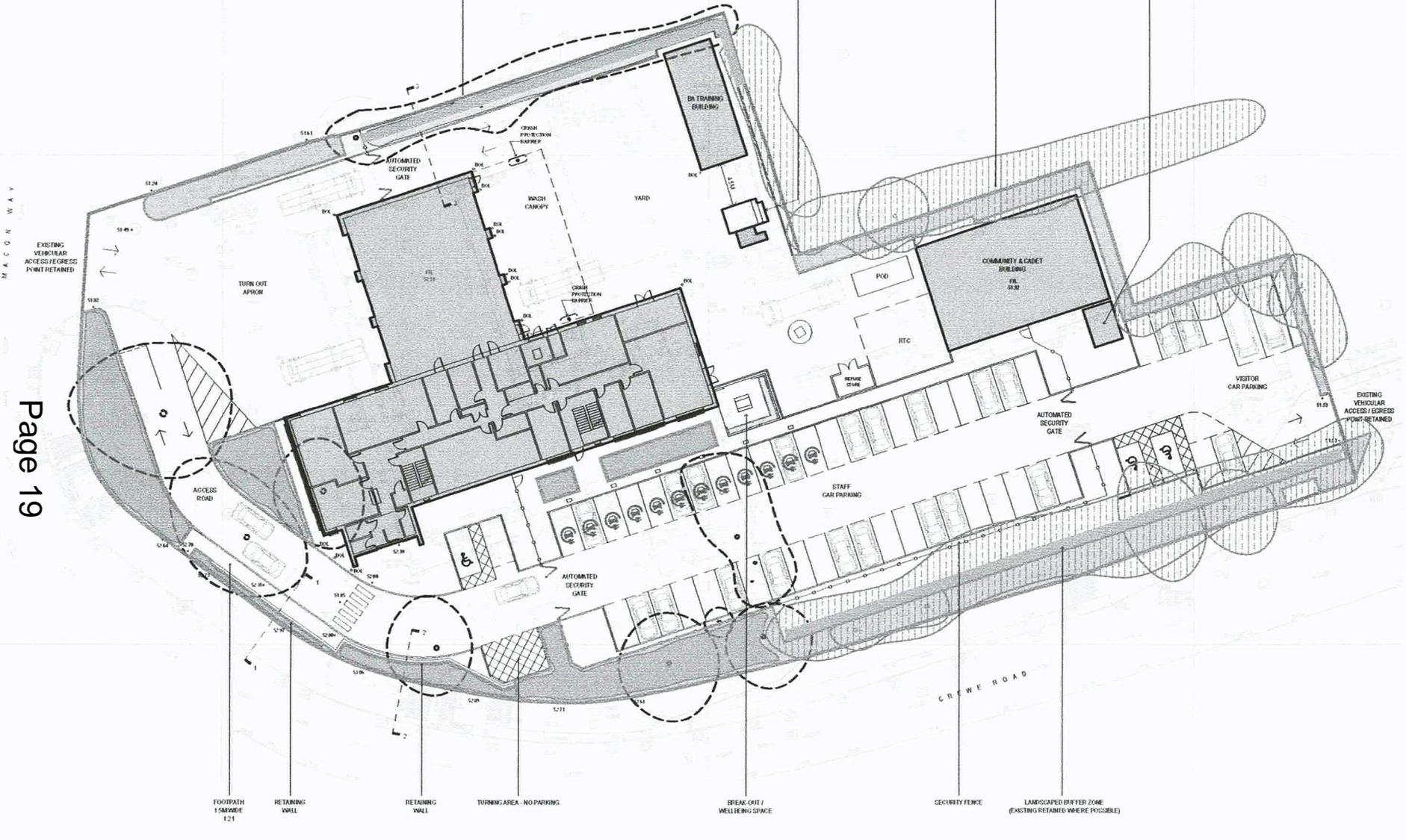
Building Design

Page 17

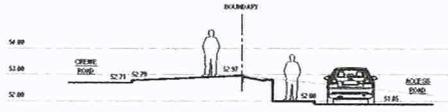




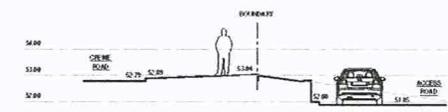
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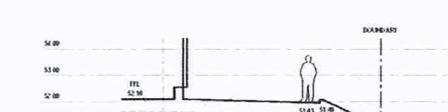
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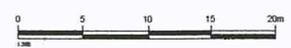
SECTION 1-1



SECTION 2-2



SECTION 3-3



PRELIMINARY

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All dimensions are to be checked on site by the contractor prior to proceeding with any work.

Hazard Identification

ref	hazard	date

Legend:

- EXISTING SOFT LANDSCAPING RETAINED & CUT BACK AS REQUIRED
- NEW SOFT LANDSCAPING SPECIFICATION T20
- EXISTING TREE / LANDSCAPING REMOVED

North Arrow

Revision Table:

PI	DESCRIPTION	LA	BY	DATE

Company Information:

Bradshaw Gass & Hope LLP

21 St James's Place, London, W1P 0LP
 1 FLOOR, 202/2
 020 7593 3000
 www.bradshawgass.com

Client: ISG CONSTRUCTION LTD

Project: CREWE FIRE STATION

Drawing: PROPOSED SITE PLAN

Drawn by: ST **date:** JUN 21

Checked by: **date:** **scale:** 1:200 **sheet:** A1

Proj no: CFS-BGH00-XX-DRGA-2004 **PI**

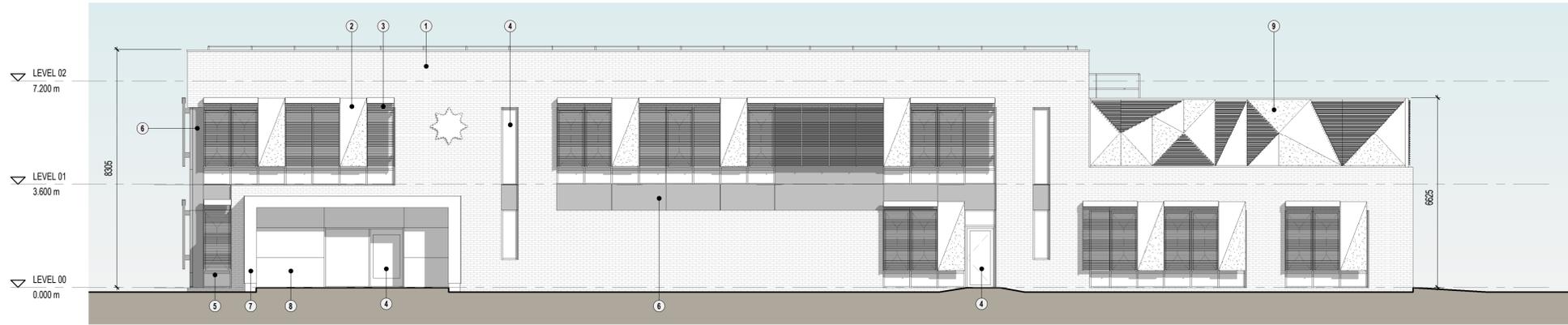
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 All dimensions are to be checked on site by the contractor prior to proceeding with any work.

Hazard Identification		
ref	hazard	date

ELEVATION MATERIAL LEGEND

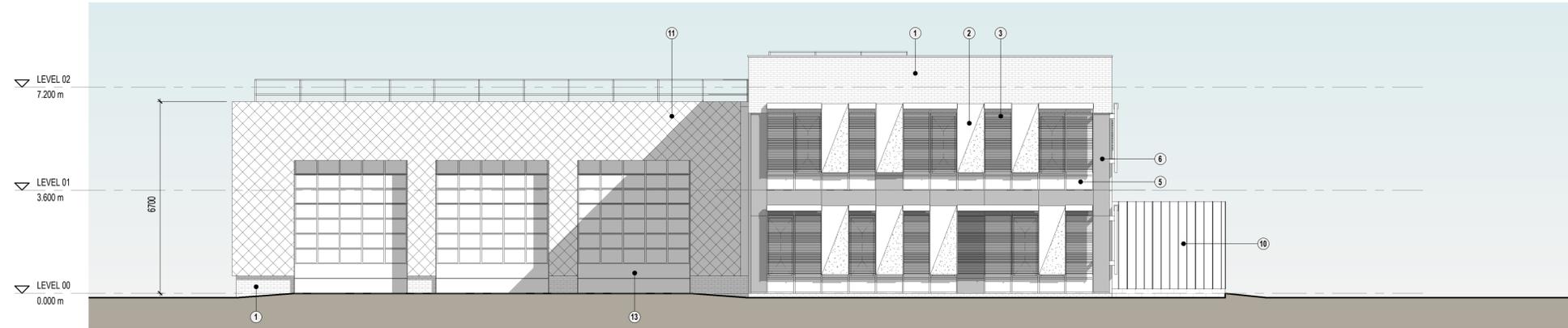
REF	DESCRIPTION	PRODUCT REF / COLOUR
1	FACING BRICKWORK	BUFF MULTI
2	COMBINATION OF SOLID & PERFORATED PPC METAL PANELS	POWDER COATED BRIGHT BRONZE C32 Y2M39I (INTERPON COLOUR REFERENCE)
3	SUN SHADING FACADE ELEMENT	BRONZE
4	PPC ALUMINIUM GLAZED, SOLID & LOUVERED DOORS AND WINDOWS	MID GREY
5	PPC ALUMINIUM CURTAIN WALLING	MID GREY
6	PPC METAL CLADDING INFILLS	MID GREY
7	PPC METAL FASCIAS & TRIMS	MID GREY
8	PPC METAL CLADDING PANELS	POWDER COATED BRIGHT BRONZE C32 Y2M39I (INTERPON COLOUR REFERENCE)
9	PPC METAL SCREENING PANELS (COMBINATION OF HORIZONTAL LOUVRES, SOLID & PERFORATED PANELS)	POWDER COATED BRIGHT BRONZE C32 Y2M39I (INTERPON COLOUR REFERENCE)
10	PPC METAL STANDING SEAM CLADDING	MID GREY
11	KINGSPAN SHINGLE FACADE SYSTEM COMPRISING OF COMPOSITE CARRIER PANEL WITH DIRECT FIX COLOUR COATED ALUMINIUM SHINGLE CLADDING	KINGSPAN BRONZE 004
13	PPC ALUMINIUM GLAZED SECTIONAL DOORS	MID GREY
14	PPC COMPOSITE PANEL CLADDING SYSTEM	MID GREY
15	COLOUR COATED STRUCTURAL STEELWORK	MID GREY
16	PPC ALUMINIUM SECTIONAL DOORS	LIGHT GREY

Building Elevations



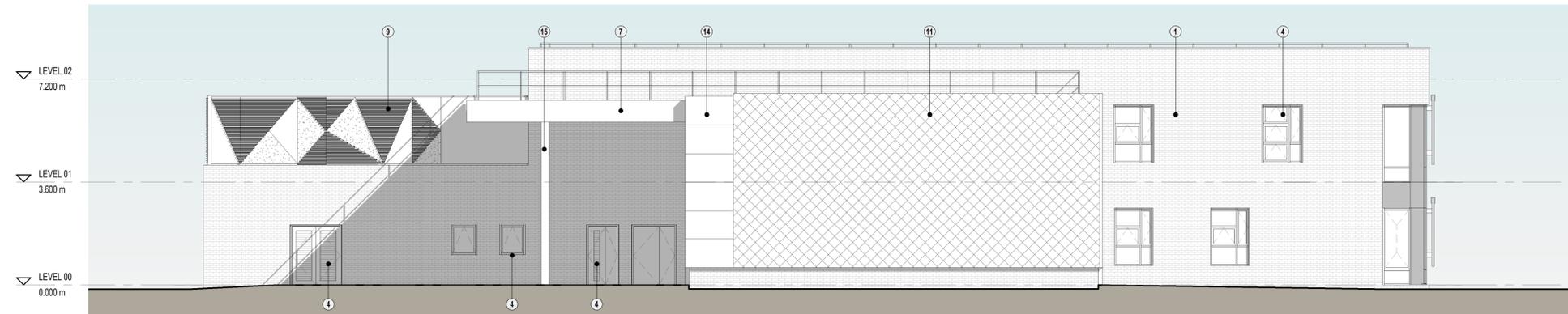
SOUTH ELEVATION

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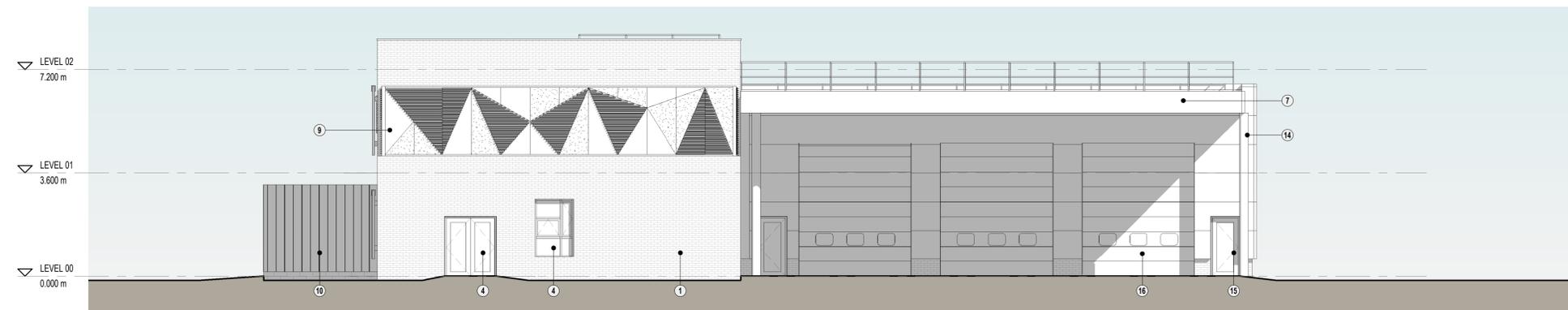
EAST ELEVATION

1:100



NORTH ELEVATION

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WEST ELEVATION

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P1	FIRST PLANNING ISSUE	LK	30.07.2021
ref	revision	by	date

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Bradshaw Gass & Hope LLP

client
ISG CONSTRUCTION LTD

project
CREWE FIRE STATION

drawing
PROPOSED ELEVATIONS

drawn by LK date JUN 2021

checked by ST date JUN 2021

scale 1:100 @ A1

dwg no CFS- BGH-01-XX-DRG- A-4002 rev P1

