

# CHESHIRE FIRE AUTHORITY

**MEETING OF:** ESTATES AND PROPERTY COMMITTEE  
**DATE:** 28 MARCH 2019  
**REPORT OF:** DIRECTOR OF GOVERNANCE AND COMMISSIONING  
**AUTHOR:** ANDREW LEADBETTER

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**SUBJECT:** FIRE STATION MODERNISATION PROGRAMME  
– PROGRESS REPORT

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## Purpose of Report

1. To report on progress with the Fire Station Modernisation Programme (the Programme).

## Recommended: That Members;

- [1] Note progress;
- [2] Confirm the procurement route for the rest of the works to deliver the Fire Station Modernisation Programme.

## Background

2. The Fire Authority agreed to proceed with the Programme in September 2018, allocating £8.5m and releasing initial funding of £3.5m. Estates and Property Committee agreed the delivery schedule for the Programme at its meeting in December 2018. This is attached as Appendix 1 to this report.

## Information

### Procurement

3. A contractor was appointed in November 2018 through the Procure North West framework (as this was deemed to be the most suitable and quickest way to market). The appointment was in relation to the Year Zero (2018/19) works only.
4. Work has also been carried out to assess the procurement options for the balance of the Programme. As with the fire station and safety and training centre builds, officers have chosen to pursue the Programme by using a framework arrangement. Members may recall that the frameworks offer a streamlined route to market and a different approach to the development of the design and specification of works.
5. Three frameworks were considered by officers: the North West Construction Hub; Procure North West; and Scape. These were compared taking into account a number of issues, e.g.

- The level of involvement/assistance provided by the framework administrator
  - The published rates for overheads etc. and whether these can be varied during the mini-competition stage
  - The social value deliverable in Cheshire
  - The governance arrangements
6. With the assistance of the Heads of Estates and Facilities and Strategic Procurement officers have determined the framework which they favour. Members will have an opportunity to discuss this with officers at the meeting to satisfy themselves about this approach.

#### Year Zero

7. A separate report on the agenda goes into detail about the works that are proposed at Bollington and Tarporley Fire Stations.

#### Budget Context

8. Whilst the conditions surveys have served a purpose in highlighting the amount of modernisation work required, they clearly have some shortcomings. They are now well over two years old and include some conclusions that have proved to be incorrect, e.g. some appliance bays were earmarked for conversion to gyms even though they are required operationally.
9. Members will see that the Year Zero plans include additional works and higher costs than originally anticipated. However, this is borne out of a much better understanding of the fire station sites chosen and the expected standard to be applied across the fire station estate. This work, along with that carried out assessing Runcorn Fire Station, has been used to provide a very crude assessment of the other sites to establish whether the allocated budget has the potential to deliver the Programme.
10. As things stand officers believe that a large percentage of the Programme should be capable of being delivered using the allocated budget. However, there are many variables that make it difficult to be definitive about just how much can be achieved. Indeed expectations may need to be adjusted as the Programme progresses. It will be particularly important that we look critically at those fire stations where the more significant spend is anticipated as they will provide the greatest scope to remain on budget as the Programme is delivered.

#### Year One Plans

11. Assuming that Members wish to press ahead with the Programme the following activities should be pursued in Year One (2019/20)
- Appoint contractor to deliver balance of Programme
  - Agree approach and requirements at Runcorn and apply for planning permission
  - Develop requirements at other Year One fire stations
  - Develop requirements at the two other fire stations that require significant works (Ellesmere Port and Macclesfield)
  - Carry out works at Year One fire stations

## **Financial Implications**

12. The works for Year Zero and Year One should be delivered from within the £3.5m that has been released for the Programme.

## **Legal Implications**

13. The process to appoint the contractor required for the balance of the Programme will be overseen by Strategic Procurement colleagues and the contract should be settled with some assistance from the Legal team.

## **Equality and Diversity Implications**

14. Wherever possible the Programme will deliver facilities that meet the Service's expectations around equality and diversity.

## **Environmental Implications**

15. Wherever possible the Programme will deliver facilities that improve the environmental impact of the fire stations. Some additional environmental improvements will be funded from elsewhere.

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**BACKGROUND PAPERS: NONE**

**APPENDIX 1 – STATION MODERNISATION PROGRAMME DELIVERY  
SCHEDULE**