

# 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: CHESTER FIRE STATION

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## Purpose of Report

1. To provide Members with an update on the Chester Fire Station project.

## Recommended: That Members;

- [1] Note the report.
- [2] Note the potential for a further report to the Fire Authority concerned with funding.

## Background

2. The Fire Authority agreed to proceed with a replacement fire station on the site of existing fire station in Chester in December 2017. Contractors were procured and the design and budget were finalised. Unfortunately, the planning application was refused in November 2018 because the local planning authority considered that:

*“the siting, height and layout of the proposed development would cause unacceptable harm to residential amenity, by way of loss of outlook and overbearing impact on the approved adjoining residential development located on the corner of Trafford Street and St. Anne Street”.*

## Information

3. An appeal has been lodged against the refusal but there is no indication as to when this will be dealt with. A fresh planning application has recently been submitted. The application is believed to satisfactorily deal with the reason that the original application was refused. The original site layout and the site layout of the current application are attached to the report as Appendix 1 and Appendix 2 respectively. A decision on the planning application is expected after the local elections. This has had a significant impact up on the schedule with the overall delay being up to nine months (if permission is granted in May 2019).
4. Currently, the start on site is expected to take place early September 2019 (following the order and delivery of the components of the temporary fire station) with completion due to take place late 2020.

## **Financial Implications**

5. When Members allocated the sum of £5.51m they also confirmed that a 5% contingency would be available. There is already expected to be a call on this contingency of around £211k (3.8%). There are a number of reasons for this, the two main ones being: the additional works associated with the archaeological investigations; and the fees associated with creating the fresh planning application (and design elements) and with the lodging of the appeal (around £70k and £80k respectively).
6. The fact that the project will be delayed by around nine months means that there is likely to be further pressure on the budget due to construction inflation. Currently, the BCIS forecast is 5.9% per annum. It is probably realistic to expect the cost of the fire station to be increased by up to £300k and this would require funding beyond the agreed contingency. Therefore, it may be necessary to go back to the Fire Authority in relation to funding once the budget figures have been firmed up.

## **Legal Implications**

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

## **Equality and Diversity Implications**

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

## **Environmental Implications**

9. There are no environmental implications arising from this report.

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**BACKGROUND PAPERS: NONE**

**Appendix 1 – Original Proposed Site Layout Plan for Chester Fire Station**

**Appendix 2 – Revised Site Layout Plan for Chester Fire Station**