

## Summary Progress Report – Crewe Fire Station:

### Progress:

Design development work of both the new Fire Station and the Temporary Fire Station continues at pace.

The inclusion of the Temporary Fire Station within the ISG scope of works is now agreed and the Pre Construction Fee determined. A contract variation is currently being drawn up by the Procurement Team which is due to be issued week commencing 02/08/21.

The summary of the critical dates in the detailed project programme is set out in the table below with the progress to date:

Milestone	Date		
	Programmed	Projected	Actual
Consultation Commences	01/07/21	01/07/21	01/07/21
Public Consultation Event	20/07/21	20/07/21	20/07/21
Consultation Closes	26/07/21	26/07/21	26/07/21
Planning Application Submitted	02/08/21	18/08/21	
Planning Application Determination Date	29/10/21	19/11/21	
Non Operational Staff Relocate Off Site	13/12/21		
Temp FS – Sec. 1 – Works Commence	03/01/22		
Temp FS – Sec. 1 – Works Completed	18/03/22		
Relocate Operational Response to TFS	23/03/22		
New Station – Sec. 2 - Works Commence	04/04/22		
New Station – Sec. 2 – Works Complete	14/04/23		
Relocate Operational Response to FS	27/04/23		
TFS Clearance – Sec. 3 Works Commence	01/05/23		
TFS Clearance – Sec. 3 Works Complete	02/06/23		
Non Operational Staff Return to Site	05/06/23		

As can be seen the project is progressing generally to programme, though it is likely that the Planning Application will be made a week later than intended. This should not affect the overall programme for the delivery of the station.

Project work to date has been focused around five main workstreams:

1. Development of the Planning Application
2. Consultation of with staff and the public
3. Development of the Temporary Fire Station Design
4. Sustainable Design Development
5. Social Value

#### Development of the Planning Application:

The planning application development has been heavily influenced by the result of the consultation process and the sustainable design development workstreams that have been ongoing in recent weeks.

In addition, ISG have commissioned and undertaken a number of the surveys required to support the planning application and these are nearing completion.

Overall, we have a proposal which is sufficiently developed for planning application purposes for both the permanent building and the temporary fire station (two separate but linked applications) and it is envisaged that they will be submitted to Cheshire East Council Planning Authority on the 18/08/21.

The surveys which have been completed to date have not resulted in any surprises, though the critical surveys such as intrusive ground investigation have yet to be undertaken.

#### Consultation of with staff and the public

In developing the design of both the temporary fire station and the permanent fire station there has been extensive consultation with each of the operational watches on the station and the other building occupiers, such as prevention and protection staff.

This consultation has included meetings with Community Users such as Prince's Trust and the Blood Donation Service.

A consultation discussion has also been held with the FBU Representatives.

The proposed plans for the station have been viewable on the Cheshire Fire Service Website with the ability to make comments and they have been the subject of a public consultation event on the 20<sup>th</sup> July 2021 to which all local neighbours and businesses to the station were invited via a leaflet drop. Eleven people attended the event, all were supportive of the proposals overall.

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The consultation with the users has resulted in some developments to the scheme, in the main in regard to the co location and adjacency of different rooms, with some guidance on the dirty to clean flow of the returning fire crews being offered by the FBU.

A full report of the consultation is currently in preparation. This is required to be prepared prior to the planning application by BREEAM and an abridged version covering public comments only will be included in the planning application.

#### Development of the Temporary Fire Station Design

The Temporary Fire Station design is also being developed currently. The external elements are developed sufficiently for the planning application to proceed and ISG are working on the development of the detailed internal layouts.

There has been one round of staff consultation to date, which identified a few issues with the original proposal which the current review is seeking to address. An additional complication is that the scheme is being developed in conjunction with the finished scheme for the Community Bungalow with the intention of reducing the alterations required to the bungalow to accommodate both uses.

#### Sustainable Design Development

This area of design has been a major focus in recent weeks, partly as a result of the need to undertake certain studies prior to the planning application being submitted in order to meet the requirements of BREEAM, but also to maximise the opportunity to reduce carbon consumption in a cost effective manner through design choices.

Some examples of the work completed are:

- Life Cycle Carbon Analysis – this options appraisal of different forms of construction has identified an opportunity to save a total of 75,149 tonnes of carbon emissions (the tonnage is measure dover 30 years), against the construction methodologies used at Chester FS.

This same study has also identified that some options being considered for cost reduction reasons could result in additional carbon of 302,726 tonnes being used. The design team now have information to make an informed decision before progressing further with these potential cost saving options, should they be required.

- An operational use workshop has taken place, to examine energy consumption trends over the operating year. This will help determine the requirements and sizing of the PV Panel Installation and potentially the use of batteries in a cost effective manner.
- An ecological workshop has taken place to ensure the scheme minimises the impact on trees and wildlife and that were possible steps are taken to enhance habitat and replace

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habitat lost. This workshop also covers humans and includes the consideration of external spaces for well being and relaxation.

- Thermal Modelling – An extensive thermal modelling exercise is in progress to examine how heat builds up within the building over an annual period and to design passive means to remove or prevent that heat build up. The aim of this is to reduce the need for cooling systems which are both expensive to install and maintain but also carbon hungry in their use.
- Chester Building System Monitoring – ISG are currently installing an enhanced building monitoring system into Chester Fire Station for a twelve month period to obtain real time information on how a fire station actually uses energy and how its systems perform. As Chester is the first (and currently only) zero carbon fire station in the country there is a dearth of “real operating information,” as such, the design team are taking an opportunity to monitor the building and identify lessons to be learnt and improvements that can be made and incorporated into Crewe.

We have already identified that Chester’s Solar Panel Installation will benefit from the addition of a Power Management System, which is a new technology that wasn’t available when Chester was being built. This is being added to the Chester system and incorporated into the design at Crewe from the outset.

## Social Value

A Social Value workshop is due to take place on the 9<sup>th</sup> August 2021 with ISG and the Fire Service’s Community Teams to identify how the project can be used to make a positive contribution to those teams and the local community of Crewe.

Alongside this ISG are holding a “meet the buyer” event in August to provide local businesses with an opportunity to register an interest in undertaking works on site as part of the contract. This will include support and guidance to those businesses to help them meet the requirements to work on ISG’s sites and meet current regulatory requirements.

## Risk Register:

The Risk Register has been reviewed and an additional risk added to reflect potential project delays arising from the potential alternative site.

## Budget Monitoring:

The budget monitoring spreadsheet has been updated, there are no items of concern at present and the project remains on target for delivery within the approved monies.