

To: Policy and Resources Committee

From: Deputy Chief Executive Officer (DCEO) - Matthew Warren

Presenting officer(s): Deputy Chief Executive Officer - Matthew Warren

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Date: 31 January 2023

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## Estate projects – update

### 1. Purpose

- 1.1 The purpose of this report is to provide an update to the Policy and Resources Committee regarding current and proposed estate projects.

### 2. Recommendations

- 2.1 The Committee is asked to:

- a) approve the sale of Upherds Lane in Ely,
- b) note the update on other estate projects.

### 3. Risk Assessment

- 3.1 Economic – the rising cost of building materials and supplies will increase the costs associated with improving and enhancing the estate.
- 3.2 Environmental – decisions around implementing environmental improvements will have to be considered against the return on investment. The environmental enhancement will have to consider financial risks as well as how any enhancement delivers against the Authority's sustainability strategy.

### 4. Huntingdon Fire Station and Training Centre

- 4.1 The building was complete in mid-November 2022. The Service began to move into the site on completion with the aim of being fully operational on 1 February 2023. On this date, the new site will accommodate the operational training function, operational support group, occupational health, health and safety and the wholetime and On-Call operational crews. A full post project report on the new site will be presented to the Fire Authority at its meeting on 10 February 2023.

### 5. Sale of current Huntingdon Site

- 5.1 The Service submitted outline planning documentation to Huntingdonshire District Council in September 2022. We received feedback from the planning department in December which was very constructive and helped finalise our

pre-application submission; we are currently waiting for a decision on that submission.

- 5.2 Once a decision is received on planning the Service will proceed as soon as possible with the sale.

## 6. St Neots

- 6.1 Cambridgeshire Constabulary achieved a positive planning consent to extend the fire station at St Neots that would enable them to be co-located on the site. The existing station would be refurbished as part of the project to extend the building. The Constabulary went through the procurement process and having considered the tender returns it is now apparent that to proceed will not represent value for money for them. As a result, they have decided not to proceed. The Service will now seek to plan for the refurbishment of St Neots fire station that was included as part of the joint scheme.

## 7. Papworth/Cambourne

- 7.1 A full report detailing the outcome of communications with Papworth and Cambourne Parish Councils was presented to the Fire Authority in June 2022; Cambourne fire station went operational the same month. The Papworth site was placed in an auction in December 2022, selling for £312,000. The sale was completed in January 2023.

## 8. Upherds Lane in Ely

- 8.1 Once the sale of the (old) Huntingdon site is complete, the Service will retain only one dwelling house on Upherds Lane in Ely. This house requires significant investment of approximately £30k, with £17k needed before it can be tenanted. Given the level of investment and knowledge required to ensure that the housing is maintained appropriately for a tenant, there is an on-going inherent risk that is outside of the organisations core responsibilities. It is therefore recommended that the Service seeks to sell the property.

### Source Documents:

Various Fire Authority Reports and Minutes

### Location:

Fire Service HQ, Hinchbrook Cottage, Huntingdon

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