

To: Cambridgeshire and Peterborough Fire Authority  
From: Jodie Houseago – P126 Project Manager  
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## P126 Project – Update on relocation of Huntingdon Fire Station and Service Training Centre

### 1. Purpose

- 1.1 The purpose of this report is to update the Fire Authority on the work undertaken by Cambridgeshire Fire and Rescue Service (CFRS) in relation to the relocation of Huntingdon Fire Station and Service Training Centre to St John's, Percy Road, Huntingdon.

### 2. Recommendation

- 2.1 The Authority is asked to note the report.

### 3. Background

- 3.1 The last report brought to the Authority detailed the full background of this project and provided Members with an update that saw the project to the start of its 'build' phase. This report will provide more detail on the 'build' phase, which is now complete, as well as outline high level 'commission and move' activities.

### 4. Project Progress to Date

- 4.1 Artisan Developers started work on site 6 September 2021 with an original contract end date of 5 September 2022.
- 4.2 The 'build' programme stayed relatively on schedule throughout, with minor delays occurring through fire integrity changes to the design and a prolonged bout of record hot weather. A three week extension was agreed to 26 September 2022 as additional contingency due to the addition of a sprinkler system and became the working assumption for 'building handover'. It is worth mentioning that both contractors, Artisan and Crofton, were very diligent in keeping to schedule during a period that saw unprecedented impacts from the pandemic and a global market collapse in availability of raw materials, such as steel, fuelled by the war in Ukraine.

- 4.3 In early October 2022, Artisan requested a time extension of eight weeks, taking the contract completion date to 21 November 2022. This was caused by a delay connecting the electrical sub-station that would power the site, resulting in commissioning and testing delays. Artisan were able to make some of this time delay up and formally handover the new site on 11 November 2022, with 'snagging' of the site being managed in accordance with the 12 month warranty terms.
- 4.4 Throughout the project there have been a number of design changes. These design changes have been taken after listening to our employees and the contractors. All changes were subject to a change review process before being accepted.
- 4.5 Communication with staff directly impacted by the project has been continuous throughout the 'build' stage and regular project updates have been communicated across the wider organisation, including images of progress and more recently drone footage provided by the crews.
- 4.6 A large project team was fully engaged throughout the 'build' stage, comprising of representatives from many of our organisational departments. To make efficient use of resource time, key leads within the project team were identified and tasks allocated to smaller teams with common themes for example, 'Movers' (A27, Training Centre, Operational Support Group, Health and Safety and Occupational Health), 'Technical' (all ICT leads and Application Support Group) and 'Enablers' (People Team, Media and Communications, Property and Business Support Group).

## 5. Financial Details

- 5.1 A summary of the project final position is shown in the table below:

PROJECT BUDGET	BUDGET	CLIENT	ACTUAL	PLANNED	TOTAL	STATUS
Build and Groundwork	£6,772,426	Artisan	£6,648,429	£261,018	£6,909,447	G
Developer and Consultancy Fees	£1,266,000	Artisan	£953,088	£16,662	£969,750	G
		Bremner	£112,000	£0	£112,000	COMPLETE
Contract Extension	£25,000	Artisan	£0	£25,000	£25,000	G
Land Cost	£1,186,000	St Johns	£1,186,300	£0	£1,186,300	COMPLETE
		Cheffins	£8,000	£0	£8,000	COMPLETE
Training Facilities	£1,450,000	Crofton	£1,564,726	£0	£1,564,726	COMPLETE
Fixtures and Fittings	£312,000	Various	£245,963	£125,274	£371,237	A
<b>TOTAL</b>	<b>£11,011,426</b>		<b>£10,718,506</b>	<b>£427,954</b>	<b>£11,146,460</b>	<b>G</b>

- 5.2 The original budget was increased to account for the archaeological dig and the sprinkler system. These items were reported to the Authority as they occurred and are included in the cost table.

- 5.3 Final invoices for build and groundworks, as well as developer and consultancy fees have not yet been received from Artisan. Based on regular conversations held with them it is forecast we will come in on, or slightly under, the revised budget with regard to these two items as the differences balance the overall spend out.
- 5.4 Crofton's final invoices have been issued and paid. The total spend for the training facilities came in over budget by £114,726. This was predominantly due to increased costs of build materials and in particular steel as well as fabrication cost increases. Crofton advised that they absorbed as much of the cost as they could, whilst remaining proactive in purchasing as much as they could physically store in advance of price increases and only passed down additional costs that were absolutely necessary.
- 5.5 The fixtures and fittings budget was increased from £212,000 to £312,000 in autumn 2022, following a review undertaken of what was left to buy as the build started to take shape. It was clear that the only provisions being installed were toilets and showers, all other fixtures and fittings were to be provided as part of this budget. Now, we are forecasting a spend of £371,000 to fully fit out the building and the additional costs will be met from underspends in the current financial year.
6. Commission and Move Stage
- 6.1 Since 'building handover', key stakeholders involved in the project have been fitting out the building in preparation for occupation by those transitioning as part of the relocation project. This commissioning activity will continue until the site is deemed complete.
- 6.2 During the months of November and December 2022, the project team successfully moved professional support staff and Training Centre from the current site and Occupational Health (from St Ives) over to the new site.
- 6.3 On 1 February 2023, crews began responding from the new site and the following day the Hartford Road site was closed for decommissioning in preparation for disposal. It is planned to hold an official opening event shortly.

## Source Documents

Huntingdon Fire Station and Service Training Centre Relocation Data – available on request

### Location:

Hinchingbrooke Cottage, Brampton Road, Huntingdon

### Contact Officer:

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