

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: 28 April 2022

Estate Projects - Update

1. Purpose

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

2. Recommendation

- 2.1 The Committee is asked to note the progress against the estate projects to date.

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.

4. New Huntingdon Fire Station and Training Centre

- 4.1 Good progress continues to be made on site and the developer is still on track to complete in September 2022. Owing to the completion of the outside groundworks ahead of schedule the company constructing the training building, Crofton, commenced on site in April, earlier than originally planned. At present the project is on time and on budget although the training element of the build is reporting some significant cost pressures owing to the inflationary pressure on steel prices. Discussions with Crofton regarding this position are ongoing and should anything change, the Fire Authority will be informed.

5. Sale of current Huntingdon Site

- 5.1 The Service, along with its specialist advisors, met with Officers from Huntingdonshire District Council to discuss planning on the current Huntingdon fire station site. The outline plans and reports presented were met positively

although further works are required prior to planning being submitted. The professional opinion is that the site will be more valuable with planning consent granted and will also better inform the Service of potential value.

- 5.2 The Service is aiming to ensure any sale is complete on the day the new fire station becomes operational in January 2023. This will be communicated as part of the conditions of sale.

6. St Neots

- 6.1 Cambridgeshire Constabulary achieved a positive planning consent to extend the fire station at St Neots that will enable them to be co-located on the site. The existing station will be refurbished as part of the project to extend the building and a project plan, incorporating a timescale, is currently being drafted. A clear idea on timescales will be reported back to the Fire Authority once Constabulary colleagues have completed the procurement stage.

7. St Ives

- 7.1 The Service is working with Cambridgeshire Community Services to establish the potential and value of the entire piece of land at St Ives, incorporating the fire station and NHS Health Centre. As with Huntingdon, the Service is seeking pre-application planning advice on the site and is working with a professional advisor to maximise the potential value of it. This work has commenced but will likely not be finalised before the end of the calendar year. Once complete and the Service is in a position to understand next steps and timescales, a site search will commence to enable the relocation of St Ives fire station.

8. Papworth/Cambourne

- 8.1 A full report detailing the outcome of communications with both Papworth and Cambourne Parish Councils will be presented to the Fire Authority in early June 2022. In the interim, the Service continues to work towards a transfer date next month with improvement works on the Cambourne site, to ensure it is ready for operational use, now complete. The Papworth fire station site has been valued and it is likely that it will be recommended for sale through a competitive bidding process. A further update on this aspect will also be presented to the Fire Authority in June 2022.

Source Documents

Location:

Various Fire Authority Reports and Minutes
Fire Service HQ
Hinchbrook Cottage
Huntingdon

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