

To: Cambridgeshire and Peterborough Fire Authority

From: Deputy Chief Executive Officer - Matthew Warren

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

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Relocation of Huntingdon Fire Station and Training Centre

1. Purpose

- 1.1 The purpose of this report is to provide an update to the Fire Authority on the relocation of the current community fire station and training centre site based in Huntingdon to a new site at St Johns Business Park, also in Huntingdon. The report also provides an update on progressing the sale of the current site.

2. Recommendation

- 2.1 The Fire Authority is asked to note the progress made against the project to date.

3. Risk Assessment

- 3.1 Economic – the costs have increased from the original sum of £10.080m to £10.714m if all options suggested within the report are taken. The additional funding shortfall will be financed through borrowing not applied against the current year capital programme.
- 3.2 Environmental – the site is to be constructed to a good BREEAM standard. However there are cost options within the report that highlight considerations for additional renewable energy that will require upfront financing.

4. Background

- 4.1 In 2015, the Service presented the Authority with a proposal to relocate Service Headquarters, Huntingdon community fire station and the training centre onto an alternative site at St Johns Business Park, Huntingdon. The basis for moving at the time was around rationalisation of the estate whilst also enhancing the operational training facility.
- 4.2 Subsequent to this decision and just prior to exchange of contacts with Artisan (the Developer) and St Johns in June 2016, the then Police and Crime

Commissioner offered the Authority a number of potential sites on police owned land; one of the options was land at the police training facility in Monkswood. On the advice of Officers, the Authority accepted this offer in good faith and instructed them to look into the feasibility of locating a training centre on the site.

- 4.3 The Service, after initial consultation with the Constabulary around where such a facility could be located at Monkswood, proceeded through a design phase to understand if all of the organisational needs could be accommodated on the site. The Service achieved a successful planning application for this in early 2019.
- 4.4 Subsequent to this planning consent, the Constabulary presented a report to its Business Co-ordination Board (26 March 2020) highlighting the need for the Monkswood facility to be a police only training facility.
- 4.5 On confirmation of the revised position from the Constabulary, the then Chairman of the Fire Authority, in consultation with the full Fire Authority membership, approved the Service Business Case to proceed with developing a new community fire station and training centre on land at St John's Business Park in Huntingdon, with an approved budget of £10.080 million.
- 4.6 The Fire Authority approved an increase to the overall budget in July 2021. This increase allowed for additional costs relating to enhanced training facilities, sprinkler system and drainage works that were stipulated through planning. The additional costs were forecast to increase the budget to £10.71m however the final contract sum approved was £10.88m. The additional cost relates to further attenuation for car park drainage, generator costs and additional windows and cladding to satisfy planning conditions. The revised sum is detailed in the table at Paragraph 5.6 below and the funding will come from existing capital budget approved by the Fire Authority.

5. Progress to Date

- 5.1 Subsequent to the approval, much effort has been made in achieving a positive planning consent. The Service, through Artisan, submitted a detailed planning application in September 2020. The planning consent was expected by the end of December 2020 but was delayed until the end of January 2021, when a positive consent was finally received.
- 5.2 On receipt of this planning consent, the Service completed the purchase of the land which was finalised in February 2021.
- 5.3 The project team and developer have been working hard to ensure all conditions of planning are met and revised prices have been sought to ensure the budget reflects planning conditions and the latest operational training requirements.
- 5.4 The finalised scheme was accepted by the Planning Officers week commencing 9 March 2021. The planning consent did detail a number of

conditions that had to be fulfilled prior to construction starting. The condition around archaeology resulted in further work as the initial excavation revealed ancient roman artefacts. The condition could not be dismissed until this work, at a forecasted additional cost of £135k, had been undertaken.

5.5 The archaeology works completed at the end of August 2021 allowing construction to commence during the first week of September. The build time is still scheduled to be 12 months, although we are still working with the supplier of the operational training buildings to schedule and co-ordinate their elements of construction. Further updates on this element of the project will be presented at the next Fire Authority meeting.

5.6 To date, there are no changes to the proposed construction budget. The latest position against the project is detailed below.

AREA	BUDGET	ACTUAL	PLANNED	TOTAL
Build and Groundworks (Artisan)	£6,772,426*	£1,096,107	£5,676,319	£6,772,426
Developer / Consultancy Fees	£1,266,000	£366,442	£899,558	£1,266,000
Land Cost	£1,186,000	£1,186,300	£0	£1,186,300
Training Facilities	£1,450,000	£176,351	£1,273,649	£1,450,000
Fixtures and Fittings	£212,000	£0	£212,000	£212,000
TOTAL	£10,886,426	£2,917,712	£8,104,648	£10,886,726

6. Sale of Current Huntingdon Site

6.1 The Service has engaged a Chartered Surveyor who is collating relevant documentation to inform pre-application advice from Huntingdonshire District Council. This advice will be sought in January 2022 and will, in turn, inform the development potential of the site, value and marketing strategy.

Source Documents

Fire Authority Reports and Minutes - Various

Location: Headquarters
Hinchbrooke Cottage
Huntingdon

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