

# Telford Central Building Programme Update

## Report of the Chief Fire Officer

For further information about this report please contact Rod Hammerton, Chief Fire Officer, on 01743 260201, Ged Edwards, Programme Manager, on 01743 260208 or Andrew Kelcey, Head of Resources on 01743 260240.

### 1 Purpose of Report

This report updates members on the latest progress regarding the Telford Central Build Programme.

### 2 Recommendations

The Fire Authority is asked to note the report.

### 3 Background

The Telford Central Build Programme has been established to oversee the refurbishment of the current Fire Station and Training Centre.

Following the appointment of a technical project manager and design team, a concept design has been developed to the stage whereby a planning application can now be submitted to the local planning authority.

In addition, a phased programme with key milestones has also been developed and agreed by the Programme Board.

### 4 Programme Phasing

The current programme and key milestones are listed in the table below.

Activity	Milestone Date
Submit planning application	January 2020
Planning approval	March 2020
Invite tenders	April 2020
Award contract	July 2020
Start on site	September 2020
Completion	March 2022

## 5 Building Design

At a meeting of the Programme Board, Elected Members and Departmental Managers on 16 October 2019, the design team (Entrust) presented a series of potential designs of the new Fire Station and Training Centre for consideration. The outcome of the meeting was that Entrust would incorporate comments, suggestions and desires into a final proposed design for the Programme Board to agree.

At the subsequent Programme Board meeting on 27 November 2019, the Board agreed to take forward three potential designs for further consideration and consultation.

Feedback from Elected Members and Service staff was evenly balanced between the three designs. However, feedback from the general public was that they overwhelmingly preferred one design. As a consequence, a final decision was taken on 9 December 2019 to agree the general public's preferred option. The design is included at the Appendix to the report.

This design will now be forwarded to the local planning authority for consideration.

## 6 Procurement Strategy

The Programme Board has identified its procurement priorities as being:

- Legally compliant and accessible by the Authority
- Low cost
- Supports wider public procurement aims, including maximising use of frameworks and reducing bid costs for suppliers
- An appropriate timescale – one that does not take excessive time, but still allows sufficient time for the provision of well-considered bids
- We receive an appropriate number of competitive bids
- Bids to include a qualitative element, particularly about ongoing management of an operational site and minimising disruption
- Enables the inclusion of social value, either apprentices or other opportunities
- Maximises the opportunities for local businesses to compete for trade work packages
- Maximises the opportunities for local businesses to compete as main contractor and support professional employment and development

The Technical Project Manager was asked to prepare a report considering how best to achieve these. He has identified that using a framework or dynamic purchasing system arrangement from a local council would be the most appropriate route. Arrangements through Staffordshire Council or Telford and Wrekin Council were identified as the most appropriate and work is currently under way to make a final decision between the two options.

## 7 Departmental Moves

The latest version of the Programme Plan proposes a start date of September 2020 for the first phase of construction works. This will involve constructing a new single storey extension on the side of the appliance bay, together with the new south wing extension and refurbishment. The entire construction project will last 18 months and will involve a phased release of different parts of the building to the contractor throughout.

At the Board meeting on 16 October 2019, the following assumptions were endorsed:

- A Fire Station will continue to operate out of Telford Central;
- All operational training courses will continue to be run at the Training Centre;
- The Training and Development Teams will stay on site for the duration of the construction phase;
- Management based classroom training courses will be run at other locations across the Service estate.

## 8 Building Resilience

The architect has prepared a scheme for building resilience in the event of a power failure. This identifies the areas to be covered by a generator (essential supplies), and those also covered by an uninterruptible power supply (vital supplies). Vital supplies ensure there is no disruption to power from short spikes or while the generator starts and are appropriate for areas such as the control room.

Failure of water supplies will be partially addressed through the provision of a water tank, with the option to supplement this supply using appliances. Stored water is not suitable for drinking, so this will be addressed using bottled water.

A meeting has also been held with police counter-terrorism security advisors to consider physical security resilience, and their advice will be considered through the design process.

## 9 Police Use of Telford Training Centre Building

The Authority wishes to support the Police in meeting their training accommodation needs, however it is still unclear at this stage what the Police requirements are, and whether they can be met without significant redesign of the building.

It may be possible to support police training accommodation needs using a combination of shared spaces, additional rooms within the schemes proposed space for future development and use of the wider fire and police estates.

Discussion with the Police is ongoing.

## 5 Capacity

There are no capacity impacts arising from this report.

## **6 Collaboration / Partnership Working**

On completion of the construction project the building will be occupied by the emergency planning functions from both Shropshire and Telford & Wrekin Council. Discussions are also ongoing with West Mercia Police regarding their potential use of the premises.

## **7 Community Safety**

The programme is being developed in a way which will ensure continued operational response from the site throughout the works, and the continuation of operational training.

## **8 Environmental**

The programme includes a number of environmental improvements, including efficient lighting and heating systems, and the installation of solar panels.

## **9 Equality Impact Assessment**

A full e-EQIA has been completed on the design proposals and all identified requirements will be included within the building, to ensure a building that is accessible and inclusive to all users.

## **10 Financial Implications**

The potential costs reported to Members remain indicative at this time. At its meeting in June 2017, the Fire Authority gave approval to officers and the Strategic Advisory Group to complete work necessary to take the preferred option forward to tender stage. Members will not be expected to commit to the full costs of the programme until responses to the tender process have been received and assessed, resulting in them being able to select the preferred 'Design and Build' Contractor. However, Members should also note that some costs will have to be incurred to get the programme to that stage and if approval is not given following assessment of the tenders these costs may be abortive.

The levels of reserves currently held by the Authority have been reported to members as part of the budget setting process. One of the reasons for holding such reserves is to fund major projects. The balance of the Major Projects Reserve will make up a substantial amount of any funding required, but these balances will not cover the entire programme and therefore other options will require consideration by the Authority. Some of these options will involve increases in the revenue budget and the Authority should compare the additional cost to the taxpayer with the value to be gained from improved facilities at Telford, when making their determination on which option to take.

Any final funding decisions will be made after the tendering process is complete, and the actual cost of the construction project is clear.

## **11 Health and Safety**

The works will be developed and managed in accordance with the Construction (Design and Management) regulations to ensure the safety of all construction works and site users through the life of the building.

## **12 Human Rights (including Data Protection)**

There are no human rights impacts arising from this report.

## **13 ICT**

In preparation for the forthcoming building works, the standby fire control and IT disaster recovery arrangements have been relocated off the Telford site. The ICT team remain involved in the design of the building to ensure appropriate security and infrastructure.

## **14 Legal Comment**

There are no legal implications arising from this report.

## **15 Public Value / Service Delivery**

There are no public value or service delivery impacts arising from this report.

## **16 Reputation**

There are no reputational impacts arising from this report.

## **17 Security**

Discussions have taken place with West Mercia Police Counter Terrorism Unit regarding security measures to be incorporated into the planning drawings.

## **18 Training**

Operational training will continue at the Training Centre for the duration of the construction works. Managerial based classroom training will be moved off site.

## **19 Appendix**

Proposed Building Elevations for Telford Central

## **20 Background Papers**

There are no background papers associated with this report.

## Proposed Building Elevations for Telford Central

