

TO: Cambridgeshire and Peterborough Fire Authority

FROM: Director of Operational Support

DATE: 24th September 2008

PROPOSED FIRE STATION AT CAMBOURNE

1. Purpose

- 1.1. To seek authority to construct new premises comprising a single bay retained station and South Cambridgeshire District office at the new township at Cambourne. This was previously considered at the Policy and Finance Committee meeting on 14 April 2008.

2. Recommendations

- 2.1. The Fire Authority is recommended (a) to authorise the construction of new Fire Service premises at Cambourne and (b) to note the preparation of specification and design for proposed 1 bay retained station with accommodation for District staff.

3. Risk Assessment

Financial

- 3.1. There is a risk that an opportunity to acquire new premises at costs which are currently subject a contribution by the developer plus land would be lost if the opportunity is not taken at this time.

Legal

- 3.2. Transfer of land is pending with ownership of 0.5 Acre / 0.2 Hectares of serviced land to be vested in the estate of the Fire Authority. Should the station not be provided this land will revert to the developer.

4. Background

- 4.1. The new township of Cambourne was planned in the early 1990's with the main agreement signed between the Planning Authority and Developers on 20 April 1994. The Fire Authority was granted provision in section 11.2 of this agreement under Section 106 of the Town and County Planning Act 1990. The agreement reflected the statutory role of the fire and rescue

service at the time which was predominantly the provision of fire cover. Since then the Fire and Rescue Services Act 2004 has broadened the role of the service to include community fire safety and response to road traffic collisions.

- 4.2. The estimated cost of construction, including preliminaries, contingency for price or design variations and fees is £1.225M.
- 4.3. The provision is for 0.5 Acres (0.2 Hectares) of serviced land and a contribution of £270,000 index linked to time of payment. This estimate was based on a retained fire station of relatively simple design.
- 4.4. The contributory payment was made in March 2007 with a sum of £537,750 (£550,000) paid into Fire Authority account.
- 4.5. A sum of £175,000 is also held in the capital account for this project in the 2008/09 budget.
- 4.6. An additional sum of £500,000 is therefore needed to fund the construction of Cambourne Fire and Rescue Station.

5. **Design**

- 5.1. An initial design was drawn up and consultations held with Planning Officer at South Cambridgeshire District Council. The design and building layouts were subject to extensive discussions. Various versions were prepared and submitted for planning advice before a scheme was passed as acceptable to proceed to planning application.
- 5.2. The building plans and sections were then prepared for planning and building control consent and an electrical and mechanical engineering consultant appointed to work with the architect to formulate an energy efficient building to achieve a BREEAM rating of very good. The report by the consultant considered the following aspects
 - 5.2.1. Energy efficient lighting was recommended to be incorporated within the specification.
 - 5.2.2. Grey water recycling was not recommended to be incorporated due to relative small size of building and water usage against capital cost.
 - 5.2.3. Solar panels were recommended to be to be incorporated for low temperature grade water heating with back up from boiler / ground source heating.
 - 5.2.4. Bio mass boiler was not recommended to be incorporated due to current uncertainty over supply source and storage of chipped fuel cost.

- 5.2.5. Photo voltaic cells were not recommended to be incorporated due to current uncertainty over life span.
- 5.2.6. Ground source heating was considered in the previous scheme estimate costs submitted in April 2008. However initial capital costs and length of payback period were considered to be prohibitive. A letter has been sent to the Secretary of State detailing the Fire Authority's concerns about the cost and lack of incentive for this solution.
- 5.3. Air source heating is now recommended to be incorporated as this will allow a BREEAM rating of very good to be achieved. Air heat exchangers are considered capable of providing 3 units of energy for every 1 of running cost for the pump and compressor plant.
- 5.4. The capital costs for such an installation are estimated to be £30,000 and it is calculated that its operation will lead to a reduction of around £2,116 per annum. This will give an estimated pay back period of approximately 15 years but assumes current fuel costs remain static. Should they continue to rise the pay back period will reduce accordingly.

6. Financing

- 6.1. The cost of specification, design, legal and cost estimates for construction to date had been £46,263.37.
- 6.2. The estimated costs for the new station provision is £1,225,000 inclusive of professional, planning and building control fees. This has increased from original cost estimate due to
 - a. Planning constraints imposed by Local Authority
 - b. Environmental considerations incorporated into building design
 - c. Accommodating the District Team
- 6.3. Should South Cambridgeshire District team not be accommodated here it is considered that leased accommodation will need to be provided following the relocation from Cambridge Fire Station at all estimated cost of £18,000 per annum.

7. Consultation and Staging

- 7.1. The South Cambridgeshire District Manager has been consulted on the building layout.
- 7.2. Scheme drawings have been presented to the Senior Management Team for approval prior to submission to Fire Authority.

- 7.3. If approved by Fire Authority the next stage will be to:
- 7.3.1. Present the scheme to the Developers for approval in line with requirements for Section 106 agreement. October 2008.
 - 7.3.2. Submit application to South Cambridgeshire District Council for planning consent. November 2008.
 - 7.3.3. Submit application to South Cambridgeshire District Council for Building Control consent. November 2008.
 - 7.3.4. Should consents be granted by January 2008 it is estimated that the new station could then be tendered with a target completion date of April 2010.

BIBLIOGRAPHY

Source Documents	Location	Contact
Drawing M4431/A/101A Drawing M4431/A/100A Drawing M4431/A/102A	Hinchingsbrooke Cottage Brampton Road Huntingdon	Daniel Rust 01480 444508 danny.rust@cambsfire.gov.uk