

Shrewsbury Refurbishment

Report of the Chief Fire Officer

For further information about this report please contact Alan Taylor, Chief Fire Officer, on 01743 260225 or Andrew Kelcey, Head of Resources on 01743 260240.

1 Purpose of Report

This report is to update the Strategy and Resources Committee on progress with proposals to refurbish the St Michael's Street site at Shrewsbury and seek guidance on the Committee's preferred option for further development.

2 Recommendations

The Committee is asked to:

- a) Note the provisions of this report; and
- b) Consider the preferred option for further development.

3 Background

Through the Integrated Risk Management Planning process the Authority considered its approach to the provision of Fire Cover in Shrewsbury and determined that the maintenance of all appliances at the St Michael's Street site was the best option. This proposal recognised that significant investment would be required in the provision of suitable fire station and headquarters (HQ) office accommodation.

An architect has been appointed to develop proposals to provide these facilities. This has resulted in the identification of a need for approximately 1300m² of office accommodation and 450m² of fire station accommodation (excluding appliance bays). A number of options have been considered including the relocation of facilities off-site and the inclusion of commercial tenants within the development, however professional valuations have identified that these are not economically viable.

This assessment has also identified that the assumed £950,000 income from the sale of land released by the development is no longer feasible due to current economic conditions. This has resulted in retention of the workshops facilities at St Michaels Street being reconsidered.

Four options have been considered in detail and costs for three of these are currently being developed to be provided at the meeting.

Option 1a – Provision of all services from the Shrewsbury site through the construction of an additional floor on the fire station building to form a building suitable for fire station and headquarters use. The existing HQ building would then be demolished releasing space for training, vehicle maintenance and parking. Due to the complexities of the construction process and changes necessary to the steel structure, this is not a viable option and costs will not be provided.

Option 1b – Provision of all services from the Shrewsbury site through the construction of an extension to the side of the fire station building to form a building suitable for fire station and headquarters use. The existing HQ building would then be demolished releasing space for training, vehicle maintenance and parking.

Option 2 – Splitting the headquarters functions between the Shrewsbury and Telford sites through the refurbishment of the existing buildings. In this case no extensions would be required resulting in potentially lower cost, however splitting the HQ functions may result in less effective communication and management resulting in poorer service provision.

Option 3 – Relocation of headquarters functions to Telford through the construction of an extension to the side of the fire station building to form a building suitable for fire station and headquarters use. The existing station building would then be demolished and replaced with a smaller building.

Temporary Works – Consideration has also been given to how the scheme will be developed and the associated costs. In the case of option 1b it will be necessary to relocate the station personnel during the works and this may be done by temporarily relocating a number of HQ staff to Telford, releasing the ground floor of the HQ building to act as a temporary station. In order to enable this it will be necessary to carry out works at Telford at additional cost, however the need to carry out works at Telford has been previously identified and some funding is available.

4 Financial Implications

Costs for the options above are being developed and will be presented at the meeting, together with the future revenue implications. Other papers to this meeting have been prepared on the basis of the costs included in the initial feasibility study.

5 Legal Comment

There are no direct legal implications arising from this report.

6 Equality Impact Assessment

An equality impact assessment has not been carried out on this proposal. If approved the design of the building(s) will be subject to a full equality assessment and construction to current accessibility standards.

7 Appendices

There are no appendices attached to this report.

8 Background Papers

There are no background papers associated with this report.

Implications of all of the following have been considered and, where they are significant (i.e. marked with an asterisk), the implications are detailed within the report itself.

Balanced Score Card		Integrated Risk Management Planning	*
Business Continuity Planning		Legal	*
Capacity		Member Involvement	*
Civil Contingencies Act		National Framework	
Comprehensive Performance Assessment		Operational Assurance	
Efficiency Savings	*	Retained	
Environmental		Risk and Insurance	
Financial	*	Staff	*
Fire Control/Fire Link		Strategic Planning	
Information Communications and Technology		West Midlands Regional Management Board	
Freedom of Information / Data Protection / Environmental Information		Equality Impact Assessment	*