



**Essex Police, Fire and Crime Commissioner Fire and Rescue
Authority**

Information Report

Please ensure all sections below are completed

Report reference number: 170-19 (Linked to 015-19)
Government security classification (e.g. Not protectively marked/Official - Sensitive):
Title of report: Ongar Fire Station – Project Reference 1516-377 – Internal Refurbishment
Area of county / stakeholders affected: Ongar Fire Station
Report by : Head of Property
Date of report: 13 November 2019
Enquiries to: Jon Doherty

- 1. Purpose of the report**

The Head of Property is under a duty to report any overspends on construction projects in excess of 5%. The Ongar Fire Station refurbishment project 1516-377, looks set to exceed this to around 9.6% on a contract sum of £388k. The incurring of this overspend is outlined in this report as well as how Officers will avoid this in future projects.
- 2. Recommendations**
 - i The Commissioner and Chief Fire Officer note the information within the report.
 - ii The Commissioner and Chief Fire Officer support the increase of contingent sums within project budgets to reflect any risk involved in flooring removal.
- 3. Background**

Ongar Fire Station refurbishment project was originally put forward for capital allocation in 2015/2016. Internal design was complicated by user requirements of both operational and Control groups; the project was tendered and reported in January 2019. The Decision Sheet was issued on 6 February 2019, and subsequently agreed. Works commenced on site on 15 May, for a two-phase refurbishment of the station amounting to contract value of £388k. On 18 October, Mr Hylton was informed of the increasing costs above the 5% reporting standard and gave confirmation to interrogate the project and to initiate a stop procedure should the overspend rise beyond 10%. Having

investigated the current and final positions, the overspend looks likely to top out at 9.6%, with a final account circa £426k. Every effort continues to be made by the Project team to meet the requirements of the project and reduce this spend.

During the first phase of the project, works were undertaken to remove and replace floor coverings. In the stripping out process, it became apparent that the screed was not bonded to the sub base and had to be removed with the flooring. Whilst it was an acceptable practice when the building was constructed, an un-bonded screed is not the most appropriate construction method and is unexpected within a local authority building. It demonstrates a cheap and quick method that can have a significant revenge effect later in a building's life. It was found that the screed issues had resulted in significant floor tile cracking throughout the building which required the repairs.

The inherent delays and costs that the resolution required amounts to approximately three weeks and £36k. The time delay triggered site and on costs for the contractor as they are now on site for longer than the original specification called for.

It should be noted that the overspend of £37.5k is almost identical to the unforeseen screed spend of £36k. In order to ensure that future projects do not incur 'overspend' costs in this way it is proposed that any works involving removal of floor coverings and screed repair have an increased contingency sum built into the tender figures to cover this eventuality.

4. Strategic priorities

The delivery of the refurbishment project remains the strategic priority. All construction works are procured with a time and cost element; the nature of a construction contract makes it difficult to stop a project even when it is apparent there will be an over spend or delay. The strategic priority for Property Services is to ensure that budget construction methods are recorded and considered for similar projects in the future.

5. Financial implications

The capital budget does have scope to be able to meet this overspend without the need for any further increase.

Agreed GPR

6. Staffing implications

There are no direct staffing implications arising from this report. The operational strategy for Ongar during this project has not been changed.

7. Risks

There are issues that have been long hidden within buildings that will arise from time to time that will have an impact on cost and programme, contingent sums within specifications are designed to help alleviate such pressures although the issue faced at Ongar is a new one on ECFRS buildings and would require a significant sum on similar projects.

8. Governance Boards

To be agreed.

9. Background papers

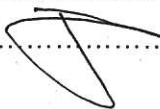
There are no background papers to this report.

Decision Process

Step 1A - Chief Fire Officer Comments

(The Chief Fire Officer is asked in their capacity as the Head of Paid Service to comment on the proposal.)

I support the recommendations

Sign:  Date: 15/11/19


Step 1B - Consultation with representative bodies

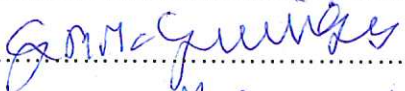
(The Chief Fire Officer is to set out the consultation that has been undertaken with the representative bodies)

not appropriate

Step 2 - Statutory Officer Review

The report will be reviewed by the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority's ("the Commissioner's") Monitoring Officer and Chief Finance Officer prior to review and sign off by the Commissioner or their Deputy.

Monitoring Officer Sign: 
Print: P. BLANT-BREWSTER
Date: 23 December 2019

Chief Finance Officer Sign: 
Print: GEMMA McCOMMISSIONER
Date: 19/11/2019

Step 3 - Publication

Is the report for publication? YES/NO

If 'NO', please give reasons for non-publication (Where relevant, cite the security classification of the document(s). State 'none' if applicable)

N/A

If the report is not for publication, the Monitoring Officer will decide if and how the public can be informed of the decision.

Step 4 - Redaction

If the report is for publication, is redaction required:

- 1 Of Decision Sheet YES/NO NO.
- 2 Of Appendix YES/NO N/A

If 'YES', please provide details of required redaction:

.....
N/A.....

Date redaction carried out:

If redaction is required, the Chief Finance Officer or the Monitoring Officer are to sign off that redaction has been completed.

Sign: Print:

Date signed:

Step 5 - Decision by the Police, Fire and Crime Commissioner or Deputy Police, Fire and Crime Commissioner

I agree the recommendations to this report:

Sign: (PFCC / DPFCC)

Print:
K.C. HRS

Date signed: 23/12/19

I do not agree the recommendations to this report because:

.....
.....

Sign: (PFCC / DPFCC)

Print:

Date signed: