



Essex Police, Fire and Crime Commissioner Fire and Rescue Authority

Decision Report

Report reference number: 005/22
Government security classification: Official (but subject to redaction)
Title of report: Shoeburyness Fire Station Redevelopment – Contract Award
Area of county / stakeholders affected: Shoeburyness, Essex County Fire and Rescue Service staff and the local community.
Report by: Director of Support Services, Karl Edwards
Date of report: February 2022
Enquiries to: Director of Support Services, Karl Edwards

1. Purpose of the report

The purpose of the report is to confirm the tender returns following procurement through the Essex County Council framework for the proposed construction contract to progress the redevelopment of Shoeburyness Fire Station. The tender process for progressing to the construction phase followed the approval to purchase the former Police Station, when an indicative cost of up to £[REDACTED] was projected (please see decision report 171/18 - Appendix 1).

It should be noted that the programme of works had to be retendered due to the original contractor highlighting an increase in costs to materials which is outlined in section 4 of the decision report.

Furthermore, the Police, Fire and Crime Commissioner Fire and Rescue Authority (PFCCFRA) should be aware that, if approval is given for the construction works to take place, Shoeburyness fire appliance would need to be relocated to a temporary facility. A suitable temporary facility has been located and approval is sought to enter into a lease agreement to accommodate this (attached at Appendix 2).

2. Recommendations

- a) That the PFCCFRA approves and seals the JCT construction contract (Appendix 3) to allow the redevelopment of Shoeburyness Fire Station by Borrás Construction at a contract figure of £[REDACTED].

- b) It is anticipated that the total project costs will amount to £[REDACTED]. This includes the JCT construction contract and professional fees. The budget for 2022/23 currently allocates £[REDACTED] to the project, therefore an additional £[REDACTED] is to be allocated to the capital budget.
- c) The project is being funded from the Capital Receipts reserve and the additional capital costs of £[REDACTED] are also to be funded from the Capital Receipts reserve.
- d) That the PFCCFRA approves the lease agreement attached at Appendix 2 at a rental cost of £[REDACTED] per annum for a temporary facility to relocate Shoeburyness fire appliance to whilst construction works are in place for an 18-month period, which means the total rental costs will be £[REDACTED].

3. Benefits of the proposal

The long-term operational need for Shoeburyness was identified at the time of purchasing the part of the building formerly owned by Essex Police (please see decision report 171/18, attached at Appendix 1). Shoeburyness is to retain an on-call Fire Station and requires a built environment to support its changing requirements. In particular, the proposal seeks to:

- Make effective use of the right site for Essex County Fire and Rescue Service, public and community needs
- Provide and enhance good design within and beyond the site boundaries
- Be functionally and operationally efficient throughout the life of the building
- Provide good working conditions for firefighters and other staff
- Provide for community access and use and / or be able to accommodate other public services as appropriate.
- Ensure that the building is inclusive and accessible to all staff
- Be efficient and cost effective to build, maintain and adapt
- Be sustainable with minimal environmental impact

The following provides an overview of planned changes to improve and redevelop Shoeburyness Fire Station to a site that is both modern and fit for purpose:

A. Appliance Bay

The Appliance Bay is very small with limited height and will can only accommodate a small fire appliance. The current fire appliance is over 14 years old and parts are becoming difficult to source.

New design - The proposed Appliance Bay will house the current standard Scania Type B Fire Appliance.

B. In-use Fire Kit

Due to the limited space available, some “in-use” fire kit is currently located within the Watch Room which is an office environment or “Clean Area”. This is not in line with the current No Time to Lose PPE Storage Policy. To avoid cross contamination, in-use fire kit should be stored within a designated area, usually within the Appliance Bay or separate Fire Gear Room.

New design - All in-use fire kit will be located within the Appliance Bay in separate fire gear lockers.

C. Servicing of Breathing Apparatus (BA)

Due to the lack of space the current BA servicing area is located within the Appliance Bay. There is no separation from the Appliance Bay which is a designated area.

New design - There will be a separate BA Servicing Room located off the Appliance Bay providing a fully sterile area.

D. Shower / Toilet Facilities

The shower / toilet facilities are currently located externally within a porta-cabin type trailer. This has now reached the end of its life and is in poor condition. Several repairs have been carried out, the roof is leaking and the structure is rotten.

New design – Separate unisex shower / toilet facilities will be installed at ground and first floor level.

E. Kitchenette

The current kitchenette is located within the external gym / locker room, which is neither ideal nor hygienic.

New design - The kitchenette will be located within the first floor Recreation Room. This can be used without disturbing the Training Room.

F. Responding to Fire Calls

The current Appliance Bay is positioned at a 90-degree angle to Shoeburyness Avenue, making responding to fire calls very difficult due to the tight turning circle required when exiting the Appliance Bay. The turning circle crosses over both sides of the road. If vehicles are parked opposite the Appliance Bay, exiting the Appliance Bay is significantly hampered.

New design - The Appliance Bay will be positioned at an angle to Shoeburyness Avenue and a much wider Appliance Bay will be fitted, making exiting the Appliance Bay much easier without the need to cross over both sides of the road.

G. Training Room

The existing Training Room is external to the main building and housed within an uninsulated timber structure. It requires constant maintenance and repair and also leads to dampness within this area.

New design - The large training Room will be located on the first floor. Together with formal tables / desks, there will be two hot desk facilities for remote working and a soft seating area for informal discussions.

H. Drill Yard / Training

The existing drill yard is of sub-standard construction. The uneven surface is breaking up in large areas and several pothole repairs have been carried out. This area is not suitable for even the most basic training such as running out hoses. Training is carried out at another station resulting in travelling taking up training time and diminished fire cover for Shoeburyness Fire Ground while training is carried out.

New design - The drill yard will be constructed to modern carriageway standards providing a surface suitable for training purposes.

I. Fire Appliance Equipment Check

Due to the small size of the Appliance Bay, the fire appliance must be taken out of the Appliance Bay and up in the public roadway on Shoeburyness Avenue to allow side lockers to be opened and the equipment checked. A driver must also be called to the station to take the fire appliance out of the Appliance Bay.

New design - The Appliance Bay will be wide enough to allow lockers and trays to be opened and equipment checked with the fire appliance remaining within the Appliance Bay.

J. Road Traffic Collision (RTC) Training

All RTC training is currently carried out off station.

New design - An area for the storage of vehicles will be formed within the drill yard to allow RTC training to be carried out on station.

4. Background and proposal

The original tender for Shoeburyness Fire Station commenced at the beginning of 2021. There were then a number of delays caused by internal resourcing issues with the appointed consultant which led to the timeframes being exceeded beyond legislative recovery. ECFRS then re-tendered through all of the applicable contractors that were on the Essex County Council Framework and a market revaluation led to the currently updated tender figures. Recent correspondence with the successful contractor shows that the updated tender figure can be supported until decision on the 9th March 2022.

This paper identifies the updated tender figure for the redevelopment at Shoeburyness Fire Station at £[REDACTED].

During the redevelopment of Shoeburyness Fire Station, it is necessary that the fire appliance is temporarily relocated. A suitable temporary facility has been sourced and a lease agreement is proposed for agreement at Appendix 2 to facilitate this. The location of the temporary facility will not impede the ability to respond and is suitable to relocate both the fire appliance and personnel to during the construction phase.

The final tender figures and contract durations are set out below:

Table 1.

CONTRACTOR	REVISED 4 MONTH FIXED BASE TENDER	DIFFERENCE		CONTRACT DURATION
		£	%	Weeks
[REDACTED]				

The full retender report undertaken by Potter Raper can be seen in (Appendix 7). [REDACTED]

5. Alternative options considered and rejected

Alternative development options were considered prior to the purchase of the Police Station for redevelopment.

The option not to redevelop the current site would leave ECFRS with an on-call fire station that would not be fit for purpose in the long term and would impact on areas such as training, recruitment and retention.

6. Strategic priorities

FIRE AND RESCUE PLAN PRIORITIES	
Prevention, Protection and Response	A newly designed station, at the heart of the community, will place ECFRS in the best position to provide an effective response in both emergency and non-emergency conditions. Having a station that is designed in a way that allows firefighters to respond quickly and also to debrief and connect together is essential. It will also enhance future community engagement and raise community awareness of how the fire service can assist with preventing fires and protecting the community.
Improve Safety on our Roads	Fire stations are at the heart of the community and improving the safety on our roads is an essential part of our strategic objectives. A new station that provides improved facilities will allow for improved learning and engagement with partner agencies and the public. Once established, the new station will be key in allowing ECFRS staff to hold open days and events in a way that allows the community to engage and improve awareness in respect of all of our safety campaigns, of which road safety is key. As set out above, the new design will also allow road traffic collision (RTC) training to be undertaken on station.
Help the Vulnerable to Stay Safe	Helping our communities, and in particular the vulnerable, stay safe is a high priority and a new station will help to promote the activities that we as a fire and rescue service undertake in keeping the vulnerable safe. We want the new station to be accessible and part of our connection with the community of Shoeburyness. This way we will be able to ensure that the community sees the new fire station as a key enabler to keeping them safe and allowing our people to thrive.
Promote a Positive Culture in our Workplace	The newly designed fire station will enable ECFRS to provide facilities that are fit for purpose and allow our people to flourish and feel valued in the workplace. It will help in providing the firefighters with the right environment to connect with colleagues from across the service and engage with their local community. Furthermore, it will assist with retention and recruitment which is essential for us to maintain our services to the public.
Develop and Broaden the Roles and Range of Activities undertaken by the Service	ECFRS is committed to ensuring that its estate allows our people to be their best. This includes fostering a workplace that allows our people to be productive, efficient and effective in what they do. The new fire station will greatly assist with opening up new and improved ways of working.
Be Transparent, Open and Accessible	All of our planning and design works have been carried out with engagement from a range of stakeholders. This has allowed us to design a fire station that meets a multitude of needs. ECFRS has been open and transparent in sharing information with regards to the implementation of the new build and this has been designed to be fully accessible throughout.

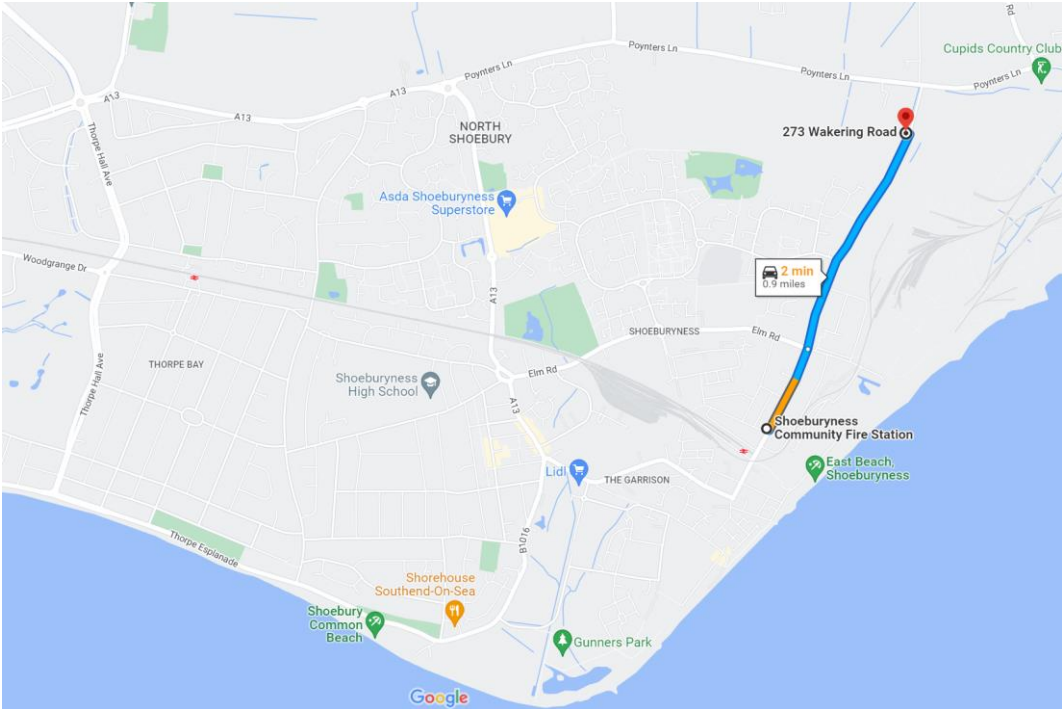
FIRE AND RESCUE PLAN PRIORITIES

<p>Collaborate with our Partners</p>	<p>The new fire station is designed in a way that will allow and facilitate our new ways of working. Colleagues and partner organisations will be able to use the new space which will help to foster a collaborative partnership and the sharing of knowledge and information.</p>
<p>Make Best Use of Our Resources</p>	<p>It is essential that ECFRS makes best use of all its resources and having a new, modern and fit for purpose fire station will allow us to ensure that we are being effective and efficient in all that we do. ECFRS is part of a key stakeholder group that is ensuring we work together to improve our delivery in terms of reducing our carbon footprint and our buildings are essential in how we take this forward and make a difference. It is recognised that newer methods of construction and building design can help in improving the environment.</p>

7. Operational implications

During the redevelopment works, the fire appliance will be relocated to an industrial unit at Tree Fella Ltd (see diagram 1 below) through a temporary lease agreement (attached for approval at Appendix 2). The relocation to the temporary site is 2 minutes travel time (Diagram 1.) from the current Shoeburyness Fire Station and this will allow us to continue to provide on-call firefighting availability for the duration of the redevelopment. In communication with the Shoeburyness Fire Station Watch Manager and following analysis of potential temporary sites, this is the only nearest accessible site that is a suitable facility for ECFRS to operate from. During night hours, there is a requirement to open and close an access gate to the unit, but this will have minimal impact. Following approval to proceed with the redevelopment there will be communication and public engagement to ensure that the community of Shoeburyness has awareness of these temporary changes.

Diagram 1.



8. Financial implications

The 2022/23 budgeted costs for the redevelopment of Shoeburyness Fire Station are currently £[REDACTED]. However capital costs for the project are anticipated to be £[REDACTED] which consist of the main JCT contract and professional fees. This amounts to an increase of £[REDACTED] compared to the 2022/23 budget.

There is also a lease requirement at a rental cost of £[REDACTED] per annum for a temporary facility to relocate Shoeburyness fire appliance to whilst construction works are in place for an 18-month period, which means the total rental costs will be £[REDACTED].

9. Legal Implications

On behalf of the Commissioner, legal advice has been sought from Capsticks. There have been significant discussions and negotiations around the wording in the JCT contract that covers materials increases during the construction period. Capsticks have provided a contract amendment as agreed by the contractor and included in the contract pack (attached at Appendix 5).

10. Staffing implications

All the staff that operate currently from Shoeburyness Fire Station have been included within the design and specification of this project. Staff will be required to operate from the temporary facility for the duration of redevelopment, however the temporary facility will continue to provide amenities for the purposes of being able to respond to incidents effectively and efficiently. Training requirements can also continue to be met but will require the use of Southend Fire Station for certain training activities.

11. Equality and Diversity implications

We have considered whether individuals with protected characteristics will be disadvantaged as a consequence of the actions being taken. Due regard has also been given to whether there is impact on each of the following protected groups as defined within the Equality Act 2010:

Race	X	Religion or belief	X
Sex	X	Gender reassignment	X
Age	X	Pregnancy & maternity	X
Disability	X	Marriage and Civil Partnership	X
Sexual orientation	x		

There are no equality and diversity implications arising directly from this report and the design of the building includes access and accessibility measures.

The Core Code of Ethics Fire Standard has been fully considered and incorporated into the proposals outlined in this paper.

12. Risks

The risk of not awarding the contract on this occasion following the re-tendering of works is that of having to undertake a further procurement process. This will impact on the commencement date for the redevelopment of Shoeburyness Fire Station which is already in a state of structural decline. The facilities that are in place are not fit for purpose for continued longevity of the building and use as an on-call fire station in the long term.

Capsticks have reviewed the JCT contract and provided advice and guidance (attached at Appendix 4). ECFRS has duly accepted this advice and ensured that these changes and amendments are reflected in the contract proposed for award to Borrás on approval from the Commissioner.

ECFRS also asked Capsticks to provide a follow up guidance note (Appendix 5) which provides further assurances around some specific areas of potential concern - these being unavailability and rising costs of materials and any future potential impact of COVID-19 in terms of the resources required to complete the construction works. The JCT contract (attached at Appendix 3) has been agreed in principle between both Capsticks and Borrás as the successful vendor, pending approval of the Commissioner.

13. Governance Boards

The approval to purchase the former Police Station was provided via decision 171/18, in which an indicative costing of £[REDACTED] was provided to fully redevelop Shoeburyness On-Call Fire Station. This estimate was subject to the further design works required to determine a more detailed costing of resources and timeline for completion.

ECFRS's Asset Board has ensured that capital costs against this project have been included within the capital planning programme and Capital Strategy for 2022/23.

This decision report was discussed at the PFCCFRA's Strategic Board on 9 March 2022, prior to approval by the Commissioner.

14. Background Papers

[REDACTED]

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:.....03/03/2022.....

Step 1B – Consultation with representative bodies

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

... The originating consultations and engagement exercises are shown in Appendix 1.

.....

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. Brent-Isherwood

Date: 15 March 2022

Chief Finance Officer

Sign: 

Print:Neil Cross.....

Date: 03/03/2022.....

Step 3 – Publication

Is the report for publication? YES (but subject to redaction)

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

Commercially sensitive information is to be redacted from the decision report prior to publication as, if released, this may significantly affect the outcome of an agreed tender process by breaching local authority finance regulations.

None of the appendices other than Appendix 1 are to be published, as all are either commercially sensitive and / or subject to legal professional privilege (whereas Appendix 1 is already within the public domain).

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 |
| 2 | Of Appendix | YES/NO |

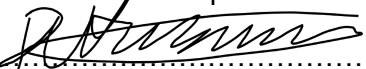
If 'YES', please provide details of required redaction:

As set out above, commercially sensitive information is to be redacted from the decision report prior to publication as, if released, this may significantly affect the outcome of an agreed tender process by breaching local authority finance regulations.

None of the appendices other than Appendix 1 are to be published, as all are either commercially sensitive and / or subject to legal professional privilege (whereas Appendix 1 is already within the public domain).

Date redaction carried out: 30/11/2022

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

Sign:  Print: Darren Horsman - Deputy Monitoring Officer

Date signed: 01/12/2022

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

I agree /~~do not agree~~ the recommendations to this report:

Sign: *Hard copy signed* (PFCC / ~~DPFCC~~)

Print: Roger Hirst Date signed: 18/03/2022