

Report title

New Cross Fire Station, Alterations to Facilitate Creation of Community Hub

Report to

Corporate Services DB
Commissioner's Board
Deputy Mayor's Fire and Resilience Board
London Fire Commissioner

Date

21st January 2020
29th January 2020
11th February 2020

Report by

Head of Property

Report number

LFC-0300x
FRB-0105

Protective marking: **OFFICIAL**

Publication status: Published with redactions

Summary

This paper seeks permission to undertake alterations to New Cross Fire Station to facilitate the creation of a public community facility, and training facilities for outreach, Life and fire cadets. These proposed works will utilise the existing station accommodation more efficiently and bring back into use areas that are presently not used, and realign the station accommodation to ensure security is maintained between operational and public areas.

These works form part of an overall works programme under the London Safety Plan 2017, funded under the minor capital budget, to open fire stations to the community and providing accommodation to supporting the Mayoral aim of one fire cadet facility in each London borough.

Recommended decision

That the London Fire Commissioner:

1. Gives authority to the Head of Property, to complete the works at New Cross fire station, based on a total cost of £357k, within a 15% tolerance of the overall project cost, up to £411k; and
2. Delegates procurement authority, as detailed in para 12 to the Head of Property for the works.

Background

1. In order to improve the utilisation factor of the premises at New Cross fire station, LFB Property officers commissioned Currie & Brown from the Multi disciplinary consultancy (MDC) framework to undertake a feasibility report.
2. New Cross fire station was originally constructed in 1893-94 and the Waller Road side of the building was enlarged in 1912. It was one of the first fire stations to be built by the London

County Council after it took over the responsibilities of the Metropolitan Board of Works in 1889. New Cross fire station is located within the Telegraph Hill conservation area and it was listed Grade 2 in 2012.

3. The existing M&E provisions of the building are being incrementally upgraded to suit the requirements of the new usage. The building is considered to have sufficient capacity to accommodate the increased usage without detriment to its fabric or historic interest.
4. A key requirement of the brief was to ascertain if the basement, ground floor, first floor and third floor areas were suitable for opening up the fire station for use by the local community, as part of the programme of works under LSP 2017 to open up fire stations for local community use.
5. The feasibility report identified opportunities for the premises to be utilised not only by the local community, but also by outreach, fire cadets and life teams.
6. New Cross fire station has also been considered as a potential site for relocation of LFB's Rapid Response Team (RRT) from Lambeth fire station. This option is not being pursued further due to New Cross not being situated within central London.
7. An important part of the alteration works will be to ensure access to the areas allocated to the local community, outreach, fire cadets and life is controlled, to ensure security of station personnel and that of the supervision of minors using the station facilities.
8. The following table summarises the alteration works to the station:

Location and area	Usage/purpose
Basement	Used for storage of PPE by Fire cadets, Life and Outreach
Ground Floor	Community engagement hub room – with the provision of an accessible toilet with controlled segregation from the fire station.
Ground Floor - Gym	The existing gym is to be converted into a combined gym and training venue for a new BA crawl and ladder lift assessment facility. The gym will be compliant with the current requirements of the Standard Station Design Brief (SSDB). The gym will be naturally ventilated in the first instance in line with the current SSDB, with the option to review the need for mechanical ventilation once the usage pattern has become established.
First Floor	The first floor fire station offices currently used by the station commander and Borough Commander will be converted into training offices for Fire cadets, Life and outreach
Second floor (Station accommodation and vacant area)	No works are proposed on this floor. Cyclical decoration to New Cross fire station is programmed for financial year 2020/21 under an existing framework contract.
Third floor	Works to the third floor are for use of the station including the provision of moving the borough commander and station commander from the first floor station offices to the third floor, and further creating a new meeting room, a

	multi faith prayer room, and an improved tea point area.
--	--

Procurement

9. The works have been tendered in accordance with the Commissioner's Code of Practice on Tenders and Contracts and the Commissioner's external professional consultant has recommended the appointment of the most economically advantageous tenderer to carry out these works.
10. The preferred contractor was selected based on their tender sum and the quality of their tender submission, their price being the most competitive and their tender documents being the most comprehensive.
11. This project is anticipated to be below the OJEU works threshold of £4,551,413, negating the need to conduct an OJEU procurement process.
12. Where possible, the Brigade attempts to deliver a GLA collaborative procurement approach by utilising existing frameworks for tendering works. It should be noted this approach is not suitable for bespoke asset replacement works due to unique specifications and phasing proposals involved where the risks are priced differently for each project and premises.
13. The works were subject to a competitive tendering exercise through the Bluelight tendering portal and bids were sought from three tenderers. Officers ensured that a tender analysis report was completed to ensure compliant bids.
14. As part of standing orders the Head of Property has authority to approve procurement initiation, accept a tender, award and enter into a contract in accordance with existing standing orders. And, procurement authority also extends to any action required under any existing contracts (e.g. deductions for unsatisfactory performance or giving notice and termination of contracts), expect where actions relating to contract performance are in accordance with a formula or process included in the contract.
15. Three tenders were submitted via the Bluelight tender portal and the most economically advantageous tender has been recommended for acceptance.
16. B Nokes Contracts Ltd, the contractor who submitted the lowest tender, is considered by LFB Property to have the requisite skills and experience to successfully undertake this project. Although the tender process did not incorporate a separate procedure for quality evaluation, B Nokes Contracts Ltd has an established track record of successfully completing projects on fire stations and consistently receiving positive feedback from station personnel.

Capital costs

17. In order to ascertain the complexity and financial costs involved in replacing these assets, officers commissioned a feasibility report for the proposed works. The feasibility report is available as background information to this report.
18. Table 1 shows a breakdown of the anticipated costs for this project. The table highlights key financial elements in delivering the works.

Table 1 – Projected capital costs

Description	Cost (£)	Cost Description
Feasibility cost	9k	The feasibility study, which has already been undertaken, confirmed that the Client brief was achievable, provided an outline cost estimate and preliminary heritage advice.
Construction cost	262k	<p>The breakdown of the construction cost is as follows:</p> <ul style="list-style-type: none"> Preambles costs 11k Builder's works to basement 13k Damp works to basement & ground floor 25k Builder's works to ground & first floors 101k Builder's works to third floor 36k Crawling cage & ladder lift 22k Builder's works to gym 11k Mechanical works 24k Mechanical contingency 5k Electrical works 9k Electrical contingency 5k Total 262k
General contingencies	26k	For unforeseen works arising during the construction process
Consultant fees	26k	For Consultancy fees in accordance with MDC framework
LFC Staff costs	18k	LFC project management capitalised staff costs
Capita	3k	To adapt call speaker provision
IT dept (LFB)	7k	Provision and installation of equipment, including wireless access points.
Building control	3k	Review and approval of proposed works
Planning application	3k	Review and approval of proposed works; the listed building application has already been submitted by the framework consultants who are liaising with Lewisham Council.
TOTAL	357k	

Anticipated timeline

19. The anticipated contract duration is estimated to be 12 weeks and the intention is for construction works to be carried out early in the financial year 2020/2021, subject to the agreed contractor's lead in time and approval of listed building consent for the works.
20. The works will be carried out during normal working hours, being planned and phased to ensure the fire station remains fully operational 24/7. Any interruptions to the power supplies will be kept to a minimum and be pre planned and executed using the Brigade's established protocols and periods of notice to all relevant parties.

Finance comments

21. The scheme is included within the approved minor works capital budget. The cost of the planned works is £357k and if this is funded from external borrowing and based on a useful life of 10 years, the annual revenue debt charges will be £47k, being £36k for the repayment of borrowing and £11k in interest payments at a projected rate of 3%.

Workforce comments

22. Officers have ensured that the representatives for Outreach, Fire Cadets, Borough Commander, Station Commander and watches of the fire station have been kept informed throughout the feasibility consultation process.
23. The station commander has been consulted on impacts to operational delivery and the works will be arranged so as to ensure minimal impact on operational delivery during the construction phase.
24. A representative of FBU will be invited, via the station commander, to attend the pre-start site meeting.

Legal Comments

25. Under section 9 of the Policing and Crime Act 2017, the London Fire Commissioner (the "Commissioner") is established as a corporation sole with the Mayor appointing the occupant of that office. Under section 327D of the GLA Act 1999, as amended by the Policing and Crime Act 2017, the Mayor may issue to the Commissioner specific or general directions as to the manner in which the holder of that office is to exercise his or her functions.
26. By direction dated 1 April 2018, the Mayor set out those matters, for which the Commissioner would require the prior approval of either the Mayor or the Deputy Mayor for Fire and Resilience (the "Deputy Mayor").
27. Paragraph (b) of Part 2 of the said direction requires the Commissioner to seek the prior approval of the Deputy Mayor before "[a] commitment to expenditure (capital or revenue) of £150,000 or above as identified in accordance with normal accounting practices...".
28. The statutory basis for the actions proposed in this report is provided by sections 7 and 5A of the Fire and Rescue Services Act 2004 ("FRSA 2004"). Section 7 (2)(a) FRSA 2004 the Commissioner has the power to secure the provision of personnel, services and equipment necessary to efficiently meet all normal requirements for firefighting and section 5A allows the Commissioner to procure personnel, services and equipment they consider appropriate for purposes incidental or indirectly incidental to their functional purposes.
29. General Counsel also notes that the proposed service will be procured in compliance with the Public Contracts Regulations 2015 and the Commissioner's Scheme of Governance.

Sustainability implications

30. All waste arising from works is to be removed by a licensed waste carrier and disposed of at a permitted facility. The Contractor is to supply all legally compliant signed waste transfer notes and waste consignment notes to the Commissioner.
31. There are no adverse environmental implications resulting from this project.

Equalities implications

32. The Public Sector Equality Duty applies to the London Fire Brigade when it makes decisions. The duty requires us to have regard to the need to:

- a) Eliminate unlawful discrimination, harassment and victimisation and other behaviour prohibited by the Act. In summary, the Act makes discrimination etc. on the grounds of a protected characteristic unlawful.
- b) Advance equality of opportunity between people who share a protected characteristic and those who do not.
- c) Foster good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.

33. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, marriage and civil partnership, race, religion or belief, sex, and sexual orientation. The Act states that 'marriage and civil partnership' is not a relevant protected characteristic for (b) or (c) although it is relevant for (a).

34. The equality impact assessment indicates that the proposals in this report will have no adverse impact and deliver several positive benefits in line with the Public Sector Equality Duty. This has been considered in the agreed Equalities Impact Assessment(EIA).

35. Additionally, appointed contractors will be required to comply with The Equality Act 2010 and associated LFC policies/protocols in respect of any accessibility considerations during or after the works, including the provision of temporary accessibility ingress/egress required during the duration of these works. The EIA will be updated accordingly during the process to reflect changes especially in relation to accessibility.

List of Appendices

Appendix	Title	Protective Marking
	None	

Consultation

[Note: this section is for internal reference only – consultation information for public consideration should be included within the body of the report]

Name/role	Method consulted
Adrian Bloomfield, Assistant Director Finance	Email
Kathryn Robinson, General Counsel to LFC	Email
Tiffany Oarton, Equality Manager	Email
Nicole Fletcher, Head of Sustainable Development	Email
Keith Sanders, Station Commander	Email & site meeting
Martin Corbett, Borough Commander	Email