

Note: The costs below are indicative and will require further refining subject to the preferred option. The partnership options are speculative and require further engagement with potential partners.

Option 1: Building a new facility on the existing site

This option would facilitate the building of a new facility on the existing Cradley Heath Fire Station site. Whilst this option may be restrictive because of the geographical size of the site it has the advantages of not requiring the purchase of any land and it falls within the optimum area for the new facility. Should no additional land be available in the optimum area, or a partnership agreement cannot be reached this would be the preferred option. Using modern design techniques and an innovative approach to how the building is used it will be possible to build a modern community facility.

Option	Indicative Cost	Strengths and Weaknesses
Single appliance facility on existing Cradley site	£1.8m (New Build Cost)	<ul style="list-style-type: none"> • Personnel will need to temporarily relocate to alternative site for duration of project. • Training provision will need to be innovative. • New build constrained due to size. • Land already in Authority ownership. • Training space could be restrictive. • Planning risks for innovative design or increasing height of building.

Option 2: Build a new facility on a new site

If suitable land in the optimum area was available to purchase, a new facility on a new site could be built. This facility would be a stand alone facility with limited space for partner organisations. A new site of the right size would give the Authority the opportunity to build a facility that was not only innovative but also met the needs of the service without being restricted by the size of the site.

Option	Indicative Cost	Strengths and Weaknesses
Single appliance station on new site	£2.5m to £2.8m depending on cost of land and building type	<ul style="list-style-type: none"> • Maximise training facility. • Unlikely that 'ideal' sized site will be found. • Limited options for future expansion. • Land availability may be limited. • Neighbour issues need consideration. • Land compensation costs. • Design will meet needs. • Planning risk • Partnership option

Option 3: Rent a suitable premise

Another option would be to rent suitable premises. This would depend on suitable premises becoming available and the facility meeting the user requirements of the Service. West Midlands Ambulance Service (WMAS) use a rented industrial unit for one of their Hazardous Area Response Teams in Oldbury. This unit has been fitted out to a high standard and serves the purpose of WMAS, which is to have an operating base, not a community facility. To maintain the community focus of the service it may be difficult to find a suitable site that projects the right image and encourages the community to engage with the Service.

Option	Indicative Cost	Strengths and Weaknesses
Rental of Building	£190k per year (based on a 10 year lease period)	<ul style="list-style-type: none">• Able to move if risks change. Sourcing a unit is proving difficult.• Lease terms require careful scrutiny.• Likely to be on industrial site.• Number of adjoining units may be required.• Dilapidation costs.• Training space may not be available.• Planning change of use may be required.• Does not provide a 'community facility'.• Training space may not be available.

Option 4: Develop a purpose built multi agency site

This option can be considered as a new site with multi agency occupancy (see option 2 above) or utilise the geographical area around the existing site that encompasses the Fire and Police Stations and the Chemist/GP Surgery. This area falls within the optimum area for a new facility. This option has the potential to have Fire, Police, NHS (including Ambulance) on one site in Cradley Heath. The option would provide value for money and a partly new, partly refurbished, facility that would suit the needs of a number of stakeholders. For this option to progress it would require the Police and Ambulance (or Police only) to work with the Service in combining the site and working with occupiers of the neighbouring premises that currently houses the Chemists and GP / Surgery.

Option	Indicative Cost	Strengths and Weaknesses
Multi-agency accommodation on new site combined with Chemist and Police	£4m to 5m (New Build Cost) Part rental part purchase could be considered which would reduce indicative costs	<ul style="list-style-type: none"> • Potential to bring additional funding. • Future expansion accommodated. • Training facilities accommodated. • Land availability may be limited. • Neighbour issues need consideration. • Land compensation costs. • Design will meet needs and be future proof. • Partner commitment required up front. • Personnel will need to relocate. • New site will require negotiation with lease holder. • Provide a multi-agency facility. • Other agencies may not agree.

Option 5: Refurbishment of existing station at Cradley Heath

A further option would be to refurbish the existing Fire Station on its current site. This would leave the Fire Station having the same look and feel it currently has. There are benefits in a refurbishment however there are a number of issues with the current site, including the geographical size and the layout of premises that would only be properly addressed by designing and building a new facility.

Option	Indicative Cost	Strengths and Weaknesses
Refurbish existing Cradley Station	£900k (Refurbishment Cost)	<ul style="list-style-type: none"> • Personnel will need to relocate during refurbishment. • Refurbishment constrained due to size. • Land already in Authority ownership. • Training space not available. • Size of appliance bay not addressed.