



Bedfordshire
Fire & Rescue Service

 bedsfire.gov.uk
 Southfields Road
Kempston, Bedford
MK42 7NR
   @bedsfire

Luton Local Plan 2050

Scoping Consultation – May 2026

Fire & Rescue Infrastructure & Facilities Provision

Developer Funding Requirements

Bedfordshire Fire & Rescue Service Evidence Base
August 2026

*** Late Representation Procedure Agreed ***

Gavin Chambers - Assistant Chief Officer

Bedfordshire Fire and Rescue Service



Introduction

Luton Local Plan 2050 Scoping Consultation

1. Luton Council published its Notice of Commencement for preparing a new local plan (referred to as the Luton Local Plan) in May 2026, in accordance with Regulation 19 of the Town & Country Planning (Local Planning) (England) Regulations 2026, and pursuant to the Government's new plan-making system introduced by The Levelling-up & Regeneration Act 2023.
2. The Local Plan sets out the vision and framework for the future development of Luton to 2050, focusing on homes and jobs, necessary facilities and services, and protection of the environment.
3. Bedfordshire Fire & Rescue Service (BFRS) is a key stakeholder in the plan-making process, and this evidence outlines its role and remit in contributing to the creation of resilient and sustainable communities in Luton, including its requirements for developer funded infrastructure/ facilities to ensure that planned growth is appropriately mitigated and managed.
4. BFRS looks forward to working with Luton Council to assist with the preparation of an effective local plan and Infrastructure Delivery Plan (IDP) - and an updated Planning Obligations Supplementary Planning Document (SPD).
5. BFRS responsibilities and recommended approach is outlined below.

Bedfordshire Fire & Rescue Service – Essential Social Infrastructure Provider

6. The **Fire and Rescue Services Act 2004** places a statutory duty on Bedfordshire Fire & Rescue Service to deliver fire and rescue services to persons living and working in, and travelling through Bedfordshire.
7. The **Crime and Disorder Act 1998** places a statutory duty on local authorities to reduce crime and disorder, and consider community safety in the exercise of their duties and activities.
8. The **National Planning Policy Framework 2026** requires the planning system to be plan led, with plans contributing to the achievement of sustainable development being shaped by early, proportionate and effective engagement between plan makers and infrastructure providers, to set out the infrastructure contributions expected from development.
9. Bedfordshire Fire & Rescue Service (BFRS) is an essential social infrastructure provider in this respect, who works closely with communities to undertake prevention, protection and response activities in line with the **BFRS Community Risk Management Plan 2023-2027** to support the creation of safe, strong, healthy, resilient and sustainable new communities.
10. The **BFRS Estates Strategy** outlines the approach and investment necessary for BFRS to maintain and develop a 'fit for purpose' estate, to ensure compliance with the **Health & Safety at Work**

Act 1974 (and related legislation and Codes of Practice) and to achieve its key purpose of improving community safety.

11. BFRS works closely with its Blue Light Partners, incorporating Bedfordshire Police and the East of England Ambulance Service NHS Trust, who all utilise shared estate where feasible.

12. In Bedfordshire, services are operated from fourteen fire stations which are listed in **Table 1** below.

Table 1 – Bedfordshire Fire & Rescue Service Fire Stations

Ampthill Community Fire Station Oliver Street Ampthill BEDFORD MK45 2S Tel: 01525 403820	Bedford Community Fire Station Barkers Lane BEDFORD MK41 9SB Tel: 01234 245502	Biggleswade Community Fire Station Chestnut Avenue BIGGLESWADE SG18 0LL Tel: 01767 315840	Dunstable Community Fire Station Brewers Hill Road DUNSTABLE LU6 1AA Tel: 01582 661223
Harrold Community Fire Station Odell Road Harrold BEDFORD MK43 7DH Tel: 01234 720330	Kempston Community Fire Station Southfields Road Kempston BEDFORD MK42 7NR Tel: 01234 845006	Leighton Buzzard Community Fire Station Lake Street LEIGHTON BUZZARD LU7 1RT Tel: 01525 875217	Luton Community Fire Station Studley Road LUTON LU3 1BB Tel: 01582 875217
Potton Community Fire Station Bury Hill Potton SANDY SG19 2RS Tel: 01767 261393	Sandy Community Fire Station Ivel Road SANDY SG19 1AX Tel: 01767 682335	Shefford Community Fire Station Ivel Road SHEFFORD SG17 5JU Tel: 01462 815669	Stopsley Community Fire Station Stopsley Way Admin 5421 LUTON LU2 9AD Tel: 01582 459177
Toddington Community Fire Station Dunstable Road Toddington DUNSTABLE LU5 6DR Tel: 01525 873193	Woburn Community Fire Station George Street Woburn MILTON KEYNES MK17 9PX Tel: 01525 290665		

Population Increase, Additional Service Demand & Developer Funded Fire & Rescue Infrastructure & Facilities

Population Increase & Additional Service Demand

13. The high rate of population increase within Bedfordshire has resulted in an additional 32,139 households (+13.25%) arising over the 10-year census period 2011 – 2021, along with continued growth to 2026 and beyond.
14. The population increase has had a significant impact on fire & rescue services which are currently operating at capacity.
15. In addition, the housing requirement in the Luton Local Plan 2011-2031 (2017) @ 425 dwellings per annum, is set to dramatically increase by 258% to 1,095 dwellings per annum, in line with the Government's standard method for calculating housing need.
16. BFRS therefore anticipate significant additional demand being placed on its operations by the new homes, along with the employment/ commercial/ leisure development, both committed and being planned for to 2050 by the Luton Local Plan.
17. The additional demand arises through an increase in the prevention, protection and response activities, including the increased number of incidents, increased attendance times and changes in the incident risk profile.
18. The population increase, including households with school aged children, would require further youth engagement in localities to establish risk awareness to help prevent fires and other incidents, including emergencies, which helps to build safer and more resilient communities.
19. In addition, the general ageing demographic in Bedfordshire is an overarching issue for plan making authorities, with further emphasis placed on the need for accessible and adaptable housing.
20. Those at risk from a fatal fire at home are vulnerable people aged 65 and over, and BFRS community engagement strategy focuses on this key demographic, with increased home safety visits for persons aged 65 and over, incorporating fire safety, fall prevention support and winter warmth checks, as populations increase.
21. The development of new/ extended employment sites (places of work) and leisure/ destination facilities also generate additional demand on BFRS operations as follows;
 - ❖ Impact on BFRS as the 'Enforcing Authority' under **The Regulatory Reform (Fire Safety) Order 2005** – leading to an increase in the number of fire safety audits/ inspections, & related additional demand for administration & infrastructure capacity to deliver this;

- ❖ Impact on risk to Fire & Rescue Services- additional office, industrial, warehousing, waste management & leisure facilities/destinations- lead to an increased risk requiring monitoring & evaluation to ensure the emergency response infrastructure is appropriate to the risk profile for the area;

22. In developing prevention strategies for employment and leisure/ destination sites, BFRS recommend using fire suppression systems, particularly sprinklers, to protect the community and visiting members of the public.
23. A sprinkler installation can significantly help to mitigate the loss of life and damage to property caused by fire and the ongoing financial and social disruption to the community.
24. In line with the National Planning Policy Framework (NPPF) requirements for the planning system to be 'plan led', and to make sufficient provision for infrastructure to deliver sustainable new housing communities and sustainable economic growth, Bedfordshire Fire & Rescue Service has prepared an evidence base.
25. This identifies the type and level of developer funded fire & rescue infrastructure and facilities (fire & rescue facilities) required to mitigate and manage the housing and associated population growth, including the additional demands arising from employment development – **planned growth levels for housing and employment are to be set out by Luton Council at the next stage(s) of the plan making process.**
26. The BFRS approach is consistent with NPPF advice for the preparation of Plans to be shaped by early, proportionate and effective engagement between plan makers and infrastructure providers, to set out the infrastructure contributions expected from development.

Definition of Infrastructure

Levelling - up & Regeneration Act 2023

27. The definition of infrastructure is outlined in Schedule 12, Section 204N (3) of the Levelling - up and Regeneration Act 2023 – this incorporates fire & rescue equipment and facilities and is outlined below;

In this section (except subsection (4) and sections 204G, 204O(2), 204P(2), 204Q and 204Z, “infrastructure” includes –

- a) roads and other transport facilities,**
- b) flood defences,**
- c) schools and other educational establishments,**
- d) medical facilities,**
- e) sporting and recreational facilities,**
- f) open spaces,**

- g) affordable housing,
- h) facilities and equipment for emergency and rescue services *
- i) facilities and spaces which –
 - (i) preserve or improve the natural environment, or
 - (ii) enable or facilitate enjoyment of the natural environment
- j) facilities and spaces for the mitigation of, and adaptation to, climate change.

Fire & Rescue Facilities – Developer Funded

28. With this approach in mind, and in the context of the Luton plan making process, fire & rescue facilities are defined as follows;

- ❖ Additional or enhanced fire station & training floor space & facilities, including fit out, refurbishment & extension;
- ❖ Communications, ICT, & provision of digital infrastructure, hardware & software, including artificial intelligence & digital automation tools;
- ❖ Fire service plant & equipment, including but not limited to, hydrants, specialist pump/hose appliances, turntable ladder aerial appliances, cutters, spreaders, rams, stretchers, lifting air bags, toolbox, winch, ventilation fans, lighting appliances, thermal imaging cameras, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);
- ❖ Fire & rescue vehicles, inflatable boats, rescue sled, ice path, drones & electric vehicle (EV) charging points;
- ❖ Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;

29. Particular attention is drawn to the importance of sufficient fire hydrants and firefighting water supplies being provided. Strategic growth locations may require upgrades to water infrastructure (along with additional hydrants) to support effective emergency services – which should be secured by Planning (Grampian) Conditions.

Local Fire & Rescue Service Structure

30. To use service capacity effectively, resources are tasked into localities to cover the operational risk in that locality, and to be effective there is a requirement for local hubs or fire stations from which operational crews can be deployed.

31. Community Safety, Wellbeing and Fire Safety Officers are also focused on localities, and an increase in development would require additional capacity in a specific locality, to meet the increased operational and non-operational demands arising.
32. The increased risk arising from development within a locality (and additional service demand) would be managed in line with the three main strands of the service role in mind, as outlined below;
- ❖ **Prevention** – Creating space within Fire stations or hubs to prioritise community safety work in conjunction with delivery at home & school visits, including locations to work with partner agencies to reduce fire & road traffic incidents;
 - ❖ **Protection** – by carrying out fire risk assessments with a focus on education, providing advice & seminars;
 - ❖ **Response** – by tasking highly trained personnel, including firefighters, into an area to deal with emergency & non-emergency incidents requiring a fire & rescue facility deployment;
33. The baseline fire & rescue service resources within Luton are operating at capacity, and would be significantly impacted by the housing/ population and employment growth to be planned for to 2050, leading to an ‘infrastructure funding gap’.
34. The additional demand would therefore require new developer-funded fire & rescue infrastructure and facilities to increase service capacity and efficiency - and provide for an appropriate level of community safety, cohesion and engagement, including prevention and protection activities in line with the **BFRS Community Risk Management Plan**, and to achieve sustainable development.

Fire & Rescue Infrastructure & Facilities Policy Recognition, Provision & Funding - Inclusion Within the Luton Local Plan, Infrastructure Delivery Plan & Planning Obligations Supplementary Planning Document

35. It is therefore necessary for the future planned housing/ population and employment growth, and the related increase in prevention, protection and response activities (arising from incidents, increased attendance times and changes in the incident risk profile) to be addressed as follows;
- ❖ By including an infrastructure policy(s) & text in the local plan which reference the requirement for developer funded fire & rescue facilities to provide for effective community safety, cohesion & engagement to create sustainable & resilient new communities, & effective fire safety auditing & monitoring/ evaluation of risk to ensure sustainable economic growth;

- ❖ In addition, the policies for each strategic housing allocation <250 dwellings & each employment allocation >1,000 m2 floor space, should include criteria requiring developer funded fire & rescue infrastructure/ facilities- with this in mind;
 - Insufficient recognition is currently provided within the supporting text of Chapter 4 Spatial Strategy, Policy LLP2-Spatial Development Strategy, Chapter 12 Infrastructure Delivery, Monitoring & Review of the Local Plan, Policy LLP39 – Infrastructure & Developer Contributions & Appendix 1 (Glossary) in the Adopted Local Plan 2011-2031 – **BFRS welcome the opportunity to work with the Council to update the text/ policy referable to the identification & delivery of fire & rescue infrastructure/ facilities in the Luton Local Plan (to 2050) to address this area;**
 - ❖ By including an appropriate level of fire & rescue infrastructure/ facilities recognition, provision & funding to mitigate & manage the community safety, cohesion & incident related resource needs arising within the Infrastructure Delivery Plan (IDP): With this in mind;
 - Insufficient recognition is provided by the Luton Local Plan Infrastructure Delivery Plan 2015- 2031 (October 2015) to the scope & level of developer funded fire & rescue infrastructure/ facilities provision required to mitigate & manage the effects of planned housing/ population & employment growth to 2031 - **BFRS welcome the opportunity to work with the Council to update the text/ policy referable to the identification & delivery of fire & rescue infrastructure/ facilities in the Luton Local Plan (2050) IDP to address this area;**
 - ❖ By including an appropriate level of recognition for developer funded fire & rescue infrastructure/ facilities provision, within an update to the Planning Obligations Supplementary Planning Document, September 2007 (SPD): With this in mind;
 - Insufficient recognition is provided by the Luton Planning Obligations SPD to the scope & level of developer funded fire & rescue infrastructure/ facilities provision required to mitigate & manage the effects of planned housing/ population & employment growth to 2031 - **BFRS welcome the opportunity to work with the Council to update the text/ policy linked to the recognition/ delivery of infrastructure in the SPD (to 2050) to address this area;**
36. With this in mind, and in the absence of any housing/ population and employment growth requirement figures to 2050 at this stage, **Tables 1 – 3** provide an example of the approach employed by BFRS in relation to infrastructure planning.

37. This approach aims to identify the likely level of developer funding required to mitigate and manage the effects of planned growth on Bedfordshire Fire & Rescue's operational capacity and resources to 2050 & beyond, for incorporating into the IDP update.
38. It is noted that the necessary developer funding of fire & rescue facilities would be secured via planning (Grampian) conditions, and in addition by planning obligations (Unilateral Undertakings/ Section 106 Agreements) and at such a time as it may be adopted, by the Community Infrastructure Levy (CIL) as appropriate.

Fire & Rescue Infrastructure & Facilities Provision - Funding Requirements & Budget

39. Bedfordshire Fire & Rescue Service considers that developer funding is required for fire & rescue infrastructure/ facilities to provide for the increased community safety, cohesion and incident response capacity and resources arising from the housing and employment growth in the Luton Local Plan to 2050, and an example is outlined in **Tables 1-3** below.
40. Recommended text (budgets {£} to follow) to inform the preparation of the IDP are outlined in **Annex 1** at the end of the document.

Table 1: Bedfordshire Fire & Rescue Service: Estimated Developer Funding Requirements for Fire & Rescue Infrastructure & Facilities arising from Planned Housing & Population Growth Within the Luton Council Administrative Area (2026-2050)

Luton Council Planned Housing Growth 2026-2050 (Dwellings/Population – to be confirmed) *1	
Fire & Rescue Infrastructure/Facility	Budget Estimate (£) Planned Growth (Dwellings Tbc)
Additional or enhanced fire station & training floor space & facilities, including fit out, refurbishment & extension;	£Tbc *2
Communications, ICT, & provision of digital infrastructure, hardware & software, including artificial intelligence & digital automation tools;	
Fire service plant & equipment, including but not limited to, hydrants, fire suppression systems, specialist pump/hose appliances, Aerial Ladder Platform appliances, cutters, spreaders, rams, stretchers, lifting air bags, tools, winches, ventilation fans, operational lighting equipment, thermal imaging cameras, ladders, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);	
Fire & rescue vehicles, inflatable boats, rescue sled, rescue paths, drones & electric vehicle (EV) charging points;	
Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;	

Notes:

*1 Population increase to be based on ONS 2024 average household size for Luton @ 2.85 persons x no. homes

*2 Based on a standard charge of £375/ dwelling

41. The developer funding requirements associated with site allocations for strategic residential and employment growth/ sites are outlined in **Tables 2 – 3** below.

Table 2: Bedfordshire Fire & Rescue Service: Estimated Developer Funding Requirements for Fire & Rescue Infrastructure & Facilities arising from Strategic Housing Site Allocations >250 Dwellings

Luton Council Planned Housing Growth 2026-2050 (Dwellings/Population – to be confirmed) *1	
Fire & Rescue Infrastructure/Facility	Budget Estimate (£) Planned Growth (Dwellings Tbc)
Additional or enhanced fire station & training floor space & facilities, including fit out, refurbishment & extension;	£Tbc *2
Communications, ICT, & provision of digital infrastructure, hardware & software, including artificial intelligence & digital automation tools;	
Fire service plant & equipment, including but not limited to, hydrants, fire suppression systems, specialist pump/hose appliances, Aerial Ladder Platform appliances, cutters, spreaders, rams, stretchers, lifting air bags, tools, winches, ventilation fans, operational lighting equipment, thermal imaging cameras, ladders, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);	
Fire & rescue vehicles, inflatable boats, rescue sled, rescue paths, drones & electric vehicle (EV) charging points;	
Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;	

Notes:

*1 Population increase to be based on ONS 2024 average household size for Luton @ 2.85 persons

*2 Based on a standard charge of £375/ dwelling

Table 3: Bedfordshire Fire & Rescue Service: Estimated Developer Funding Requirements for Fire & Rescue Infrastructure & Facilities arising from Strategic Employment Site Allocations

Luton Council Strategic Employment Site Allocations & Budgetary Estimates	
Fire & Rescue Infrastructure/Facility	Budget Estimate (£) Strategic Employment Sites Tbc
Additional or enhanced fire station & training floor space & facilities, including fit out, refurbishment & extension;	£Tbc *1
Communications, ICT, & provision of digital infrastructure, hardware & software, including artificial intelligence & digital automation tools;	
Fire service plant & equipment, including but not limited to, hydrants, fire suppression systems, specialist pump/hose appliances, Aerial Ladder Platform appliances, cutters, spreaders, rams, stretchers, lifting air bags, tools, winches, ventilation fans, operational lighting equipment, thermal imaging cameras, ladders, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);	
Fire & rescue vehicles, inflatable boats, rescue sled, rescue paths, drones & electric vehicle (EV) charging points;	
Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;	

Notes:

*1 Developer funding to be determined as defined floor space quantum come forward via local plan allocations, masterplanning/ pre-application process & planning applications - based on a standard charge of £10/ m2 for schemes >1,000 m2

42. The development of strategic housing and employment sites would lead to an increased draw on fire & rescue resources, and significantly impact on fire & rescue services which are operating at capacity, requiring developer funding as outlined above.
43. The BFRS evidence provides the rationale and justification for a Schedule of Fire & Rescue infrastructure and facilities (and related budgets) for inclusion in the Luton Infrastructure Delivery Plan which the local plan site viability work can have regard to.
44. Recommended text for inclusion within the Luton IDP is outlined in **Annex 1** below.

ANNEX 1

Luton Infrastructure Delivery Plan

Fire & Rescue Infrastructure & Facilities

The following text is proposed for inclusion within the Luton 2050 Local Plan IDP, with budgetary estimates (£) for the cost of developer funded fire & rescue infrastructure/ facilities outlined in **Tables 1-3** below to follow when the housing/ population & employment growth figures are published.

Fire & Rescue Infrastructure & Facilities

- 1 The **Crime and Disorder Act 1998** places a duty on local authorities to reduce crime and disorder, and consider community safety in the exercise of their duties and activities.
- 2 The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to the achievement of sustainable development, incorporating a social objective to support strong, vibrant and healthy communities by fostering a well-designed and safe built environment.
- 3 For the purposes of infrastructure planning, the NPPF requires the preparation of Plans to be shaped by early, proportionate and effective engagement between plan makers and infrastructure providers, to set out the infrastructure contributions expected from development.
- 4 This section outlines the need for developer funded fire & rescue infrastructure and facilities (fire & rescue facilities) to provide for the necessary community safety, cohesion and engagement to mitigate and manage the fire and rescue impacts arising from the increased population associated with major new housing, and from employment development, within the Luton Council plan area.
- 5 The developer funding is central to creating sustainable new communities, as outlined above.

The Need for Fire & Rescue Facilities

- 6 Bedfordshire Fire & Rescue Service (BFRS) is an essential social infrastructure provider who anticipate additional demand being placed on its operations, requiring new facilities and funding – linked to the housing and population growth and employment development proposed in the Luton 2050 Local Plan which needs to be mitigated and managed.
- 7 Additional demand on the Fire & Rescue Service arises through an increase in the prevention, protection and response activities, including the increased number of incidents, increased attendance times, increased fire safety audits and monitoring/ evaluation of risk, and changes in the incident risk profile to be mitigated and managed.

- 8 To use service capacity effectively, resources are tasked into localities to cover the operational risk in that locality, and to be effective there is a requirement for local hubs or fire stations from which operational crews can be deployed.
- 9 Community Safety, Wellbeing and Fire Safety Officers are also focused on localities, and an increase in development would require additional capacity in a specific locality, to meet the increased operational and non-operational demands arising.
45. The increased risk arising from development within a locality would be managed in line with the **BFRS Community Risk Management Plan 2023-2027** and the three main strands of the service role in mind - to support the creation of safe, strong, healthy, resilient and sustainable new communities.
- 10 These are outlined below;
- ❖ **Prevention** – Creating space within Fire stations or hubs to prioritise community safety work in conjunction with delivery at home, school & workplace visits, including locations to work with partner agencies to reduce fire & road traffic incidents;
 - ❖ **Protection** – by carrying out fire by carrying out fire safety audits & enforcing fire safety legislation with a focus on education, providing advice & seminars;
 - ❖ **Response** – by tasking highly trained personnel, including firefighters, into an area to deal with emergency & non-emergency incidents requiring a fire & rescue facility deployment;
- 11 Major new housing and employment/ commercial/leisure development gives rise to significant additional resource needs and implications for BFRS, requiring appropriate funding by developers in order to mitigate and manage the community safety, cohesion and engagement requirements, including the increased incidents arising.
- 12 Bedfordshire Fire & Rescue Service therefore requires additional fire & rescue infrastructure and facilities to be funded and/or provided by developers via planning conditions, and in addition, either through Section 106 Agreements or CIL, or via both approaches where this would apply.
- 13 Any requests for Section 106 &/or CIL funding would be supported by evidence to identify the need, which may be in the form of the following facilities:
- ❖ Additional or enhanced fire station floor space & facilities, including fit out, refurbishment & extension;

- ❖ Communications, ICT, & provision of digital infrastructure, hardware & software, including artificial intelligence & digital automation tools;
 - ❖ Fire service plant & equipment, including but not limited to, hydrants, specialist pump/hose appliances, turntable ladder aerial appliances, cutters, spreaders, rams, stretchers, lifting air bags, toolbox, winch, ventilation fans, lighting appliances, thermal imaging cameras, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);
 - ❖ Fire & rescue vehicles, inflatable boats, rescue sled, ice path, drones & electric vehicle (EV) charging points;
 - ❖ Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;
- 14 The estimated budget for the type and level of developer funded fire & rescue infrastructure and facilities required to mitigate and manage the impacts arising on community safety, cohesion, engagement and incident response, and linked to the planned housing/ population and employment growth, is summarised in **Tables 1-3** below.

Table 1: Bedfordshire Fire & Rescue Service: Estimated Developer Funding Requirements for Fire & Rescue Infrastructure & Facilities arising from Planned Housing & Population Growth Within the Luton Council Administrative Area (2026-2050)

Luton Council Planned Housing Growth 2026-2050 (Dwellings/Population – to be confirmed) *1	
Fire & Rescue Infrastructure/Facility	Budget Estimate (£) Planned Growth (Dwellings Tbc)
Additional or enhanced fire station & training floor space & facilities, including fit out, refurbishment & extension;	£Tbc *2
Communications, ICT, & provision of digital infrastructure, hardware & software, including artificial intelligence & digital automation tools;	
Fire service plant & equipment, including but not limited to, hydrants, fire suppression systems, specialist pump/hose appliances, Aerial Ladder Platform appliances, cutters, spreaders, rams, stretchers, lifting air bags, tools, winches, ventilation fans, operational lighting equipment, thermal imaging cameras, ladders, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);	
Fire & rescue vehicles, inflatable boats, rescue sled, rescue paths, drones & electric vehicle (EV) charging points;	
Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;	

Notes:

*1 Population increase to be based on ONS 2024 average household size for Luton @ 2.85 persons x no. homes

*2 Based on a standard charge of £375/ dwelling

Table 2: Bedfordshire Fire & Rescue Service: Estimated Developer Funding Requirements for Fire & Rescue Infrastructure & Facilities arising from Strategic Housing Site Allocations >250 Dwellings

Luton Council Planned Housing Growth 2026-2050 (Dwellings/Population – to be confirmed) *1	
Fire & Rescue Infrastructure/Facility	Budget Estimate (£) Planned Growth (Dwellings Tbc)
Additional or enhanced fire station & training floor space & facilities, including fit out, refurbishment & extension;	£Tbc *2
Communications, ICT, & provision of digital infrastructure, hardware & software, including artificial intelligence & digital automation tools;	
Fire service plant & equipment, including but not limited to, hydrants, fire suppression systems, specialist pump/hose appliances, Aerial Ladder Platform appliances, cutters, spreaders, rams, stretchers, lifting air bags, tools, winches, ventilation fans, operational lighting equipment, thermal imaging cameras, ladders, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);	
Fire & rescue vehicles, inflatable boats, rescue sled, rescue paths, drones & electric vehicle (EV) charging points;	
Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;	

Notes:

*1 Population increase to be based on ONS 2024 average household size for Luton @ 2.85 persons

*2 Based on a standard charge of £375/ dwelling

Table 3: Bedfordshire Fire & Rescue Service: Estimated Developer Funding Requirements for Fire & Rescue Infrastructure & Facilities arising from Strategic Employment Site Allocations

Luton Council Strategic Employment Site Allocations & Budgetary Estimates	
Fire & Rescue Infrastructure/Facility	Budget Estimate (£) Strategic Employment Sites Tbc
Additional or enhanced fire station & training floor space & facilities, including fit out, refurbishment & extension;	£Tbc *1
Communications, ICT, & provision of digital infrastructure, hardware & software, including artificial intelligence & digital automation tools;	
Fire service plant & equipment, including hydrants, fire suppression systems, specialist pump/hose appliances, Aerial Ladder Platform appliances, cutters, spreaders, rams, stretchers, lifting air bags, tools, winches, ventilation fans, operational lighting equipment, thermal imaging cameras, ladders, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);	
Fire & rescue vehicles, inflatable boats, rescue sled, rescue paths, drones & electric vehicle (EV) charging points;	
Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;	

Notes:

*1 Developer funding to be determined as defined floor space quantum come forward via local plan allocations, masterplanning/ pre-application process & planning applications - based on a standard charge of £10/ m2 for schemes >1,000 m2