

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	<i>BIRKENHEAD FIRE STATION</i>
WARD/S AFFECTED:	<i>BIRKENHEAD & TRANMERE</i>
REPORT OF:	<i>HEAD OF UNIVERSAL & INFRASTRUCTURE SERVICES</i>
RESPONSIBLE PORTFOLIO HOLDER:	<i>COUNCILLOR ADRIAN JONES</i>
KEY DECISION?	<i>NO</i>

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to seek permission to take a lease of an office in the Birkenhead Fire Station.

2.0 BACKGROUND AND KEY ISSUES

2.1 Birkenhead Fire Station has been identified by the Birkenhead Constituency Team as a suitable location for an office base.

2.2 The office, shown edged red on the attached plan, is located on the ground floor within the Birkenhead Fire Station, which was provided for the Merseyside Fire and Rescue Service (MRFS) through a Private Finance Initiative. This entailed a private developer constructing the building with the MRFS leasing it back for thirty years.

2.3 Terms have provisionally been agreed with MRFS for the Council to take a lease for two years, at a charge of £10,000 per annum. This equates to the charge, which the MRFS have to pay in turn to their provider.

2.4 The Council will be responsible for all costs/utilities incurred as a result of its occupation, charged on a pro-rata basis.

3.0 RELEVANT RISKS

3.1 There are no risks arising out of this report.

4.0 OTHER OPTIONS CONSIDERED

4.1 As the Council requires the property for operational purposes no other options have been considered.

5.0 CONSULTATION

5.1 No formal consultation has been undertaken.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 There are no direct implications for voluntary, community or faith groups, but they will benefit from the Council's use and occupation of the office to be leased.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

7.1 The necessary resource implications arising out of this report are budgeted for within the Constituency’s budget and the charge of £10,000 per annum is available.

8.0 LEGAL IMPLICATIONS

8.1 There are no legal implications arising directly out of this report.

9.0 EQUALITIES IMPLICATIONS

9.1 Has the potential impact of your proposal been reviewed with regard to equality?

No because there is no relevance to equality.

10.0 CARBON REDUCTION IMPLICATIONS

10.1 There are no carbon reduction implications arising directly from this report.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 The site forms part of a Primarily Commercial Area where office use is acceptable in principle subject to Policy SH6 in the Unitary Development Plan.

12.0 RECOMMENDATION

12.1 That the Council take a lease on the terms outlined in this report.

13.0 REASON FOR RECOMMENDATION

13.1 To enable the provision of a constituency office.

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APPENDICES

Location plan

REFERENCE MATERIAL

No reference material has been used in the preparation of this report.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date