

# WIRRAL COUNCIL

## DELEGATED DECISION

|                                      |  |
|--------------------------------------|--|
| <b>SUBJECT:</b>                      | <b>FORMER BIRKENHEAD AMBULANCE STATION</b>           |
| <b>WARD/S AFFECTED:</b>              | <b>BIRKENHEAD &amp; TRANMERE</b>                     |
| <b>REPORT OF:</b>                    | <b>HEAD OF UNIVERSAL AND INFRASTRUCTURE SERVICES</b> |
| <b>RESPONSIBLE PORTFOLIO HOLDER:</b> | <b>COUNCILLOR ADRIAN JONES</b>                       |
| <b>KEY DECISION?</b>                 | <b>NO</b>  |

### 1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to seek authority to acquire the freehold interest of the former Birkenhead Ambulance Station.

### 2.0 BACKGROUND AND KEY ISSUES

- 2.1 Cabinet previously agreed to the creation of a Wirral Youth Zone an iconic, modern state of the art centre for young people on the site of the land released by the creation of the new Birkenhead Fire Station. Cabinet meetings of 2<sup>nd</sup> February and 29<sup>th</sup> November 2012 refer.
- 2.2 A provisional agreement has now been reached with the North West Ambulance Service (NWAS) to acquire the former Birkenhead Ambulance Station to create a games area on land adjoining the proposed youth hub. The station will ultimately be demolished to create a site for the games area, but initially it will be used as a temporary store for furniture that becomes surplus due to office rationalisation and the reduction in staff numbers. The land to be acquired comprises approximately 1440 m<sup>2</sup> and is shown edged red on the attached plan.
- 2.3 It is proposed that the Council acquire the former ambulance station for the sum of £50,000.
- 2.4 The NWAS has agreed to dispose of the station to the Council for £50,000 on the premise that the land is used for the Youth Zone. In the event that the Youth Zone does not go ahead and the land is disposed of in some other way NWAS would require a 40% contribution from any future sale value above the value of £50,000

### 3.0 RELEVANT RISKS

- 3.1 There are no risks arising out of this report.

### 4.0 OTHER OPTIONS CONSIDERED

- 4.1 No other options have been considered as the property will adjoin the new youth hub.

## **5.0 CONSULTATION**

5.1 No consultation has been undertaken.

## **6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

6.1 The acquisition of the property to create a games area will benefit the local community, but will have no direct implications for voluntary and faith groups.

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

7.1 This acquisition is to be funded from the Capital Programme as a Council contribution to support the Wirral Youth Zone project, to create the play area.

## **8.0 LEGAL IMPLICATIONS**

8.1 The acquisition will require the preparation of appropriate legal documentation.

## **9.0 EQUALITIES IMPLICATIONS**

9.1 Has the potential impact of your proposal(s) 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.

## **11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

11.1 The site is designated as part of a Primarily Commercial Area in the Council's Unitary Development Plan (UDP). Any future planning application could be assessed for compliance with UDP Policies RE10 and RE1, which makes provision for small scale community facilities, including youth centres, and children's play facilities subject to criteria that covers protection of the neighbours amenity, visual impact, parking and traffic.

## **12.0 RECOMMENDATION/S**

12.1 That the property be acquired on the terms described.

## **13.0 REASON/S FOR RECOMMENDATION/S**

13.1 To enable the creation of a play area adjoining the proposed youth hub.

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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)**

| <b>Council Meeting</b> | <b>Date</b>          |
|------------------------|----------------------|
| <b>Cabinet</b>         | <b>February 2012</b> |
| <b>Cabinet</b>         | <b>November 2012</b> |