



**COUNCILLOR
GEORGE DAVIES**

CABINET

Monday, 27 November 2017

**DISPOSAL OF LAND AT SAUGHALL
MASSIE ROAD TO MERSEYSIDE FIRE
AND RESCUE AUTHORITY.**

Councillor George Davies, Cabinet Member - Housing and Community Safety (and Deputy Leader of the Council) said:

“After extensive public consultation and debate, Merseyside Fire and Rescue Authority gained planning permission to create a new fire station in Saughall Massie.

“This station is vital to ensure the residents in that area are provided the highest possible level of support and protection from the fire service.”

REPORT SUMMARY

The purpose of this report is to seek approval to the terms provisionally agreed for the disposal of land at Saughall Massie Road, Saughall Massie, to Merseyside Fire and Rescue Authority (MFRA) for the construction of a new fire station.

The transfer of the land is proposed to be by way of a long lease rather than an outright sale as this will enable the Council to better control the future use of the site.

This proposal supports the Wirral Plan 2020 pledges to ensure the best use of our real estate assets and to ensure that Wirral’s neighbourhoods are safe.

This matter affects all Wards within the Borough. The matter is a key decision.

RECOMMENDATION

That the land identified be transferred to MFRA by way of a long lease for the construction of a new fire station.

SUPPORTING INFORMATION

1.0 REASON FOR RECOMMENDATION

1.1 To enable the transfer by way of a long lease to proceed.

2.0 OTHER OPTIONS CONSIDERED

2.1 Due to the zoning of the site as green belt in the UDP, no other options have been considered.

3.0 BACKGROUND INFORMATION

3.1 Members will be aware of the fire station merger programme currently being undertaken by Merseyside Fire and Rescue Authority (MFRA) required, in their view, as a consequence of cuts in funding.

3.2 One of the planned mergers involves the closure of Upton and West Kirby Fire Stations and the construction of a new station in a central location to cover both areas.

3.3 It was proposed originally to develop the new fire station on Council land at the site of Greasby library with the intention to create a combined fire station, library and children's centre. Following extensive public consultation however, this site was withdrawn from consideration.

3.4 A range of alternative sites have since been considered and the most suitable in terms of an emergency response perspective has been identified on Saughall Massie Road, Saughall Massie, close to Woodpecker Close. This site is also in Council ownership.

3.5 The land is within the designated green belt and so MFRA had to demonstrate Very Special Circumstances in planning terms to allow the proposal.

3.6 The initial proposal was considered but rejected by Planning Committee on 15 December 2016 but a revised application was approved on 20 July 2017.

3.7 It now falls to Members to agree terms for the disposal of the site to MFRA. In this respect it is recommended that the transfer be by way of a long lease so as to retain the greatest degree of control possible by the Council over the future use of the site. This will result in a premium being paid in advance, the market value of which has been assessed by the Council's Property Consultants, Lambert Smith and Hampton

3.8 The provisionally agreed terms are as follows:

Tenure	Leasehold
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Term	150 years
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Use	A single storey two-bay community fire station incorporating operational and welfare accommodation, offices and meeting
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space, external drill and training facilities and associated car parking.

Premium	£42,000 (Forty Two Thousand Pounds)
Rent	Peppercorn
Alienation	No subletting No assignment without the Council's consent
Fees	Each party are to bear their own costs.

4.0 FINANCIAL IMPLICATIONS

4.1 The transfer will create a capital receipt in the amount of £42,000.

5.0 LEGAL

5.1 Appropriate legal documentation will need to be prepared and agreed.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

6.1 None.

7.0 RELEVANT RISKS

7.1 None

8.0 ENGAGEMENT / CONSULTATION

8.1 Public meetings have been held to discuss the issue.

9.0 EQUALITY IMPLICATIONS

9.1 None.

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SUBJECT HISTORY (last 3 years)

Council Meeting	Date