

Report of Head of Legal Services

Disposal of Kidderminster, Bewdley and Stourport Fire Stations

Purpose of report

1. To seek authority to dispose of the existing Bewdley, Kidderminster and Stourport fire stations once the new Wyre Forest Emergency Services Hub is completed.
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Recommendation

It is RECOMMENDED that:

Officers be authorised to proceed with the marketing and subsequent sale of the existing Bewdley, Kidderminster and Stourport Fire Stations, each on terms representing the best price reasonably obtainable and to be agreed by the Chief Fire Officer in consultation with the Treasurer, Head of Legal Services and Chairman of the Authority.

Background

2. Construction of the new Wyre Forest Emergency Services Hub at Stourport Road, Kidderminster commenced on 26th October 2018 with a ground-breaking ceremony attended by the Chairman of the Authority. The contract is proceeding well to date and practical completion is scheduled for 29th November 2019. Allowing time for the necessary fit out following completion of the building, it is anticipated the new station will become operational in early 2020.
3. The Emergency Services Hub will replace the existing fire stations at Bewdley, Kidderminster and Stourport, at which point those buildings will each become surplus to requirements.
4. It is proposed that all three existing sites be disposed of on the open market for the best price obtainable:
 - Bewdley Fire Station is adjacent to land owned by Worcestershire County Council (the former doctors' surgery site) and it is proposed to market the two sites jointly. Following a tender exercise, Agents have now been selected and subject to members' approval, the site will be offered to the market as soon as possible.

- Stourport Fire Station is also part of a larger site with adjacent County Council buildings. There are some existing constraints on the County Council's land but subject to these being resolved, it is again proposed to seek a joint disposal of the whole site as this will give the greater opportunity for re-development of the land as a whole.
 - Kidderminster Fire Station – Place Partnership will shortly be tendering for Agents to act on our behalf with a view to marketing of the site commencing in about May 2019.
5. The agreed Property Strategy 2018-2023 identifies these three sites for disposal following completion of the Wyre Forest Hub and the anticipated proceeds of sale have already been included within the capital programme towards funding the development cost of the new Hub.

Summary

6. All three existing fire stations at Bewdley, Kidderminster and Stourport will be surplus to requirements once the Wyre Forest Hub becomes operational in early 2020. It is intended to commence the marketing of the sites as soon as possible in order to minimise any delay once the buildings are vacated.

Corporate Considerations

Resource Implications (identify any financial, legal, property or human resources issues)	The proceeds of sale from the existing sites have been assumed as part of the capital programme towards funding the development costs of the new Wyre Forest Emergency Services Hub
Strategic Policy Links (identify how proposals link in with current priorities and policy framework and if they do not, identify any potential implications).	The sale of these sites is in line with the the Authority's capital programme and the Property Strategy adopted in 2018
Risk Management / Health & Safety (identify any risks, the proposed control measures and risk evaluation scores).	There is a financial risk to the Authority if the proceeds of sale are less than currently anticipated. A full marketing exercise will therefore be undertaken, working in conjunction with the County Council where appropriate to maximise the redevelopment potential of the sites and seek the best consideration reasonably obtainable
Consultation (identify any public or other consultation that has been carried out on this matter)	None
Equalities (has an	None

Equalities Impact Assessment been completed? If not, why not?)	
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Supporting Information

Background papers – Property Strategy 2018-2023

Contact Officer

Nigel Snape, Head of Legal Services

(01905 368242)

Email: nsnape@hwfire.org.uk