

Due to the current heightened security level at all our premises, Members are reminded to wear their identity badges whilst attending meetings. Any visitors must produce photographic identification at Reception.

## FIRE & RESCUE AUTHORITY SUMMONS

### SOUTH WALES FIRE & RESCUE AUTHORITY

You are required to attend a meeting of the South Wales Fire & Rescue Authority to be held at **South Wales Fire & Rescue Service Headquarters, Forest View Business Park, Llantrisant, CF72 8LX** on **Monday, 8 June 2015 immediately following AGM.**

#### A G E N D A

1. Apologies for Absence
2. Declarations of Interest

Members of the Fire & Rescue Authority are reminded of their personal responsibility to declare both orally and in writing any personal and/or prejudicial interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Fire & Rescue Authority's Standing Orders and the Members Code of Conduct.

3. **REPORTS FOR DECISION**
- 3.i. Former Blaina Fire & Rescue Station Proposed Disposal Strategy 3

Signature of Proper Officer:



## MEMBERSHIP

### Councillors:

Jennifer Morgan	Blaenau Gwent	Lab	Val Smith	Monmouthshire	Ind
	Bridgend	Lab	Maureen Powell	Monmouthshire	Cons
Clive James	Bridgend	Lab	Paul Hannon	Newport	Lab
Tudor Davies	Caerphilly	Lab	Majid Rahman	Newport	Lab
Chris Hawker	Caerphilly	Lab	Steve Bradwick	Rhondda Cynon Taf	Lab
Colin Elsbury	Caerphilly	Plaid	Sylvia Jones	Rhondda Cynon Taf	Lab
Keith Hyde	Cardiff	Lib Dem	Barrie Morgan	Rhondda Cynon Taf	Lab
Rod McKerlich	Cardiff	Cons	Sue Pickering	Rhondda Cynon Taf	Lab
Georgina Phillips	Cardiff	Lab	Alan Jones	Torfaen	Lab
Mohammad Javed	Cardiff	Lab	Phil Seabourne	Torfaen	Lab
Dilwar Ali	Cardiff	Lab	Eric Hacker	Vale of Glamorgan	Ind
Ernie Galsworthy	Merthyr Tydfil	Lab	Pam Drake	Vale of Glamorgan	Lab

## REPORT OF THE DEPUTY CHIEF

**FORMER BLAINA FIRE & RESCUE STATION PROPOSED DISPOSAL STRATEGY****SUMMARY**

This report seeks approval to declare the former Blaina Fire & Rescue Station a surplus asset and proceed with its disposal.

**RECOMMENDATION**

That Members declare the former Blaina Fire & Rescue Station surplus to requirements.

That Members approve the disposal strategy outlined in the report.

**1. BACKGROUND**

- 1.1 The Fire Cover Review for Blaenau Gwent (2013) recommended the closure of the subject Station. Subsequently Blaina Fire & Rescue Station closed on the 31 March 2015. The Service has reviewed its operational requirements and confirm that it has no further operational use for the asset. On that basis approval is sought to declare the former Blaina Fire & Rescue Station surplus to requirements.
- 1.2 In order to remove the holding costs associated with the vacant building, and to generate a capital receipt, it is recommended that the Authority agree to proceed with a disposal of the site.

**2. ISSUE**

- 2.1 The asset has the potential for an ongoing use of the existing building or for redevelopment subject to the necessary planning permissions being granted. However, as Members will recall, the building contains high levels of asbestos that will need to be considered by potential purchasers. This could limit the capital receipt we receive.
- 2.2 The site is now vacant and all operational equipment has been removed from the building. Costs for the removal of the asbestos have been sought and consent to demolish the building has been approved by the local planning authority. However, there has been an expression of interest in the site locally, which it is important for Members to consider.

- 2.3 In order to test the open market and realise a sale within the shortest timescale possible whilst at the same time limiting the Service's holding costs it is recommended that we proceed by way of auction with a reserve set at a level that will improve the likelihood of a disposal.
- 2.4 Proceeding by way of auction allows us to make the property available to the wider market to ensure we achieve best value. It also reduces the timescales involved in a sale by ensuring the successful bidder exchanges on the date of auction with completion following within a reasonable period thereafter. The Authority is then protected from the uncertainty of timelines which arise in a private deal.
- 2.5 The next local auction the Authority could meet would be July and the closing date for submissions for that auction is the date of this meeting. If the Authority is unable to reach a decision on this issue today, the Service has been advised that it would be better to wait until the September auction rather than one in August.
- 2.6 An element of flexibility is sought within the disposal strategy outlined to ensure that if the asset fails to sell at auction officers have the ability to secure a sale via private treaty on the most economically advantageous terms available, which may involve the Service securing demolition of the building on site.

### **3. FINANCIAL IMPLICATIONS**

- 3.1 The asset is incurring holding costs associated with a vacant building. The anticipated capital receipt at auction is unknown, although is unlikely to be substantial given the level of asbestos within the building. Officers will liaise with the auctioneers in relation to the reserve to be placed on the site once marketing has commenced and public interest is gauged. Costs for demolition of the building and controlled removal and disposal of the asbestos are in the region of £75,000.

### **4. RECOMMENDATION**

It is recommended that Members:

- 4.1 Declare the former Blaina Fire & Rescue Station surplus to requirements.
- 4.2 Approve the disposal strategy outlined in the report.

<b>Contact Officer:</b>	<b>Background Papers:</b>
Nick Corrigan Property Strategy Manager	Blaina Gwent FCR 2013 RCT FCR 2012