

Cabinet

17 December 2013



Title	Sale of land to Surrey County Council at Kingston Road, Ashford		
Purpose	Resolution required		
Report of	Assistant Chief Executive	Confidential	No
Cabinet Member	Councillor Nick Gething	Key Decision	Yes
Report Author	David Phillips		
Summary and Key Issues	To consider the sale of the Council's existing Grazing site situated on Kingston Road, Ashford to Surrey County Council (SCC) to enable the construction of a new fire station.		
Financial Implications	Potential Capital receipt subject to negotiation.		
Corporate Priority	Efficient use of assets		
Recommendations	Cabinet is asked to authorise the Head of Asset Management to negotiate the sale of the site to SCC subject to (a) SCC obtaining planning permission, (b) agreement over an appropriate capital receipt yet to be determined, and (c) SCC agreeing to maintain two fire appliances at the site as outlined in motion to Council agreed on 24 October 2013.		

1. Background

- 1.1 Surrey County Council (SCC) are proposing to re-locate their two existing Fire Stations, one in Sunbury the other in Ashford, to a more central location within the Borough in order to make efficiency savings and service improvements.
- 1.2 They have identified a site on the Kingston Road in Ashford (see appendix1) part of which is owned by the Borough Council.
- 1.3 The site is in the Green Belt and is currently being used as two separate grazing sites.
- 1.4 Any proposed new Fire Station at this site will require planning consent by way of relaxation of Green Belt requirements

2. Key issues

- 2.1 A key issue for Members is that if we agree to the sale of our land to SCC, residents may consider that SBC are in agreement with the closure of the existing Fire Stations.
- 3. A key issue following public consultation is that there are a minimum of two fire engines located at the new single location for the Fire Station. Options analysis and proposal
 - 3.1 Not to sell the land and retain as grazing
 - 3.2 To agree in principal to the sale of the land and following SCC obtaining Planning Permission for the new facility to entre into negotiations on the value of the council's land.

4. Financial implications

- 4.1 Potential capital receipt, this would make a useful contribution towards our capital resources which have been diminishing.
- 4.2 Any potential loss of revenue income arising from the sale should be more that off-set by the interest we would receive if we re-invested the potential capital receipt in our pooled investments on which we would look to achieve at least 4% per annum.

5. Other considerations

- 5.1 The public concerns that have been raised by the relocation of the stations need to be considered by SCC, but could have implications for Spelthorne if we agree to go ahead with the sale.
- 5.2 SCC needs to address the concerns of some of the residents of Spelthorne over the proposals to only have one fire engine located at the new facility..

6. Risks and how they will be mitigated

- 6.1 There is a risk that planning permission may not be granted
- 6.2 Concerns by residents need to be addressed by SCC.
- 6.3 If the council decide not to sell their land to SCC, they could look for another location within the same area on which to provide the new facility.

7. Timetable for implementation

- 7.1 If Members agree to the sale it will be subject to the granting of planning consent.

Background papers:

None

Appendices: 1 attached.



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Proposed new location for Fire Stations

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