



Buckinghamshire & Milton Keynes Fire Authority

MEETING	Executive Committee
DATE OF MEETING	18 November 2020
OFFICER	Mark Hemming, Director of Finance and Assets
LEAD MEMBER	Councillor David Hopkins
SUBJECT OF THE REPORT	Sale of Great Holm Fire Station
EXECUTIVE SUMMARY	<p>At the meeting of the Authority in February 2016, it was approved that the resources from Great Holm and Bletchley would relocate and merge into the new 'Blue Light Hub' facility at West Ashland and the existing station premises vacated.</p> <p>In respect of the Bletchley Fire Station site Milton Keynes Development Partnership (MKDP) had an option agreement on the site as part of the deal for us to purchase the site at West Ashland. MKDP have now exercised that option and the land transferred to MKDP on 28 October 2020.</p> <p>In respect of the Great Holm site the Director of Finance and Assets has received multiple expressions of interests from prospective purchasers. Details of their indicative offers are covered in Annex C. In order to maximise the value for money that can be achieved from any sale of the site it is recommended that a competitive tendering process now be undertaken.</p>
ACTION	Decision.
RECOMMENDATIONS	<p>It is recommended that in order to dispose of the land (1.63 acres) at Great Holm Fire Station (Title Number BM 173869):</p> <ol style="list-style-type: none"> 1. the sale of the site through a competitive tendering process be approved; 2. the Chief Finance Officer be delegated authority in consultation with the Chairman and the Vice Chairman and the Group Leaders to agree a minimum reserve price in the region of that indicated in Annex C; and 3. the Chief Fire Officer be delegated authority to negotiate the terms and conditions of the contract of sale (including sale price) in consultation with the Chairman and the Vice Chairman to the preferred bidder and enter into

	any necessary agreements needed for its disposal.
RISK MANAGEMENT	No direct impact.
FINANCIAL IMPLICATIONS	Annex C (Exempt from publication)
LEGAL IMPLICATIONS	<p>The recommendations are presented to the Executive Committee in compliance with the Authority's Contracts Standing Orders.</p> <p>Section 123(2) of the Local Government Act 1972 provides that: 'Except with the consent of the Secretary of State, a council shall not dispose of land under this section, otherwise than by way of a short tenancy, for a consideration less than the best that can reasonably be obtained.'</p> <p>Section 123(2) applies to the Authority by virtue of section 8(3) of the Fire Services Act 1947 that was in force when the Authority was constituted: 'the provisions of the Local Government Act 1972, with respect to the [...] disposal of land shall apply to fire authorities constituted by combination schemes as they apply to fire authorities being councils of counties [...]., and accordingly references [...] the said provisions of the said Act of 1972 to local authorities shall include references to fire authorities constituted by combination schemes'.</p>
CONSISTENCY WITH THE PRINCIPLES OF THE DUTY TO COLLABORATE	The project supports the MOU with Thames Valley Police to share facilities where it is mutually beneficial to do so. TVP were also an integral part of the original funding bid to DCLG. In addition, all the blue light services in Thames Valley have signed up to closer working in order to collaborate to improve efficiency, effectiveness and public safety. This project appears to be a unique collaboration in rolling out front line operational response services from one site, a significant achievement by any standard in the UK.
HEALTH AND SAFETY	No direct impact.
EQUALITY AND DIVERSITY	No direct impact.
USE OF RESOURCES	<p>An agent will be appointed to market and sell the site through to exchange of contracts. It is anticipated that fees will be in the region of 1% of the sale price.</p> <p>An outline planning application for the site (19/033385/OUT) was previously submitted for the development of 18 homes and associated infrastructure at the site. This was withdrawn as the Authority did not have the resources to progress this while simultaneously responding to the initial phase of the</p>

	<p>COVID-19 pandemic. The cost of the outline planning application was less than £5k.</p>
<p>PROVENANCE SECTION & BACKGROUND PAPERS</p>	<p>The Authority's Standing Orders Relating to Contracts state:</p> <p>20.5 Land and buildings owned by the Authority shall not be disposed by lease or freehold without the prior approval of a Committee of the Authority.</p> <p>20.6 Prior to approval being sought the following information must be provided:</p> <p>(a) a complete description of all the land and/or property to be included in the disposal;</p> <p>(b) confirmation that the title of the land and/or property is owned by the Authority;</p> <p>(c) the reason for the sale and any restrictions which this may impose;</p> <p>(d) a report on any information which is held by the Authority in the previous use of the land which may affect its value (e.g. if the site were contaminated);</p> <p>(e) the estimated value of the land and/or property together with evidence of comparable properties in the location or by reference to other recent, similar Authority transactions;</p> <p>(f) in cases where land and/or property is being sold as potential housing development, evidence that planning applications will be obtained prior to the completion of the disposal in order to obtain the best possible price for the land;</p> <p>(g) recommendations on the following:</p> <p>(i) issues that need to be resolved before marketing the land and/or property can commence;</p> <p>(ii) the preferred method of disposal (private treaty/public auction/formal tender);</p> <p>(iii) the title to be transferred; and</p> <p>(iv) the minimum price that the Authority is prepared to receive together with an asking price.</p> <p>20.7 Where it has been decided that the disposal of the land and/or property will be by formal tender, Standing Order 8 above relating to tenders shall be applied.</p> <p>Standing Orders Relating to Contracts (February 2020): https://bucksfire.gov.uk/documents/2020/03/contract_standing_orders_-_february_2020.pdf/</p> <p>Sale of Great Holm Fire Station (Item 12) Executive Committee, 15 July 2020.</p>
<p>APPENDICES</p>	<p>Annex A – Title Plan BM173869</p> <p>Annex B – (Exempt from publication) Extract of valuation report for Great Holm</p>

	Annex C- (Exempt from publication) Financial Implications
TIME REQUIRED	10 minutes
REPORT ORIGINATOR AND CONTACT	Mark Hemming mhemming@bucksfire.gov.uk 01296 744687

Annex A – Title Plan BM173869

The outlined area shows the area to be sold (shown for indicative purposes only).

HM Land Registry
Official copy of
title plan

Title number **BM173869**
Ordnance Survey map reference **SP8237NE**
Scale **1:1250**
Administrative area **Milton Keynes**



Annex A

