

NORTH WALES FIRE & RESCUE SERVICE

FIRE AUTHORITY REPORT

DATE:	15 th December 2003
REPORT BY:	CHIEF FIRE OFFICER
PURPOSE OF REPORT:	To seek Members' approval, in principle, to dispose of the East Division Headquarters site in Maesgwyn Road, Wrexham

1. INTRODUCTION

- 1.1 At the Fire Authority meeting on 27th October 2003 Members approved the Integrated Risk Management Plan, subject to consultation. They have thus approved, in principle, the re-structuring from three operational Divisions to seven community based areas (covering one to each Unitary Authority, except Gwynedd, which will have two).

2. INFORMATION

- 2.1 It has been proposed in the East Division area, covering Flintshire and Wrexham, that two offices be set up, one to cover each, ideally in Unitary Authority offices and/or in High Street locations to closely link with other services and set up collaborative service provider units.
- 2.2 In the fullness of time this would lead to the disposal of the East Division headquarters building in Maesgwyn Road, Wrexham, as it would no longer be required.
- 2.3 Approaches have been made by a local developer to purchase the Maesgwyn Road site in order to incorporate it into a larger development which will take place, subject to planning approval, with or without our site.
- 2.4 Originally East Division Headquarters was used by the Mines Rescue Service and was purchased by the Clwyd Fire Authority, mainly because it was fitted with heat and humidity chambers, a lecture room, locker rooms and a breathing apparatus crawling gallery. These features were developed and extended over a number of years but are no longer used due to the change in types of training and facilities available elsewhere.
- 2.5 There is no doubt that there would be a higher return to the Authority if it was disposed of now than if it were to be placed on the open market. The market for a building of this nature would be very limited and there would be a need for extensive redevelopment to make it practical for normal purposes.

2. **INFORMATION** *(cont)*

2.6 The property will be valued by both District Valuer and the private sector to ensure that the price obtained exceeds the estimate of what would be secured by selling the site on the open market and that the maximum return in terms of capital receipt will be gained. Receipts from the disposal of the site will be reported to the Authority or the Executive Panel in due course.

2.7 No redundancies will occur and non uniformed support staff will remain working within the same area. Disruption to uniformed staff will be kept to a minimum and many officers will have less travelling distance to their office locations.

3. **RECOMMENDATION**

3.1 That Members note the above and approve, in principle, the disposal of the site.