

**To: All Members of the Urgency Committee
(and any other Members who may wish to attend)**



**J. Henshaw
LLB (Hons)
Clerk to the Authority**

Tel: 0151 296 4000
Extn: 4113 Kelly Kellaway

Your ref:

Our ref HP/DM

Date: 15th November 2018

Dear Sir/Madam,

You are invited to attend a meeting of the **URGENCY COMMITTEE** to be held at **9.00 am** on **THURSDAY, 15TH NOVEMBER, 2018** in the Members Room, at Service Headquarters, Bridle Road, Bootle, L30 4YDM.

Yours faithfully,

Clerk to the Authority

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MERSEYSIDE FIRE AND RESCUE AUTHORITY

URGENCY COMMITTEE

15 NOVEMBER 2018

AGENDA

Members

Peter Brennan
Sharon Sullivan
Lynne Thompson

1. Preliminary Matters

Members are requested to consider the identification of:

- a) declarations of interest by individual Members in relation to any item of business on the Agenda
- b) any additional items of business which the Chair has determined should be considered as matters of urgency; and
- c) items of business which may require the exclusion of the press and public during consideration thereof because of the possibility of the disclosure of exempt information.

2. Disposal of 4 Westbourne Grove, West Kirby (Pages 5 - 12)

To consider Report CFO/071/18 of the Chief Fire Officer, concerning the sale of 4 Westbourne Grove, West Kirby.

3. Provision of Travel Management Services Authority Report (Pages 13 - 18)

To consider Report CFO/075/18 of the Chief Fire Officer, concerning the award of contract for travel management services.

This report contains EXEMPT information by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

If any Members have queries, comments or require additional information relating to any item on the agenda please contact Committee Services and we will endeavour to provide the information you require for the meeting. Of course this does not affect the right of any

Member to raise questions in the meeting itself but it may assist Members in their consideration of an item if additional information is available.

Refreshments

Any Members attending on Authority business straight from work or for long periods of time, and require a sandwich, please contact Democratic Services, prior to your arrival, for arrangements to be made.

MERSEYSIDE FIRE AND RESCUE AUTHORITY			
MEETING OF THE:	URGENCY COMMITTEE		
DATE:	15 NOVEMBER 2018	REPORT NO:	CFO/071/18
PRESENTING OFFICER	JANET HENSHAW		
RESPONSIBLE OFFICER:	JANET HENSHAW	REPORT AUTHOR:	STEWART WOODS
OFFICERS CONSULTED:			
TITLE OF REPORT:	DISPOSAL OF 4 WESTBOURNE GROVE, WEST KIRBY		

APPENDICES:	APPENDIX A: SALES PARTICULARS
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Purpose of Report

1. To seek approval from Members for the Sale of 4 Westbourne grove, West Kirby.

Recommendation

2. That Members approve the sale of 4 Westbourne grove, West Kirby for £415,000

Introduction and Background

3. The property, 4 Westbourne grove was purchased in Dec 2007 for £410,000 and converted into LLAR accommodation for Firefighters based at West Kirby Fire station.
4. The property dates c1910, is a 5 bed semi-detached house close to West Kirby town centre within an established residential area.
5. The new Saughall Massie fire station is currently under construction and due for completion mid-April 2019, at which time both Upton and West Kirby Fire Stations will become surplus to requirements.
6. Since 2014 the property has been rented to a private tenant for £1000 per calendar month. The property is starting to show signs of wear and tear and will need maintenance this year, exterior painting, new floor coverings and roof repairs.
7. The current tenancy agreement ends on the 4th December 2018, the tenant has been served with a 3 months termination notice for it to end on this date.

8. All MFRA owned property undergo a five yearly valuation, the Market valuation of the Property was assessed in:
 - 2010 @ £325,000
 - 2015 @ £400,000
9. The property at the 31st march 2018 had a book value of £364,000 on MFRA accounts.
10. The estate agent initial advised the property be marketed for £399,950 based on current market conditions and comparable sales within the local area –a 5 bed semi-detached house on North Road eventually sold for £385,000 after 2 months.
11. Following discussion with the Estate agent it was felt the property was undervalued and that we did not have time pressures to sell, therefore the property was marketed for £415,000 on 5th October and we received a number of enquires with ten viewings booked in the first week.
12. A number of negative comments were received from the first couple of viewings-“felt it lacked character” and “felt the road was too tight and the property a little dark. Overall not for them.”
13. A full asking price offer has been received, with the potential purchaser in a strong cash position to complete. The purchaser has demonstrated to the estate agent that they have sufficient funds, they have requested the property is withdrawn from the market and no further viewing are allowed.
14. The offer has been accepted in principle subject to Members approval, with the agreement from MFRA to withdraw the property from the market and to accept no further viewings.

Equality and Diversity Implications

15. None identified

Staff Implications

16. None identified

Legal Implications

17. The sale will be subject to contract.

Financial Implications & Value for Money

18. The sale would generate a capital receipt of £415,000 (less a 1 % estate agent fee of £4,150), this is slightly above the assumed receipt of £400,000 in the current capital programme.

Risk Management, Health & Safety, and Environmental Implications

19. None identified for the sale of the property.

Contribution to Our Mission: *Safer Stronger Communities – Safe Effective Firefighters*

BACKGROUND PAPERS

N/A

GLOSSARY OF TERMS

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4 Westbourne Grove, West Kirby

Victorian splendour! This large five double bedroom Victorian character property offers excellent family accommodation, set over three floors. Situated in a popular area of West Kirby within close proximity to all shopping facilities, good schools, public transport, the promenade and Ashton Park.

Spacious period house
2151 sq ft approx
Set over three floors
5 Double bedrooms
3 Reception rooms

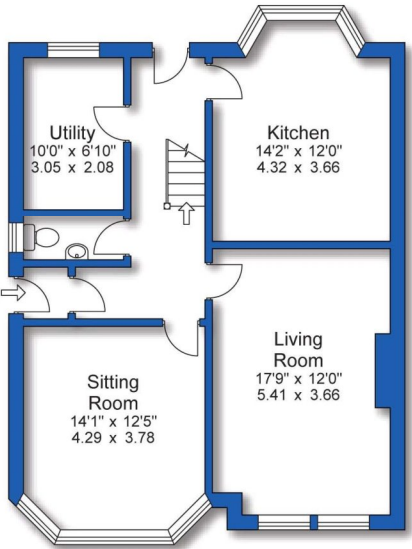
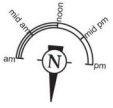
4 bathrooms
Off road parking
Southerly facing garden
No Chain

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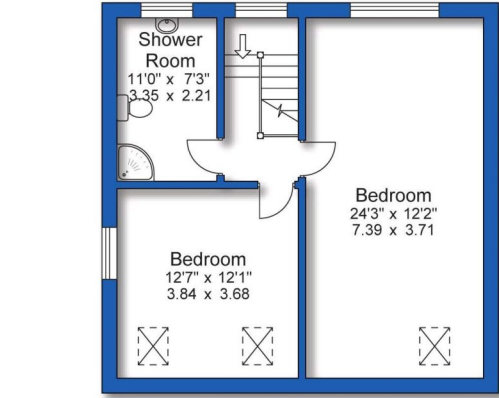


Book a viewing: call 0151 625 9300 or email westkirby@karltatler.com

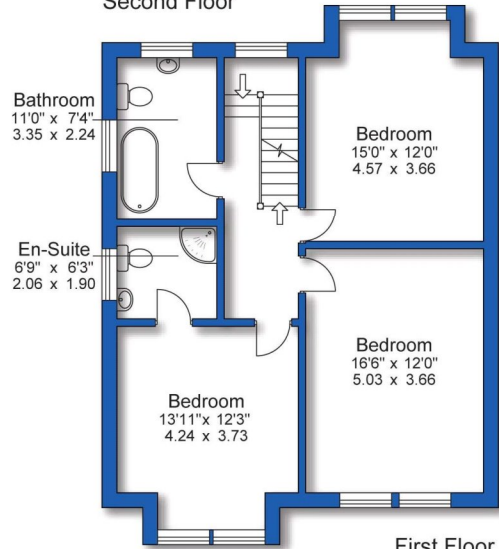




Ground Floor

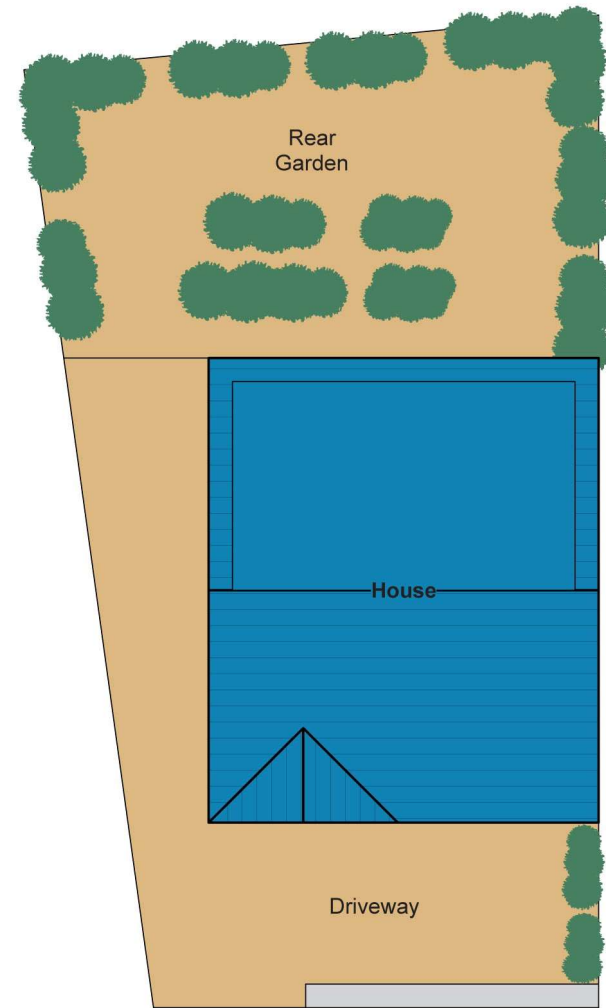


Second Floor



First Floor

Approx Gross Floor Area = 2151 Sq. Feet
= 199.8 Sq. Metres



Approximate Plot Layout
(for illustrative purposes only)

Agents Notes Disclaimer:

"The content of this brochure, including images and dimensions, are for general guidance only. Complete accuracy cannot be guaranteed, nor can it be inferred that any item shown, such as furniture, is in working order, fit for purpose or included in the sale. This brochure does not constitute a contract or part of a contract."



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

This report is Restricted

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