

<b>MERSEYSIDE FIRE AND RESCUE AUTHORITY</b>			
<b>MEETING OF THE:</b>	<b>COMMUNITY SAFETY AND PROTECTION COMMITTEE</b>		
<b>DATE:</b>	<b>3 APRIL 2025</b>	<b>REPORT NO:</b>	<b>CFO/92/25</b>
<b>PRESENTING OFFICER</b>	<b>CHIEF FIRE OFFICER, NICK SEARLE</b>		
<b>RESPONSIBLE OFFICER:</b>	<b>DEB APPLETON</b>	<b>REPORT AUTHOR:</b>	<b>STEWART WOODS</b>
<b>OFFICERS CONSULTED:</b>	<b>ESTATES DEVELOPMENT MANAGER, ANTHONY HOLLAND DIRECTOR OF FINANCE AND PROCUREMENT, MIKE REA STRATEGIC LEADERSHIP TEAM</b>		
<b>TITLE OF REPORT:</b>	<b>DISPOSAL OF 26 SILVERDALE AND 23 BORRON ROAD LLAR HOUSES, NEWTON LE WILLOWS</b>		

<b>APPENDICES:</b>	<b>NONE</b>
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### **Purpose of Report**

1. To inform Members of progress to dispose of both the redundant Low Level of Activity and Risk duty system (LLAR) houses at 26 Silverdale Road and 23 Borron Road, Newton le Willows following the construction of the New LLAR House.

### **Recommendation**

2. It is recommended that Members;
  - a) approve the sale of 26 Silverdale Road, Newton-le-Willows for the full asking price of £250,000 to the preferred bidder; and
  - b) approve delegated powers for the Director of Finance and Procurement in consultation with the Chief Fire Officer to accept any future 'best value' offers for 23 Borron Road, Newton-le-Willows.

### **Introduction and Background**

3. Members will recall that they approved report CFO/71/22 at the Policy and Resources Committee in March 2023 for the construction of a new five-bedroom property at Newton-le-Willows, to be utilised by Merseyside Fire and Rescue Service staff on the LLAR duty system.
4. The new LLAR house was built on land adjacent to the fire station to replace the two older 1960's properties located on Silverdale Road and Borron Road which no longer met the requirements of a modern-day Fire and Rescue Service.

5. The financial business case for the construction of the new LLAR house assumed capital receipts of £435,000 for the two existing LLAR properties; Silverdale at £240,000 and Borrton Road at £195,000.
6. The new LLAR property was completed in March 2024 with staff moving in during April 2024.
7. A local estate agent, Bridgfords, have been appointed to sell both properties. Initially the sale of the properties were to be completed via an auction method, however, this process became problematic and both properties were subsequently placed on the open market. 26 Silverdale Road and 23 Borrton Road had an asking price of £250,000 and £200,000 respectively.
8. We have had very limited interest in both properties, with only two viewings undertaken on 26 Silverdale Road resulting in 3 bids – with the first individual (Mr John Foster, the preferred bidder) offering the full asking price of £250,000. The second offer received was initially lower than the full asking price and that of the first bid although subsequently an improved offer for the full asking price was submitted. However, this increased offer was received after we had already accepted the highest asking price offer, subject to contract and seeking Authority approval.
9. 23 Borrton Road remains on the open market. To accommodate a quick sale, we are seeking approval for the Director of Finance and Procurement in consultation with the Chief Fire Officer to accept any future offers for the property which are considered best value.

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### **Equality and Diversity Implications**

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10. There are no equality and diversity implications arising out of this report. An Equality Impact Assessment was carried out previously for the main project under report CFO/71/22.

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### **Staff Implications**

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11. There are no staffing implications arising directly from this report.

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### **Legal Implications**

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12. The acceptance of this offer is subject to a contract of sale.
13. Section 123 of the Local Government Act 1972 allows the Authority to dispose of land so long as the land is disposed of at the best consideration that can be reasonably obtained.

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### **Financial Implications & Value for Money**

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14. The sale of 26 Silverdale Road, Newton-le-Willows would generate a capital receipt of £250,000 (less estate agent fees). This is still slightly above the

assumed receipt of £240,000 in the current capital programme. The additional capital receipt will be used to reduce borrowing for the project.

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### **Risk Management and Health & Safety Implications**

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15. Until the properties are sold, the Authority have a duty to maintain, secure and insure the building including managing risks of theft and arson. Officers will mitigate these risks as far as is reasonably practicable between the date of the closure until completion of the sale.

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### **Environmental Implications**

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16. Replacing these old properties for a new single property will reduce the Authority's carbon emissions, as the new property has Solar voltaic panels fitted, improved thermal characteristic and energy efficient heating system.

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**Contribution to Our Vision: *To be the best Fire & Rescue Service in the UK.***

Our Purpose: *Here to serve, Here to protect, Here to keep you safe.*

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17. The new LLAR accommodation has improved the working environment for firefighters while the disposal of unnecessary estate continues to manage our assets and risks effectively.

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### **BACKGROUND PAPERS**

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**CFO/71/22** Proposed Newton-le-Willows LLAR House Development

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### **GLOSSARY OF TERMS**

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