

To: Policy and Resources Committee

From: Deputy Chief Executive Officer (DCEO) - Matthew Warren

Presenting officer(s): Deputy Chief Executive Officer - Matthew Warren
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Date: 31 October 2023

Property Portfolio Update

1. Purpose

- 1.1 The purpose of this report is to provide an update on the property portfolio to the Policy and Resources Committee.

2. Recommendation

- 2.1 The Committee is asked to note the current position at the properties detailed below.

3. Risk Assessment

- 3.1 **Economic** – the value of the old Huntingdon site will be impacted by the perfluoro octane sulfonate or PFOS contamination.
- 3.2 **Environmental** – PFOS contamination is present within the old Huntingdon site and it will be a condition for a buyer to ensure that the site is properly treated as part of any development.

4. Sale of Old Huntingdon Site

- 4.1 The Service, in conjunction with property consultants, commenced a pre-application planning appraisal in September 2022. The appraisal process sought to provide the organisation with a clear opinion on what an acceptable level of site development would be. This opinion helped the Service properly determine the value of the site.
- 4.2 The pre-application process included a contamination survey that identified PFOS contamination. This contamination will need to be treated by any prospective buyer and the decontamination cost will impact the site value.
- 4.3 Marketing of the site commenced in September 2023 and will conclude in early November 2023. The site is being offered as two lots, the former station and

training centre site and the four houses on The Brow. Any offers will be received through a sealed bidding process and will be formally assessed by the Service and the property consultants shortly after the process closes.

4.4 It is anticipated that the Service will complete a sale of the entire site by the end of the calendar year.

5. St Ives Fire Station

5.1 We are working closely with Cambridgeshire Community NHS at St Ives to understand the potential value of the combined site, albeit they will likely be sold as separate lots. As with Huntingdon, we are going through a pre-application process to better understand the development potential. This will enable both organisations to understand site values.

5.2 Timescales for this project are not time critical. In the new calendar year, the Service will begin a search for an alternative premises to house a fire appliance and crew before determining a timescale for any disposal of the current site.

6. St Neots Fire Station

6.1 For several years the Service has worked with Cambridgeshire Constabulary on plans to provide a redeveloped, combined fire and police station at St Neots. Although this project would have enabled the Constabulary to sell their current station in St Neots, they have opted not to proceed with the collaboration.

6.2 St Neots remains an important site for the Service although existing facilities require significant modernisation. We are now finalising plans to make the appropriate changes to the site so that it can better accommodate a whole-time day crewed and On-Call appliance. The plan and business case will be presented to the Fire Authority in December 2023, for consideration and approval.

Source Documents

Fire Authority Committee Reports and Minutes - various

Location

Fire Service HQ
Hinchbrooke Cottage
Huntingdon

Contract

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