

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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## Property Portfolio Update

### 1. Purpose

- 1.1 The purpose of this report is to provide the Policy and Resources Committee with an update on the sale of the former Huntingdon Fire Station site and progress on the sale of the St Ives site.

### 2. Recommendation

- 2.1 The Committee is asked to note the report.

### 3. Risk Assessment

- 3.1 **Environmental** – contamination continues to be a consideration on many of our sites.
- 3.2 **Economic** – the presence of contamination may impact on future sale values of sites.

### 4. Progress on the Sale of the former Huntingdon Fire Station Site

- 4.1 The Service, through Cheffins, invited unconditional offers for the former site of Huntingdon Fire Station and Training Centre (Lot 1) and the four houses adjacent to the site at The Brow (Lot 2).
- 4.2 There was significant interest in the site with two final offers being considered. One of these offers was for the entire site (Lots 1 and 2), with the alternative offer being for just the fire station site (Lot 1). Unfortunately, owing to the presence of PFAS across the site, all offers received were conditional and subject to planning.
- 4.3 Following an evaluation and advice from Cheffins, the Service is now progressing with the sale of the fire station site. The evaluation shows that this offer, along with the projected income from the separate sale of the housing will exceed the offer for the entire site.

- 4.4 The developer has begun its due diligence regarding contamination and 'Heads of Terms' including a non-refundable deposit are being formalised. The sale of this package of land is £1.523m, with an anticipated value of between £0.8 and £1m for The Brow. This will provide a return of between £2.3m and £2.5m for the entire site; the alternative offer for the entire site was £2.1m.
- 4.5 Timescales for completion will be subject to planning but we hope to in a position to formally dispose of the site around financial year-end.
5. St Ives Site
- 5.1 The Service continues to evaluate the potential development options for St Ives in collaboration with the Health Service, who are on the neighbouring site. The site at St Ives does also have PFAS present but it is not believed to be as widespread as that at Huntingdon. However further exploratory work is being undertaken so we understand the potential impact on site value. This work will be complete by the end of February 2024.
- 5.2 Once the additional survey work is complete, the Service will be able to determine next steps and work with the Health Service to determine timescales for a potential sale. When this position is understood, the Service will begin to evaluate alternative site options for the relocation of the St Ives fire appliance and its crew. Clearly, the need to find a suitable site will determine when a sale proceeds.
- 5.3 A further update on the sale and site options will be presented to the Fire Authority later in this calendar year.

## Source Documents

Fire Authority Reports and Minutes - various

## Location

Hinchingbrooke Cottage  
Brampton Road  
Huntingdon

## Contact Officer

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