

CHESHIRE FIRE AUTHORITY

MEETING OF: CHESHIRE FIRE AUTHORITY
DATE: 21ST SEPTEMBER 2016
REPORT OF: HEAD OF LEGAL AND DEMOCRATIC SERVICES
AUTHOR: ANDREW LEADBETTER

SUBJECT: RECTIFICATION OF TITLE FOR
MACCLESFIELD FIRE STATION

Purpose of Report

1. To secure Member approval to the rectification of the registered titles associated with Macclesfield Fire Station (MFS) and Macclesfield Ambulance Station (MAS).

Recommended: That

- [1] Members approve the rectification of registered titles associated with Macclesfield Fire Station and Macclesfield Ambulance Station.

Background

2. MFS was opened in April 1970. MFS and MAS are situated on adjoining sites, although there is no sharing of facilities with both sites having clear boundaries.

Information

3. An inspection of the Authority's deeds quickly led to the conclusion that there was a problem with the Authority's registered title for MFS. Further investigation established that there was a similar problem with the registered title for MAS.
4. The plan attached to this report as Appendix 1 shows the current sites:

Blue edged land – Ambulance Station
Red edged land – Fire Station
5. For reasons that are not clear the current registered title for MFS includes a title plan that actually shows the site of MAS, even though it describes the site as MFS. Therefore, the Authority has the legal title for MAS. The current registered title for MAS includes a title plan that actually shows the site of MFS even though it describes the site as MAS. Therefore, North West Ambulance Services NHS Trust (NWAS) has the legal title for MFS.

6. An initial approach to the Land Registry was unsuccessful in rectifying the situation. Since then officers have talked to NWAS about the simplest way to resolve the matter. As a result, separate legal transfers have been prepared whereby the Authority will transfer the legal title for MAS to NWAS and, in return, NWAS will transfer the legal title for MFS to the Authority. There will only be a nominal consideration in each of the transfers. The fees associated with the registration of the transfers are very small.

Financial Implications

7. Any costs associated with the transfer will be met from existing budgets.

Legal Implications

8. By effecting the transfers of legal title it will be possible to put the Authority and NWAS into the positions that they should have been when the original transactions were registered.

Equality and Diversity Implications

9. There are no known equality and diversity implications.

Environmental Implications

10. There are no known environmental implications.

BACKGROUND PAPERS: None