

# CHESHIRE FIRE AUTHORITY

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

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**SUBJECT:** SURPLUS LAND OFF HALLWOOD LINK ROAD, RUNCORN

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## Purpose of Report

1. To seek approval to dispose of a surplus piece of land off Hallwood Link Road, Runcorn (the land).

**Recommended:** That

- [1] Members authorise officers to arrange for the disposal of land off Hallwood Link Road, Runcorn.

## Background

2. The land (which is shown edged red on the plan attached to this report as Appendix 1) was purchased in 1986 by Cheshire County Council and became the Fire Authority's land. There was an intention to build a fire station on the land at some future date.

## Information

3. Following two reviews which have considered, amongst other things, the number and situations of the Authority's fire stations, it is clear that the land is surplus to requirements and that there is little prospect that this position will change.
4. There has been interest in the land in the past, but this has not led to a firm offer to purchase. The interested party produced a scheme to build residential units.
5. The planning status of the land would suggest that it should be possible to pursue planning permission for residential units.
6. Halton Borough Council owns some adjoining land which is also undeveloped. The land may be of greater value if it can be sold in conjunction with Halton's land. Therefore, it may worth approaching Halton to establish its intentions.

## Financial Implications

7. Any capital receipt generated from the sale of the land will be used to fund future capital projects.

## **Legal Implications**

8. Whilst it is not entirely clear whether Section 123 of the Local Government Act 1972 applies to the Authority (which is essentially aimed at ensuring that land sales by local authorities achieve the best value that can reasonably be obtained) Members have a fiduciary duty. Accordingly, it is appropriate to seek to maximise the sum which can be secured by any sale of the land.

## **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**