

Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 10 September 2014 16:24
To: Stephens, Dan; Timmins, Kieran
Cc: Armstrong, David
Subject: RE: Meeting on friday re greasby and west Kirby

Dan,

Hopefully but I will be in staff meetings all day on Friday giving the "good news" about budget cuts. The last meeting is due to finish in Birkenhead at 3.15 to 3.30 and then I will be coming to Wallasey Town Hall. We could agree to meet in the reception area for say 3.45pm and I will do my best to be there on time but if I am running a few minutes late I hope that you can understand.

See you on Friday.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk



From: Stephens, Dan [mailto:DanStephens@merseyfire.gov.uk]
Sent: 10 September 2014 16:21
To: Ball, David S.; Timmins, Kieran
Subject: RE: Meeting on friday re greasby and west Kirby

Noted David,

Is it worth us catching 10 minutes beforehand?

Thanks,

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
Bridle Road,
Bootle,
Merseyside,
L30 4YD

0151 296 4102
07967371690

dan.stephens@mfrs.cjsm.net

From: Ball, David S. [mailto:davidball@wirral.gov.uk]
Sent: 10 September 2014 13:54
To: Stephens, Dan; Timmins, Kieran
Subject: Meeting on friday re greasby and west Kirby

Dan/Kieran,

Just to confirm that David Armstrong and I will be attending the meeting at 4pm on Friday afternoon.

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<http://www.merseyfire.gov.uk/>

Timmins, Kieran

From: Timmins, Kieran
Sent: 10 September 2014 16:40
To: 'Ball, David S.'
Cc: Armstrong, David; Stephens, Dan
Subject: RE: Meeting on friday re greasby and west Kirby

Hi David

Have just been speaking to Dan. Appreciate a lot going on in Wirral at the moment. 3.45 in reception sounds like a plan and we'll see you then.

In terms of an agenda we felt that it might be best if we give them as much information and answer any questions as required and then make ourselves scarce to allow them to have a full and frank political discussion..... do you agree?

Kieran

Kieran Timmins
Deputy Chief Executive
Merseyside Fire and Rescue Authority
Fire Service HQ
Bridle Road
Bootle
L30 4YD

Tel: 0151 296 4202
Fax: 0151 296 4224

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dan.stephens@mfrs.cjsm.net

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Wirral Host of The Open Championship 2014

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 10 September 2014 16:42
To: Timmins, Kieran
Cc: Armstrong, David; Stephens, Dan
Subject: RE: Meeting on friday re greasby and west Kirby

Kieran,

I think we need to see how the meeting goes and what they want us to do (i.e stay or go)

See you on Friday at 3.45pm.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk



From: Timmins, Kieran [mailto:KieranTimmins@merseyfire.gov.uk]
Sent: 10 September 2014 16:40
To: Ball, David S.
Cc: Armstrong, David; Stephens, Dan
Subject: RE: Meeting on friday re greasby and west Kirby

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Kieran Timmins
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From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 13 September 2014 08:04
To: Stephens, Dan; David Armstrong
Cc: Timmins, Kieran
Subject: Re: Greasby

Dan

This is good news.

My suggestion is that we (David and I) (1) check title for land (2) confirm space requirements for library etc (3) check highways for in and out access and (4) understand community requirements. If we can do this by the end of next week this should give you what you need from our side and then when you have some sketch designs we can meet for detailed pre application discussion for planning.

I hope this is helpful.

(David - I am happy to lead on this next week if you are tied up with remodeling as I finished my initial consultations yesterday.)

David

Sent from my HTC

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 18 September 2014 14:18
To: Timmins, Kieran; Schofield, Colin; Stephens, Dan
Cc: Armstrong, David
Subject: FW: Greasby Library

Dan, Kieran and Colin,

Here is the first part of the information regarding Greasby!

The library information is given below and the community centre external footprint is 813 sq m. Clearly, the internal area will be smaller than this but I hope this is sufficient to work on, at least, initially.

I am just waiting for the title information from asset management which has been requested for tomorrow.

The services information should be with you tomorrow or on Monday.

I suggest once we have had a look at this we get together for a further discussion to keep the momentum going!

Views welcome!

David.

DAVID BALL

Head of Regeneration and Planning

Regeneration and Environment Department

Wirral Council

Tel: 0151 691 8395

Fax: 0151 691 8191

Email: davidball@wirral.gov.uk

From: Mann, Julie M.
Sent: 16 September 2014 14:52
To: Ball, David S.
Cc: Flanagan, Malcolm J.; Barkway, Julie A.
Subject: Greasby Library

Dear David,

Malcolm Flanagan & Julie Barkway have asked me to get in touch with you over the Fire Service proposal to possibly rebuild the library as part of their station.

The size of the current Greasby library is approximately 448 sq m. We could probably reduce this by around 10 - 15%.

It's harder to get the figures for the Children's Centre but my estimate of it's size is about half the size of the library - around 220 sq m. The manager is Amanda Waterfall. The centre itself comprises a number of small rooms.

Any reduction in size would have to take into account that Greasby is one of our busier community libraries, especially well used by parents and young children. Its computer suite (14 computers) is well used for courses and by individuals. We would still need to allow space to host our popular children's activities and accommodate our computer suite, tables and chairs for reading papers or studying. At present the issue desk is quite large - perhaps we could better utilise the space by installing RFID self-serve machines and having a "pod" for customer enquiries instead of the large desk. In recent refurbishments we are replacing old fixed shelving with shelves on wheels which allows for much greater flexibility in the way we use our space.

I hope this is of some use to you.

Kind regards

Julie

Julie Mann

Principal Librarian

Libraries/One Stop Shops

Transformation & Resources,

Wirral Council

Room FO4

Municipal Building

Cleveland Street

Birkenhead

Wirral

CH41 6BU

Tel: **0151 666 3750**

Mobile: **07770471959**

or 07766713122

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To: 'Ball, David S.'; Schofield, Colin; Stephens, Dan
Cc: Armstrong, David; Subramanayam, Anantha; Woods, Stewart
Subject: RE: Greasby Library

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Have you spoken to the Community hall people yet..... I'm conscious that the councillors may have contacted them already and we could do with meeting them asap.

Finally I think perhaps we could do with a short meeting on the framework for structuring/financing and delivering the station.... Not the absolute detail but just to make sure we have a shared set of assumptions. If you agree I'll get set up.... Who do you need there?

Kieran

Kieran Timmins
Deputy Chief Executive
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Fire Service HQ
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Bootle
L30 4YD

Tel: 0151 296 4202
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From: Mann, Julie M.

Sent: 16 September 2014 14:52

To: Ball, David S.

Cc: Flanagan, Malcolm J.; Barkway, Julie A.

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Timmins, Kieran

From: Timmins, Kieran
Sent: 19 September 2014 10:15
To: Ball, David S.; Armstrong, David
Cc: Schofield, Colin; Stephens, Dan; Subramanayam, Anantha; Woods, Stewart
Subject: Re: Greasby Library

Gents could one of you send us an electronic copy of the map of the site you had at the meeting last Friday.
Many thanks . Kieran

Sent from my iPhone

On 19 Sep 2014, at 09:35, "Stephens, Dan" <DanStephens@merseyfire.gov.uk> wrote:

Thanks Kieran and David,

Apologies for not responding sooner; I was otherwise engaged yesterday on exercise Joint endeavour.

At some point today I will sign off the Greasby Authority report which we intend to take to the next full authority meeting on 2nd October.

It is written from the perspective of the community hall being fully sighted on the proposals so any update in that regard would be good?

Thanks again,

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
Bridle Road,
Bootle,
Merseyside,
L30 4YD

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07967371690

dan.stephens@mfrs.cjsm.net

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Cc: Armstrong, David

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From: Armstrong, David <davidarmstrong@wirral.gov.uk>
Sent: 19 September 2014 11:22
To: Timmins, Kieran
Cc: Ball, David S.
Subject: FW: Greasby plans
Attachments: Greasby Road land at.pdf; Upton By Pass land at.pdf

As requested. Regards David

From: Simpson, Tony
Sent: 10 September 2014 10:52
To: Armstrong, David
Subject: Greasby plans

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From: Timmins, Kieran
Sent: 19 September 2014 11:30
To: Armstrong, David
Cc: Ball, David S.
Subject: Re: Greasby plans

Brilliant david. Thanks

Sent from my iPhone

On 19 Sep 2014, at 11:22, "Armstrong, David" <davidarmstrong@wirral.gov.uk> wrote:

As requested. Regards David

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Sent: 10 September 2014 10:52
To: Armstrong, David
Subject: Greasby plans

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<Greasby Road land at.pdf>

<Upton By Pass land at.pdf>

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Sent: 19 September 2014 11:35
To: Stephens, Dan; Timmins, Kieran; Armstrong, David
Subject: FW: Greasby
Attachments: Greasby merger FA.docx

Dan,

Further to your last e-mail I have been through the attached report again.

I have not managed this week to speak to the community centre as my time has been taken up with staffing issues unfortunately.

Can we just amend the report to say that formal discussions will take place with the community centre during the consultation period but indications are that they will form part of the redevelopment proposals?

David

DAVID BALL
Head of Regeneration and Planning
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Wirral Council

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Email: davidball@wirral.gov.uk



From: Stephens, Dan [mailto:DanStephens@merseyfire.gov.uk]
Sent: 13 September 2014 12:52
To: Ball, David S.; Armstrong, David
Subject: FW: Greasby

David(s),

For your information and any observations.

Regards,

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
Bridle Road,
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Merseyside,

L30 4YD

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dan.stephens@mfrs.cjsm.net

From: Stephens, Dan
Sent: 13 September 2014 12:49
To: Timmins, Kieran; Henshaw, Janet (Legal); Schofield, Colin
Cc: Strategic Management Group
Subject: RE: Greasby

Thanks Kieran,

I have reformatted and reworded as best as I can.

Colleagues,

Discuss...

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
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Bootle,
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From: Timmins, Kieran
Sent: 13 September 2014 11:27
To: Stephens, Dan; Henshaw, Janet (Legal); Schofield, Colin
Cc: Strategic Management Group
Subject: RE: Greasby

First draft as promised.

Apologies if formatting a bit out in places.

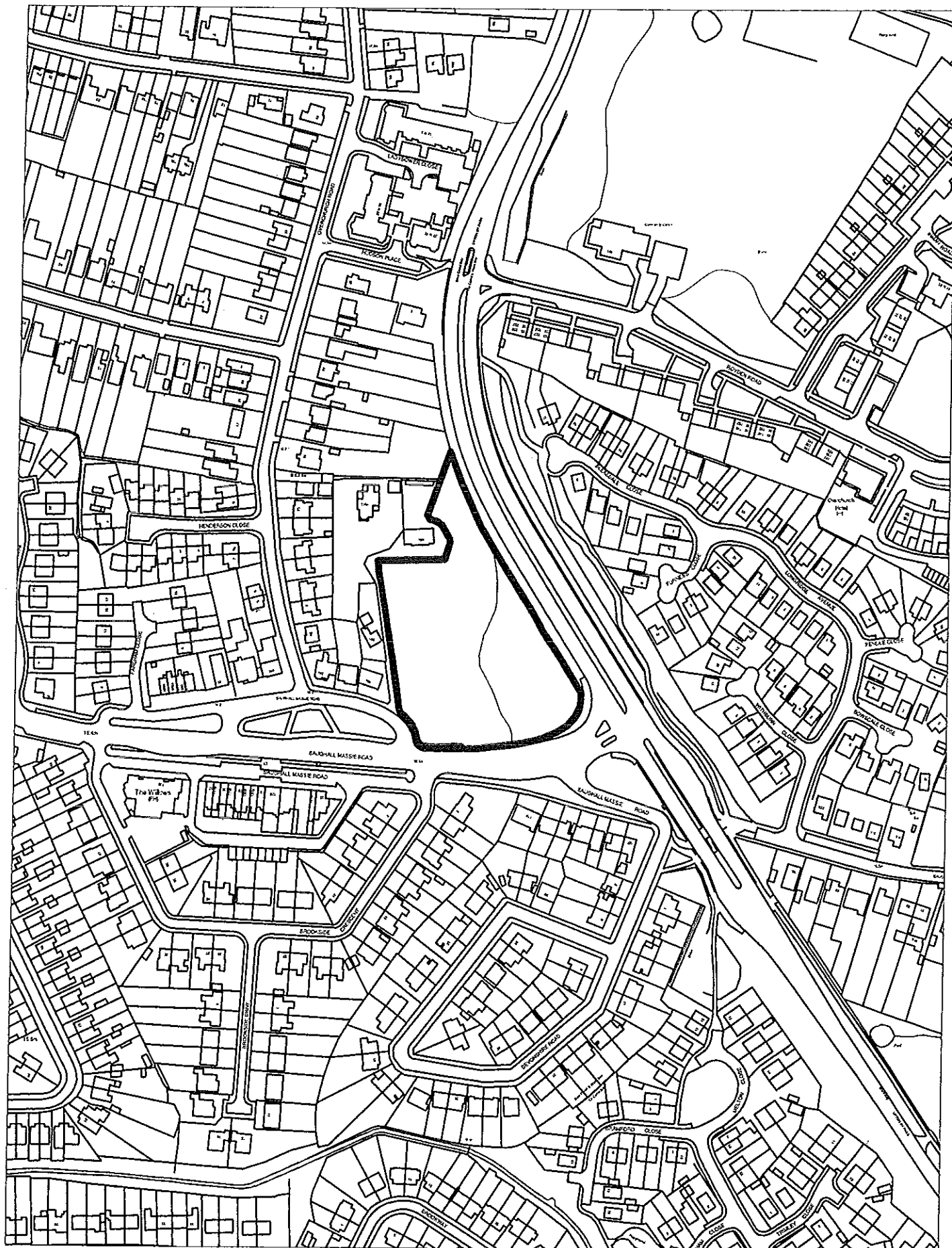
From: Stephens, Dan
Sent: 13 September 2014 11:17
To: Henshaw, Janet (Legal); Schofield, Colin
Cc: Strategic Management Group
Subject: RE: Greasby

Thanks Janet,

All being well we should meet the submission deadline however?

Dan Stephens,
Chief Fire Officer,

	Opposite Cricket Club	Next to Cricket Club	On Upton By Pass	Shared site with Library/ On Frankby Rd	Opposite Church nearer Frankby	Royden Road/Overchurch park
Owned by	Woodland trust					
Active Location	x Unwilling to Discuss					
Centrality Between Locations						
Response	X	About 1m from Upton	About 1m from Upton	Good	X	X
Access	X	Poor shape site and probably not big enough.	Long way from Greasby - Perhaps not optimal		X	Long way from Greasby - Perhaps not optimal
WMBC Turnout Concerns	X	Onto B road	Onto Main road/Near Motorway	Onto Main road/Near Motorway	X	X
Flexibility for ambulance service						
Complications	X	Fair	Good	Too far from Upton	X	X
		The land to the north of Upton Cricket Club is also subject to access constraints and is currently used for horse grazing. It has been submitted through the Call for Sites exercise for consideration for housing	The land at the corner of Saughall Massie Road is a Council-owned densely wooded site with access constraints. It is a designated Urban Greenspace but although highly visible it does not really function as an accessible public open space and Overchurch Park is within 400m to the north, albeit on the other side of the bypass. The visual landscaping impact alongside the bypass could however be retained without retaining the whole of the rest of the site (although this is still likely to be controversial!). The re may be highways issues but Wirral understand appliance activity a bit better	Need to negotiate with both Wirral services - Libraries and youth services and the community trust who own/run the community hall. Possibility however of developing a shared service site with these partners. Complicated site assembly and may not be suitable for ambo	In terms of Green Belt sites, this type of development would be considered inappropriate and very special circumstances would need to be demonstrated to justify development. The capacity to accommodate fire engines on Frankby Road and the western part of Saughall Massie Road may also act as a constraint to development in Greasby/Saughall Massie.	Shortage of green space so would need to replace with equivalent elsewhere under Wirral MBC policy. Part of site (at rear?) is of biological importance and there is an ancient monument (Site of pre-norman and medieval church)



Land corner Saughall Massie Road, Saughall Massie

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1:2500







A Strategic Overview of Estates – Identification of Key Priorities	Station Mergers
	Outcomes from Station Merger Engagement
	Budget Resolution – Transitional Response Arrangements – Order of Appliance Unavailability

Commented [SD2]: This needs formatting and I have lost the will to live trying

GLOSSARY OF TERMS

BREEAM	Building Research Establishment Environmental Assessment Methodology
DCLG	(Department of) Communities and Local Government

are included in Appendix F

31. Negotiations are ongoing with Wirral MBC and the community hall about the exact structuring of the finances but it is anticipated that:-

- a) The land lease will be on a peppercorn rent
- b) Wirral will pay the cost of their required library and children's services facilities
- c) The Authority will match (and aim to improve) the community facilities provided facilities in the community hall as part of the community facilities it provides as part of the fire station.

Members will be advised of the agreed costs when the Chief Fire Officer reports back on the outcomes of consultation in December 2014.

32. The estimated build costs of the proposed new station are included in Appendix G, together with an estimate of the potential income from the sale of the buildings and land at Upton and West Kirby.
33. Overall the forecast capital cost net of capital receipts is £..... Members will recall that the Authority has bid into the Transformation and Efficiency fund to support the mergers programme – it bid for £4.5m in total. The outcome of the bid is expected from CLG towards the end of the year. It is currently anticipated that this cost will be met from reserves so as to avoid borrowing.

Risk Management, Health & Safety, and Environmental Implications

34. A Risk Register will shortly be created for the Station Mergers project and this will be regularly monitored by the Strategic Management Group. Probably the most significant risk is that delays to the project, particularly building the new stations, will lead to there being insufficient firefighting resources to staff the available appliances. This was highlighted in report CFO/038/14 to Community Safety and Protection Committee on 27th March.
35. All Health & Safety implications of the new station build will be fully risk assessed and mitigated by the responsible contractors.
36. Any new building will be built to achieve a BREEAM 'Very Good' rating as the absolute minimum.

Contribution to Our Mission: Safer Stronger Communities – Safe Effective Firefighters

37. Whilst, as stated above, the proposed station merger will not improve operational cover in the Wirral, it is the least worst option to adopt in the circumstances.
38. A new fire station will however provide an improved working environment for firefighters, including enhanced training facilities. It will also provide much improved community facilities compared to those available at the current Upton and West Kirby stations, which in turn will lead to greater interaction between firefighters and community groups and hence assist in creating safer communities.

BACKGROUND PAPERS

CFO/102/13 CFO/136/13 CFO/038/14

23. It is anticipated that the build process should take no more than 12 months from start to finish.

Equality and Diversity Implications

24. The Equality Impact Assessment (EIA) originally considered by the Authority as part of CFO/136/13 was updated following the recent engagement process and was then considered as part of report CFO/020/14. This EIA is now attached to this report as Appendix H. This will be further updated following the consultation (stage 3 of the EIA process) which will result from today's Authority decision and will be submitted to Members as part of the report back following the consultation process.

Staff Implications

25. A staff saving of 22 WTE firefighter posts in merging Upton and West Kirby stations is anticipated. This equates to some £864,000 inclusive of employer's National Insurance and pension contributions. This saving is required to deliver one quarter of the operational savings of £3.4m assumed in the current financial plan. These savings are included in the table of revenue expenditure attached as Appendix F to this report. Firefighter posts are being lost by using natural turnover rates – reserves are being used to avoid compulsory redundancy amongst this part of the workforce. Staff will have the opportunity to earn extra money by taking secondary retained contracts.
26. If members agree the proposal today and following considering the outcomes of public consultation the Chief Fire Officer will move to the new staffing arrangement of one wholetime appliance at Upton and one wholetime retained appliance at West Kirby immediately thereafter. At the point at which the new station became operational both appliances would be moved to Greasby.
27. Formal consultation with Representative Bodies has commenced and will continue throughout the process. In particular, representatives from each station are to be appointed to work on the project team to ensure that the new Greasby station is suitable for a modern Fire & Rescue Service. This mirrors the process undertaken on the recent PFI Project with the aim of achieving a similar standard to that provided on the new PFI stations.

Legal Implications

28. Any lease of the land will be subject to title investigation and satisfactory lease terms being agreed and approved by Wirral MBC and the Authority. The lease and development agreement terms will not be agreed so as to be contractually binding until public consultation has been sought and the Authority has considered the outcomes of this consultation.
29. Wirral MBC and potential lessees and partners are aware that all negotiations with regards to the site are subject to public consultation and Authority consideration of the outcomes of this consultation.

Financial Implications & Value for Money

30. The estimated operating costs of the current Upton and West Kirby stations currently total £1.9m. The forecast running costs of a new Greasby station are £1.1m, a saving of £0.8m. This forecast is based upon the operating costs of the new PFI stations. Details

development of better quality, more efficient and flexible building spaces that would provide improved facilities for all the stakeholders in the project.

12. Work is ongoing to develop some indicative floor plans which will be available at the meeting and for assisting the full public consultation.
13. Wirral MBC have indicated that whilst a full planning process is necessary such a joint development would not be at odds with any policies for the local area development.
14. Negotiations are ongoing with Wirral MBC and the community hall to acquire this land by way of a development lease. Agreement in principle to this lease has been obtained from officers at the Council but no further action will be taken until the outcome of the public consultation exercise is known and reported back to the Authority.
15. As the Chief Fire Officer has made clear in his reports and presentations to District Councils, the merger of two stations into one new station will not improve operational performance. The plan attached at Appendix B shows the 10 minute isochrones (the distance an appliance can cover in ten minutes from its station ground) from the existing Upton and West Kirby stations. The plan attached at Appendix C shows the response isochrone from the proposed Greasby station. As Members will note, there is a marginal reduction in overall coverage from the new location.
16. Both Appendices show the overall operational cover in the area, including by neighbouring stations. Members will note that the vast majority of the area is still covered by the new Greasby station and surrounding stations (Heswall, Wallasey and Birkenhead). It must be noted that this appertains only to the Wirral District and does not include coverage from any stations in Liverpool or Cheshire.
17. Also attached as Appendix D is the Risk Map of Merseyside. Members will note from comparing Appendices C and D that those areas not covered by the revised 10 minute isochrones from Greasby are low risk. The Chief Fire Officer will put additional preventative measures in place in those areas to ensure that any increased risk is mitigated.
18. The new station will have one appliance staffed on a whole time basis and a second staffed on a whole time retained basis (recall to duty within 30 minutes).
19. As instructed, the Chief Fire Officer has sought to identify potential partners to share the new building and therefore the costs. There is some possibility that North West Ambulance Service (NWAS) may be interested in sharing the site.
20. If members approve the recommendation to proceed with the merger, a 12 week public consultation process will take place in Upton, West Kirby and Greasby. This consultation will also incorporate staff, representative bodies and station users. A copy of the proposed consultation plan is attached as Appendix E. It is also intended to produce a newsletter which will be used in the area around the stations to explain what is happening and encouraging them to participate in the consultation process.
21. The Chief Fire Officer will report back to the Authority in December 2014 on the outcome of the consultation process to allow any final decision to be made on the proposed merger.
22. Officers are engaged in a procurement process through the Northwest construction hub to appoint a main contractor to design and build any of the first phase of new stations. If, as a result of considering the outcome of the consultation process, the Authority agrees to proceed with the new Greasby station, it is anticipated the contractor will immediately start work to design the new building and submit the appropriate planning applications to allow a start on site in 2015.

Commented [SD1]: I don't think there will be any areas not covered by Greasby?

5. Paragraph 17 of the same report stated, inter alia, "The outcomes from the engagement that has taken place indicate there is general understanding amongst stakeholders of the Authority's position regarding the challenges it faces and the options it is considering and an agreement that to do nothing is not an option. When discussed, the option for mergers was presented by the public as their preferred choice, a sentiment largely echoed by politicians".
6. Consequently it is apparent that, following the consultation process undertaken to date, station mergers are the option that should now be pursued. This report deals with the merger of Upton and West Kirby stations at Greasby.

Greasby

7. At the meeting on 3rd September 2013 the Authority considered report CFO/102/13 "A Strategic Overview of Estates – Identification of Key Priorities". Whilst the report, and associated recommendations, covered the whole portfolio of building assets, the following parts of the Authority resolution are relevant to this report:-

Members resolved that:

The Authority identify strategic mergers that allow operational response to be maintained, whilst improving community and firefighter facilities and reducing costs.

...two key geographic options where strategic mergers should be considered following consultation are (Wirral and) St. Helens and Knowsley. Members have already approved in principle the working up of a feasibility study for the mergers of Huyton and Whiston fire stations at Prescott. There are a number of merger options to be considered across St. Helens and Knowsley, including Huyton/Whiston, St. Helens/Eccleston or Whiston/Eccleston.

The Chief Fire Officer report back with detailed proposals on how to take the above recommendations forward.

For all stations, the aim should be to encourage partners to create community hubs and to share costs, reduce wasted space and provide better facilities. Reserves should be used for invest to save schemes which deliver long term revenue streams from partners.

8. Officers have spent considerable time assessing a number of different site options within the locality supported by Wirral MBC. However nearly all have been unacceptable because:-
 - Not in an optimum response location
 - Planning issues
 - Owners unwilling to sell
 - Poor plot layout
9. Appendix I provides a brief summary of sites considered and discounted.
10. Only one viable site has been identified which is located on Frankby Road in the centre of Greasby (see Appendix A). This site is currently in the ownership of Wirral MBC and contains a library, children's centre and a community hall. The community hall was transferred into the ownership of a community trust in
11. Negotiations with Wirral MBC and representatives of the community hall have progressed positively and it is believed that it would be possible to clear the site and rebuild a shared community facility incorporating the fire station, library and flexible community space for the groups operating out of the community hall. It is considered that this would allow the

Introduction and Background

3. At the meeting on 3rd December 2013 the Authority considered report CFO/136/13 and resolved that:

"Members, in order to meet the budget cuts faced by the Authority as a result of Government announcements which will impact on the financial plan for 2014- 16, approve in principle, subject to public consultation;

- a) *The options presented for the merger of two stations on Wirral (West Kirby to merge with Upton at within Greasby), two stations in St Helens (Eccleston to merge with St Helens at a site in the St Helens town centre ward) and two stations in Knowsley (the merger of Huyton and Whiston at Prescott which already has Authority approval). These mergers, if approved, will deliver a reduction of 66 wholetime equivalent (WTE) posts, reduce the Authority asset base down from 26 stations to 23 and deliver additional savings from a reduction in premises overheads.*
- b) *The incremental move from wholetime crewing to day crewing to wholetime retained crewing of at least one appliance in Liverpool and/or Sefton, resulting in the closure of one or more station. This change in crewing and station closure, if approved, will deliver a saving of 22 WTE posts and deliver additional savings from a reduction in premises overheads*

Members give delegated authority to the Chief Fire Officer (CFO) in consultation with the Chair and Party Spokespersons to;

Identify the most suitable merger sites from which to operate whilst ensuring response standards are maintained

Identify potential partners for joint working

Undertake the necessary preparatory work around the procurement of appropriate sites in order to expedite the mergers option in the event that Authority approval is confirmed after the public consultation process is concluded

Submit a bid for resources to support any scheme as appropriate to any available funding sources

Members approve the associated consultation process

Reports be brought back on each of the individual mergers as soon as practicable."

4. At the Budget Meeting on 27th February 2014 the Authority considered the report CFO/020/14 and noted that all who had attended the stakeholder/public engagement events relating to station mergers and other operational response options, came away fully informed and understand the position the Authority is faced with. Attendees also felt that the station merger option was the "least worst" to adopt in the current circumstances. At this meeting the Authority resolved that:

Members consider the outcomes of the stakeholder/public engagement as they make any decisions on proposals relating to their financial plans including station mergers and the other operational response options taking account of the position advanced within paragraph 17 of this report."

MERSEYSIDE FIRE AND RESCUE AUTHORITY			
MEETING OF THE:	AUTHORITY		
DATE:	2 nd OCTOBER 2014	REPORT NO:	CFO/0...../14
PRESENTING OFFICER:	CHIEF FIRE OFFICER		
RESPONSIBLE OFFICER:	KIERAN TIMMINS	REPORT AUTHOR:	KIERAN TIMMINS
OFFICERS CONSULTED:	DEB APPLETON, DIRECTOR OF STRATEGY & PERFORMANCE		
TITLE OF REPORT:	PROPOSED STATION MERGER OF UPTON AND WEST KIRBY		

APPENDICES:	APPENDIX A:	PLAN SHOWING LOCATION OF SITE FOR NEW FIRE STATION IN GREASBY
	APPENDIX B:	10 MINUTE ISOCHRONES FROM UPTON & WEST KIRBY STATIONS
	APPENDIX C:	10 MINUTE ISOCHRONES FROM THE NEW GREASBY STATION
	APPENDIX D:	RISK MAP OF MERSEYSIDE
	APPENDIX E:	CONSULTATION PLAN
	APPENDIX F:	REVENUE COSTS (EXEMPT)
	APPENDIX G:	CAPITAL COSTS (EXEMPT)
	APPENDIX H:	EQUALITY IMPACT ASSESSMENT
	APPENDIX I:	ASSESSMENT OF SITE OPTIONS

PLEASE NOTE: Appendices F and G are exempt under Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Purpose of Report

1. To request that Members approve the merger of Upton and West Kirby fire stations at a new site on Frankby Road, Greasby subject to a 12 week period of public consultation to commence with effect from 3rd October 2014.

Recommendation

2. That Members approve the merger of Upton and West Kirby fire stations at a new site on Frankby Road, Greasby subject to a 12 week period of public consultation to commence with effect from 3rd October 2014 and request the submission of a report to the Authority detailing the outcomes of this consultation. This report will contain any operational implications of the merger.

07967371690

dan.stephens@mfrs.cjsm.net

On 12 Sep 2014, at 22:23, "Schofield, Colin" <ColinSchofield@merseyfire.gov.uk> wrote:

Dan

I'm out of the country until next week & back in work a week on Monday. If we can get it on the agenda as a late item I can get it written on 22nd.

Regards
Col

From: Stephens, Dan
Sent: Friday, September 12, 2014 10:56 PM
To: Strategic Management Group
Cc: Schofield, Colin
Subject: Greasby

Colleagues,

Following a very constructive meeting with the Wirral West Conservative Councillors chaired by Jeff Green I have spoken to Lesley Rennie this evening who advises me that the Greasby merger will not be opposed.

My intention is therefore if at all possible to take a report to Authority on 2nd October recommending Members approve the merger subject to public consultation.

My question is can this be done? Lesley certainly wants it to be in order to avoid any delays which would give rise to unhelpful local speculation in Greasby (her words) and I too want to progress this as expeditiously as possible.

Thanks,

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
Bridle Road,
Bootle,
Merseyside,
L30 4YD

0151 296 4102
07967371690

dan.stephens@mfrs.cjsm.net

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Bootle,
Merseyside,
L30 4YD

0151 296 4102
07967371690

dan.stephens@mfrs.cjsm.net

From: Henshaw, Janet (Legal)
Sent: 13 September 2014 10:55
To: Schofield, Colin
Cc: Stephens, Dan; Strategic Management Group
Subject: Re: Greasby

Hi

If you tell the chair it's an urgent (not late) item due to waiting for a mtg with Wirral BC then dem services can add it onto the Agenda as such

Regards
Janet

Sent from my iPhone

On 13 Sep 2014, at 00:28, "Schofield, Colin" <ColinSchofield@merseyfire.gov.uk> wrote:

Thanks Dan

If you need any information to assist I'm picking up emails when I can.

Regards
Col

From: Stephens, Dan
Sent: Friday, September 12, 2014 11:25 PM
To: Schofield, Colin
Cc: Strategic Management Group
Subject: Re: Greasby

Outstanding Col,

I am happy to write the report in your absence however?

Thanks,

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
Bridle Road,
Bootle,
Merseyside,
L30 4YD

0151 296 4102

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Timmins, Kieran

From: Armstrong, David <davidarmstrong@wirral.gov.uk>
Sent: 19 September 2014 11:38
To: Stephens, Dan; Timmins, Kieran; Ball, David S.; Schofield, Colin
Cc: Subramanayam, Anantha; Woods, Stewart
Subject: RE: Greasby Library

I didn't feel at this stage that we had discussed or agreed Section 31?..Thanks David.

From: Stephens, Dan [mailto:DanStephens@merseyfire.gov.uk]
Sent: 19 September 2014 09:36
To: Timmins, Kieran; Ball, David S.; Schofield, Colin
Cc: Armstrong, David; Subramanayam, Anantha; Woods, Stewart
Subject: RE: Greasby Library

Thanks Kieran and David,

Apologies for not responding sooner; I was otherwise engaged yesterday on exercise Joint endeavour.

At some point today I will sign off the Greasby Authority report which we intend to take to the next full authority meeting on 2nd October.

It is written from the perspective of the community hall being fully sighted on the proposals so any update in that regard would be good?

Thanks again,

Dan Stephens,
Chief Fire Officer,
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dan.stephens@mfrs.cjsm.net

From: Timmins, Kieran
Sent: 18 September 2014 17:54
To: Ball, David S.; Schofield, Colin; Stephens, Dan
Cc: Armstrong, David; Subramanayam, Anantha; Woods, Stewart
Subject: RE: Greasby Library

Thanks David. Very helpful.

Have you spoken to the Community hall people yet..... I'm conscious that the councillors may have contacted them already and we could do with meeting them asap.

Finally I think perhaps we could do with a short meeting on the framework for structuring/financing and delivering the station.... Not the absolute detail but just to make sure we have a shared set of assumptions. If you agree I'll get set up.... Who do you need there?

Kieran

Kieran Timmins
Deputy Chief Executive
Merseyside Fire and Rescue Authority
Fire Service HQ
Bridle Road
Bootle
L30 4YD

Tel: 0151 296 4202
Fax: 0151 296 4224

kierantimmins@merseyfire.gov.uk

www.merseyfire.gov.uk

From: Ball, David S. [<mailto:davidball@wirral.gov.uk>]
Sent: 18 September 2014 14:18
To: Timmins, Kieran; Schofield, Colin; Stephens, Dan
Cc: Armstrong, David
Subject: FW: Greasby Library

Dan, Kieran and Colin,

Here is the first part of the information regarding Greasby!

The library information is given below and the community centre external footprint is 813 sq m. Clearly, the internal area will be smaller than this but I hope this is sufficient to work on, at least, initially.

I am just waiting for the title information from asset management which has been requested for tomorrow.

The services information should be with you tomorrow or on Monday.

I suggest once we have had a look at this we get together for a further discussion to keep the momentum going!

Views welcome!

David.

DAVID BALL

Head of Regeneration and Planning

Regeneration and Environment Department

Wirral Council

Tel: 0151 691 8395

Fax: 0151 691 8191

Email: davidball@wirral.gov.uk

From: Mann, Julie M.
Sent: 16 September 2014 14:52
To: Ball, David S.
Cc: Flanagan, Malcolm J.; Barkway, Julie A.
Subject: Greasby Library

Dear David,

Malcolm Flanagan & Julie Barkway have asked me to get in touch with you over the Fire Service proposal to possibly rebuild the library as part of their station.

The size of the current Greasby library is approximately 448 sq m. We could probably reduce this by around 10 - 15%.

It's harder to get the figures for the Children's Centre but my estimate of it's size is about half the size of the library - around 220 sq m. The manager is Amanda Waterfall. The centre itself comprises a number of small rooms.

Any reduction in size would have to take into account that Greasby is one of our busier community libraries, especially well used by parents and young children. Its computer suite (14 computers) is well used for courses and by individuals. We would still need to allow space to host our popular children's activities and accommodate our computer suite, tables and chairs for reading papers or studying. At present the issue desk is quite large - perhaps we could better utilise the space by installing RFID self-serve machines and having a "pod" for customer enquiries instead of the large desk. In recent refurbishments we are replacing old fixed shelving with shelves on wheels which allows for much greater flexibility in the way we use our space.

I hope this is of some use to you.

Kind regards

Julie

Julie Mann

Principal Librarian

Libraries/One Stop Shops

Transformation & Resources,

Wirral Council

Room FO4

Municipal Building

Cleveland Street

Birkenhead

Wirral

CH41 6BU

Tel: 0151 666 3750

Mobile: 07770471959

or 07766713122

Visit our website - www.wirral.gov.uk

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Timmins, Kieran

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Sent: 19 September 2014 11:56
To: Armstrong, David
Cc: Stephens, Dan; Ball, David S.; Schofield, Colin; Subramanayam, Anantha; Woods, Stewart
Subject: Re: Greasby Library

We hadn't David. I put in as indicative only for our members ... Apologies if a little presumptive. It wasn't meant to be prescriptive or restraining of our actual negotiation. Would you rather we were silent altogether or are you comfortable leaving in. The actual arrangement might well be very different especially if we include the sale sites we will have and start working on capital/ revenue splits?

Sent from my iPhone

On 19 Sep 2014, at 11:38, "Armstrong, David" <davidarmstrong@wirral.gov.uk> wrote:

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Tel: 0151 296 4202
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DAVID BALL

Head of Regeneration and Planning

Regeneration and Environment Department

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I hope this is of some use to you.

Kind regards

Julie

Julie Mann

Principal Librarian

Libraries/One Stop Shops

Transformation & Resources,

Wirral Council

Room FO4

Municipal Building

Cleveland Street

Birkenhead

Wirral

CH41 6BU

Tel: **0151 666 3750**

Mobile: **07770471959**

or 07766713122

Visit our website - www.wirral.gov.uk

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<http://www.merseyfire.gov.uk/>

Timmins, Kieran

From: Armstrong, David <davidarmstrong@wirral.gov.uk>
Sent: 19 September 2014 12:05
To: Timmins, Kieran
Cc: Stephens, Dan; Ball, David S.; Schofield, Colin; Subramanayam, Anantha; Woods, Stewart
Subject: RE: Greasby Library

I think it would be best left out. I'm sure we can agree these things but as read it sounds like we already have...when we haven't.....I might say something more general re details of lease etc to be agreed...but the council is taking a positive approach to the proposal. Thanks David

From: Timmins, Kieran [mailto:KieranTimmins@merseyfire.gov.uk]
Sent: 19 September 2014 11:56
To: Armstrong, David
Cc: Stephens, Dan; Ball, David S.; Schofield, Colin; Subramanayam, Anantha; Woods, Stewart
Subject: Re: Greasby Library

We hadn't David. I put in as indicative only for our members ... Apologies if a little presumptive. It wasn't meant to be prescriptive or restraining of our actual negotiation. Would you rather we were silent altogether or are you comfortable leaving in. The actual arrangement might well be very different especially if we include the sale sites we will have and start working on capital/ revenue splits?

Sent from my iPhone

On 19 Sep 2014, at 11:38, "Armstrong, David" <davidarmstrong@wirral.gov.uk> wrote:

I didn't feel at this stage that we had discussed or agreed Section 31?..Thanks David.

From: Stephens, Dan [mailto:DanStephens@merseyfire.gov.uk]
Sent: 19 September 2014 09:36
To: Timmins, Kieran; Ball, David S.; Schofield, Colin
Cc: Armstrong, David; Subramanayam, Anantha; Woods, Stewart
Subject: RE: Greasby Library

Thanks Kieran and David,

Apologies for not responding sooner; I was otherwise engaged yesterday on exercise Joint endeavour.

At some point today I will sign off the Greasby Authority report which we intend to take to the next full authority meeting on 2nd October.

It is written from the perspective of the community hall being fully sighted on the proposals so any update in that regard would be good?

Thanks again,

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
Bridle Road,
Bootle,

Merseyside,
L30 4YD

0151 296 4102
07967371690

dan.stephens@mfrs.cjsm.net

From: Timmins, Kieran
Sent: 18 September 2014 17:54
To: Ball, David S.; Schofield, Colin; Stephens, Dan
Cc: Armstrong, David; Subramanayam, Anantha; Woods, Stewart
Subject: RE: Greasby Library

Thanks David. Very helpful.

Have you spoken to the Community hall people yet..... I'm conscious that the councillors may have contacted them already and we could do with meeting them asap.

Finally I think perhaps we could do with a short meeting on the framework for structuring/financing and delivering the station.... Not the absolute detail but just to make sure we have a shared set of assumptions. If you agree I'll get set up.... Who do you need there?

Kieran

Kieran Timmins
Deputy Chief Executive
Merseyside Fire and Rescue Authority
Fire Service HQ
Bridle Road
Bootle
L30 4YD

Tel: 0151 296 4202
Fax: 0151 296 4224

kierantimmins@merseyfire.gov.uk

www.merseyfire.gov.uk

From: Ball, David S. [<mailto:davidball@wirral.gov.uk>]
Sent: 18 September 2014 14:18
To: Timmins, Kieran; Schofield, Colin; Stephens, Dan
Cc: Armstrong, David
Subject: FW: Greasby Library

Dan, Kieran and Colin,

Here is the first part of the information regarding Greasby!

The library information is given below and the community centre external footprint is 813 sq m. Clearly, the internal area will be smaller than this but I hope this is sufficient to work on, at least, initially.

I am just waiting for the title information from asset management which has been requested for tomorrow.

The services information should be with you tomorrow or on Monday.

I suggest once we have had a look at this we get together for a further discussion to keep the momentum going!

Views welcome!

David.

DAVID BALL

Head of Regeneration and Planning

Regeneration and Environment Department

Wirral Council

Tel: 0151 691 8395

Fax: 0151 691 8191

Email: davidball@wirral.gov.uk

From: Mann, Julie M.

Sent: 16 September 2014 14:52

To: Ball, David S.

Cc: Flanagan, Malcolm J.; Barkway, Julie A.

Subject: Greasby Library

Dear David,

Malcolm Flanagan & Julie Barkway have asked me to get in touch with you over the Fire Service proposal to possibly rebuild the library as part of their station.

The size of the current Greasby library is approximately 448 sq m. We could probably reduce this by around 10 - 15%.

It's harder to get the figures for the Children's Centre but my estimate of it's size is about half the size of the library - around 220 sq m. The manager is Amanda Waterfall. The centre itself comprises a number of small rooms.

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I hope this is of some use to you.

Kind regards

Julie

Julie Mann

Principal Librarian

Libraries/One Stop Shops

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 19 September 2014 13:23
To: Stephens, Dan; Timmins, Kieran
Cc: Schofield, Colin; Armstrong, David
Subject: RE: Greasby Library

Yes, Thanks!

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk



From: Stephens, Dan [mailto:DanStephens@merseyfire.gov.uk]
Sent: 19 September 2014 13:14
To: Timmins, Kieran
Cc: Ball, David S.; Schofield, Colin; Armstrong, David
Subject: RE: Greasby Library

Thanks Kieran,

David – is this acceptable to you?

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
Bridle Road,
Bootle,
Merseyside,
L30 4YD

0151 296 4102
07967371690

dan.stephens@mfrs.cism.net

From: Timmins, Kieran
Sent: 19 September 2014 13:08
To: Stephens, Dan
Cc: Ball, David S.; Schofield, Colin; Armstrong, David
Subject: RE: Greasby Library

Hi Dan

Suggested amended paragraphs below in light of the David's comments. Hope this hits the mark

Kieran

para 11

Negotiations with Wirral MBC have progressed positively and it is believed that it would be possible to clear the site and rebuild a shared community facility incorporating the fire station, library and flexible community space for the groups operating out of the community hall. It is considered that this would allow the development of better quality, more efficient and flexible building spaces that would provide improved facilities for all the stakeholders in the project. Formal discussions will take place with the community centre during the consultation period but indications are that they will form part of the redevelopment proposals

PARA 31

1. Negotiations are ongoing with Wirral MBC about the exact structuring of the finances, the lease agreements necessary and other arrangements around land disposals and so on. Members will be advised of the agreed costs and development structure when the Chief Fire Officer reports back on the outcomes of consultation in December 2014.

From: Armstrong, David [davidarmstrong@wirral.gov.uk]
Sent: 19 September 2014 12:04
To: Timmins, Kieran
Cc: Stephens, Dan; Ball, David S.; Schofield, Colin; Subramanayam, Anantha; Woods, Stewart
Subject: RE: Greasby Library

I think it would be best left out. I'm sure we can agree these things but as read it sounds like we already have...when we haven't....I might say something more general re details of lease etc to be agreed...but the council is taking a positive approach to the proposal. Thanks David

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Sent: 19 September 2014 11:56
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Subject: Re: Greasby Library

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Cc: Armstrong, David
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Views welcome!

David.

DAVID BALL

Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk

From: Mann, Julie M.
Sent: 16 September 2014 14:52
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Cc: Flanagan, Malcolm J.; Barkway, Julie A.
Subject: Greasby Library
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Kind regards

Julie

**Julie Mann
Principal Librarian
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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 26 September 2014 16:16
To: Stephens, Dan; Timmins, Kieran
Subject: FW: Stats
Attachments: Electric.pdf; Water and Sewer.pdf; Gas.pdf; BT.PNG; Greasby health.pdf
Importance: High

Dan and Kieran,

Service information for Greasby!

david

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk



From: Brady, Shaun J.
Sent: 26 September 2014 16:03
To: Ball, David S.
Subject: FW: Stats

David
As requested, Virgin Media to follow.
Shaun.

From: Saunders, Ian
Sent: 26 September 2014 09:52
To: Brady, Shaun J.
Subject: Stats

Hi Shaun, Stats as requested, Virgin media maps are not working at the moment can try again if required.

Regards

Ian

Ian Saunders

Architectural Technician

**Design Consultancy
Universal & Infrastructure Services
Wirral Council
Cheshire Lines Building
Canning Street
Birkenhead
Wirral
CH41 1ND**

**Direct no. (0151) 606 2401
E-mail : jansaunders@wirral.gov.uk**

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 26 September 2014 16:17
To: Stephens, Dan; Timmins, Kieran
Subject: FW: Land off Greasby/Frankby Road
Attachments: 201409260938.pdf; 201409260938-1.pdf

Dan and Kieran,

Land and title information for Greasby!

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk



From: Simpson, Tony
Sent: 26 September 2014 13:53
To: Ball, David S.
Subject: FW: Land off Greasby/Frankby Road

fyi

From: Rowlands, Peter A.
Sent: 26 September 2014 09:58
To: Simpson, Tony
Subject: Land off Greasby/Frankby Road

Tony

The title MS566676 to the library shown edged red on the attached plan is subject to restrictive covenants prohibiting the use of this land for the purposes of a public house, hotel, beershop, liquor store, licensed restaurant or as a depot or agency for any brewer or supplier of alcohol.

The title MS410403 to the land adjoining the library shown edged blue on the second attached plan is subject to various rights granted to Prime (UK) Investments Ltd who own the health centre. Such rights are in respect of the right to use the access road leading to the health centre off Frankby Road which is the ownership of the Council and in respect of services such as surface water and foul sewers. The Council has agreed to keep the access road in good repair subject to Prime paying a contribution towards the cost of such repair. The land is also subject to rights granted

to the Secretary of State in respect of certain services such as sewers etc. There are no covenants restricting the use of this land. The land edged blue on the second attached plan is also comprised in title MS30910.

Peter.

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Timmins, Kieran

From: Timmins, Kieran
Sent: 27 September 2014 09:28
To: 'Ball, David S.'; Stephens, Dan
Subject: RE: Land off Greasby/Frankby Road

Thanks David..... my community pub idea bites the dust then!

From: Ball, David S. [mailto:davidball@wirral.gov.uk]
Sent: 26 September 2014 16:17
To: Stephens, Dan; Timmins, Kieran
Subject: FW: Land off Greasby/Frankby Road

Dan and Kieran,

Land and title information for Greasby!

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk



From: Simpson, Tony
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To: Ball, David S.
Subject: FW: Land off Greasby/Frankby Road

fyi

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Sent: 26 September 2014 09:58
To: Simpson, Tony
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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 27 September 2014 10:43
To: Timmins, Kieran
Subject: Re: Land off Greasby/Frankby Road

Yes I'm afraid so. Think we need to stick to fire stations!!

David

Sent from my HTC

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 27 September 2014 10:47
To: Timmins, Kieran; davidarmstrong@wirral.gov.uk
Cc: Schofield, Colin; Stephens, Dan
Subject: Re: Architect update

Kieran

It will be Malcolm Flanagan from libraries. I will talk to him on Monday.

I would also like one of my Principal Planning Officers to be involved from the outset on external design issues. Will let you have their contact details on Monday.

David

Sent from my HTC

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Timmins, Kieran

From: Timmins, Kieran
Sent: 27 September 2014 10:53
To: Ball, David S.
Cc: davidarmstrong@wirral.gov.uk; Schofield, Colin; Stephens, Dan
Subject: Re: Architect update

Excellent thanks

Sent from my iPhone

On 27 Sep 2014, at 10:47, "Ball, David S." <davidball@wirral.gov.uk> wrote:

Kieran

It will be Malcolm Flanagan from libraries. I will talk to him on Monday.

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David

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 30 September 2014 15:58
To: Lloyd, Tina A.
Cc: Stephens, Dan; Timmins, Kieran
Subject: RE: Architect update

David,

Thanks!

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk



From: Lloyd, Tina A.
Sent: 30 September 2014 15:21
To: Ball, David S.
Cc: DanStephens@merseyfire.gov.uk; KieranTimmins@merseyfire.gov.uk
Subject: FW: Architect update

On consultation, it may be advisable to also speak to the Children's Centre Manager, Kath Lloyd as we extended the library to make Children's Centre provision. Children's Centres were an initiative of the last government and we started with the most deprived areas and eventually covered the borough. The provision was more modest as we moved to the affluent areas. There is a commitment not to close centres but budget reductions are being made and the scale of the operations is and will reduce. Kath will have a more detailed picture on Greasby. There may be a Children's Centre capital grant clawback issue but I am looking into this.

I understand there are no significant title issues. In terms of architecture – neither of the existing buildings have great architectural merit in my view – they are both fairly utilitarian, built to a budget. I am sure a design could be created which complement the area but also contributes to the centre of the community feel of this area.

Regards

David

Tina Lloyd on behalf of
David Armstrong

Head of Universal Services CYPD
and Assistant Chief Executive
Wirral Council
Tel: 0151 666 4313
Fax: 0151 666 4338
Email: tinalloyd@wirral.gov.uk

Visit our website: www.wirral.gov.uk

From: Stephens, Dan [<mailto:DanStephens@merseyfire.gov.uk>]
Sent: 27 September 2014 10:58
To: Timmins, Kieran; Ball, David S.
Cc: Armstrong, David; Schofield, Colin
Subject: RE: Architect update

Thanks Kieran and David,

One thing is absolutely certain from meeting with the representatives of the Community Centre which is that the design of the building will certainly be raised as an issue during any consultation event in Greasby.

Regards,

Dan Stephens,
Chief Fire Officer,
Merseyside Fire and Rescue Service,
Bridle Road,
Bootle,
Merseyside,
L30 4YD

0151 296 4102
07967371690

dan.stephens@mfrs.cjsm.net

From: Timmins, Kieran
Sent: 27 September 2014 10:53
To: Ball, David S.
Cc: davidarmstrong@wirral.gov.uk; Schofield, Colin; Stephens, Dan
Subject: Re: Architect update

Excellent thanks

Sent from my iPhone

On 27 Sep 2014, at 10:47, "Ball, David S." <davidball@wirral.gov.uk> wrote:

Kieran

It will be Malcolm Flanagan from libraries. I will talk to him on Monday.

I would also like one of my Principal Planning Officers to be involved from the outset on external design issues. Will let you have their contact details on Monday.

David

Sent from my HTC

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 09 October 2014 08:48
To: Schofield, Colin
Cc: Stephens, Dan; Timmins, Kieran; Armstrong, David; Parker, Cheryl T.
Subject: RE: Architect update

Colin,

Please contact Cheryl Parker in the first instance.

Contact details are;

0151 691 8431.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk



From: Schofield, Colin [mailto:ColinSchofield@merseyfire.gov.uk]
Sent: 09 October 2014 08:32
To: Ball, David S.
Cc: Stephens, Dan; Timmins, Kieran; Armstrong, David
Subject: RE: Architect update

Hi David

Forgive me if I've missed something in the flurry of recent correspondence over the Greasby site, but can you let me have the Principal Planning Officer contact details please?

Regards
Colin

From: Ball, David S. [mailto:davidball@wirral.gov.uk]
Sent: 27 September 2014 10:47
To: Timmins, Kieran; davidarmstrong@wirral.gov.uk
Cc: Schofield, Colin; Stephens, Dan
Subject: Re: Architect update

Kieran

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 13 October 2014 13:07
To: Timmins, Kieran
Subject: Out of Office AutoReply: Greasby Library

Thank you for your e-mail.

I am out of the office in meetings on Friday 10 October 2014.

If you need anything urgently then please contact Annie Hasprey or Melanie Sloan on 0151 691 8395 and they will be able to help you.

I will seek to respond to your e-mail as soon as I can.

Regards,

David

David Ball
Head of Regeneration and Planning,
Wirral Council

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 27 October 2014 07:59
To: Timmins, Kieran
Cc: Schofield, Colin; Armstrong, David
Subject: RE: Greasby

Importance: High

Kieran,

Thanks for your e-mail.

I will talk to Colin this morning about sites.

However, you will need to talk to David Armstrong about the land issues as he is the Head of Asset Management.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk

From: Timmins, Kieran [mailto:KieranTimmins@merseyfire.gov.uk]
Sent: 26 October 2014 21:55
To: Ball, David S.
Cc: Schofield, Colin
Subject: Greasby

Hi David

I know you are booked in to speak to Colin tomorrow. Thought I would give you a quick heads up on where we are up to in advance of that call.

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Colin wants to talk through these with you.

Secondly, at the meeting we want to be able to say that there is significant financial advantage because, as it is a joint project, the land would be put in for free by Wirral whereas at other sites we would have to pay a major premium. Are you content with that?

Cheers

Kieran

Kieran Timmins
Deputy Chief Executive
Merseyside Fire and Rescue Authority
Fire Service HQ
Bridle Road
Bootle
L30 4YD

Tel: 0151 296 4202
Fax: 0151 296 4224

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Timmins, Kieran

From: Timmins, Kieran
Sent: 27 October 2014 08:11
To: Ball, David S.
Cc: Schofield, Colin; Armstrong, David
Subject: Re: Greasby

Thanks DavidB. Are you content with the statement DavidA? Thanks. Kieran

Sent from my iPhone

On 27 Oct 2014, at 07:57, "Ball, David S." <davidball@wirral.gov.uk> wrote:

Kieran,

Thanks for your e-mail.

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However, you will need to talk to David Armstrong about the land issues as he is the Head of Asset Management.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk

From: Timmins, Kieran [<mailto:KieranTimmins@merseyfire.gov.uk>]
Sent: 26 October 2014 21:55
To: Ball, David S.
Cc: Schofield, Collin
Subject: Greasby

Hi David

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Cheers

Kieran

Kieran Timmins
Deputy Chief Executive
Merseyside Fire and Rescue Authority
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L30 4YD

Tel: 0151 296 4202

Fax: 0151 296 4224

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 27 October 2014 08:22
To: Timmins, Kieran
Cc: Schofield, Colin; Armstrong, David
Subject: RE: Greasby

Kieran,

Just spoken to Colin and we are looking at the sites issues. I will have something back to you this morning.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk

From: Timmins, Kieran [mailto:KieranTimmins@merseyfire.gov.uk]
Sent: 27 October 2014 08:11
To: Ball, David S.
Cc: Schofield, Colin; Armstrong, David
Subject: Re: Greasby

Thanks DavidB. Are you content with the statement DavidA? Thanks. Kieran

Sent from my iPhone

On 27 Oct 2014, at 07:57, "Ball, David S." <davidball@wirral.gov.uk> wrote:

Kieran,

Thanks for your e-mail.

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However, you will need to talk to David Armstrong about the land issues as he is the Head of Asset Management.

David
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Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk

From: Timmins, Kieran [<mailto:KieranTimmins@merseyfire.gov.uk>]
Sent: 26 October 2014 21:55
To: Ball, David S.
Cc: Schofield, Colin
Subject: Greasby

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Timmins, Kieran

From: Timmins, Kieran
Sent: 27 October 2014 08:25
To: Ball, David S.
Subject: Re: Greasby

Have you got david armstrongs number. I don't have it with me. Thanks

Sent from my iPhone

On 27 Oct 2014, at 08:19, "Ball, David S." <davidball@wirral.gov.uk> wrote:

Kieran,

Just spoken to Colin and we are looking at the sites issues. I will have something back to you this morning.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
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Email: davidball@wirral.gov.uk

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Tel: 0151 691 8395
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From: Timmins, Kieran [mailto:KieranTimmins@merseyfire.gov.uk]
Sent: 26 October 2014 21:55

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From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 27 October 2014 08:47
To: Timmins, Kieran
Subject: RE: Greasby

Kieran,

Office is 0151 666 4300

Mobile is 0777 582 7387.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 27 October 2014 10:55
To: Schofield, Colin; Timmins, Kieran
Cc: Armstrong, David
Subject: FW: Greasby

Importance: High

Colin and Kieran,

Here is the planning view on the Woodpecker Close site.

In short summary, the central Greasby site is preferable for a whole host of planning reasons and this site at woodpecker Close would give a range of planning policy issues.

I hope this helps.

Let me know if you need anything else.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk

From: Fleming, Eddie J.
Sent: 27 October 2014 10:48
To: Ball, David S.
Subject: Greasby

David

The site with ponds and footpath between Woodpecker Close and Saughall Massy Rd is designated as Urban Greenspace in the UDP. The surrounding land on all sides is part of the Primarily Residential Area. The UDP boundary will remain in force unaltered until a site specific Local Plan is prepared, following the adoption of the emerging Core Strategy.

Development within Urban Greenspace is not normally permitted unless alternative provision of equivalent community benefit is made available.

The main policy objective in UDP Policy GRE1 is to regulate the supply and distribution of accessible public open space and other land with amenity value and to protect areas of visual importance to the locality or wider area [Criterion 4 refers]. The objective of UDP Policy GR1 is to protect the continued use of land for open air recreation, visual amenity, landscape character or nature conservation value.

Aerial photographs show a number of established trees and shrubs covering the pond areas. The objective of Policy GR7 is to protect trees on development sites and open and wooded character of the area.

Criteria for non residential uses set out in UDP Policy HS15, which seeks to prevent detrimental change in the character of the area and nuisance to the neighbours, would also be relevant.

Eddie Fleming, Principal Planning Officer
Metropolitan Borough of Wirral
Regeneration & Planning, Forward Planning Team
Wallasey Town Hall, North Annex, Wirral CH44 8ED
Tel (0151) 691 8129 Fax (0151) 691 8188
email: eddiefleming@wirral.gov.uk



From: Ball, David S.
Sent: 27 October 2014 08:19
To: Fleming, Eddie J.
Subject: FW: Greasby

Eddie,

Can you look at the woodpecker close site please and let me have a quick note on it?

Thanks,

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk

From: Schofield, Colin [<mailto:ColinSchofield@merseyfire.gov.uk>]
Sent: 27 October 2014 08:00
To: Ball, David S.
Cc: Armstrong, David; Timmins, Kieran
Subject: RE: Greasby

Hi David

Would it be possible to speak to you before 9 o'clock please as I'll be in meetings after that until early afternoon?

Regards
Colin

Colin Schofield
Regional Project Director
c/o Merseyside F&RS HQ
Bridle Road
Bootle
Merseyside
L30 4YD

tel 0151 296 4203
mob 07780 997933
fax 0151 296 4224
email colinschofield@merseyfire.gov.uk

From: Ball, David S. [<mailto:davidball@wirral.gov.uk>]
Sent: 27 October 2014 07:59
To: Timmins, Kieran
Cc: Schofield, Colin; Armstrong, David
Subject: RE: Greasby
Importance: High

Kieran,

Thanks for your e-mail.

I will talk to Colin this morning about sites.

However, you will need to talk to David Armstrong about the land issues as he is the Head of Asset Management.

David

DAVID BALL
Head of Regeneration and Planning
Regeneration and Environment Department
Wirral Council

Tel: 0151 691 8395
Fax: 0151 691 8191
Email: davidball@wirral.gov.uk

From: Timmins, Kieran [<mailto:KieranTimmins@merseyfire.gov.uk>]
Sent: 26 October 2014 21:55
To: Ball, David S.
Cc: Schofield, Colin
Subject: Greasby

Hi David

I know you are booked in to speak to Colin tomorrow. Thought I would give you a quick heads up on where we are up to in advance of that call.

Open public meetings all this week beginning with Greasby tomorrow. Upton Tuesday and west Kirby Thurs. (I presume Wirral not sending any officers. We expect local politicians will be there.)

Most opposition we have had so far has been to the building and "destroying the last bit of open green space in the village". There has been little opposition to the fire cover decision. Lots of questions about the impact on the library and the size of the building.

We have got some indicative drawings done both with and without the community centre that we can share with you.

We have had lots of opinions about alternative sites and in particular:-

- A) The pump lane site where there was parking for the open
- B) A suggestion of land near woodpecker close on the saughall massie road.

Colin wants to talk through these with you.

Secondly, at the meeting we want to be able to say that there is significant financial advantage because, as it is a joint project, the land would be put in for free by Wirral whereas at other sites we would have to pay a major premium. Are you content with that?

Cheers

Kieran

Kieran Timmins
Deputy Chief Executive
Merseyside Fire and Rescue Authority
Fire Service HQ
Bridle Road
Bootle
L30 4YD

Tel: 0151 296 4202
Fax: 0151 296 4224

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www.merseyfire.gov.uk

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Timmins, Kieran

From: Ball, David S. <davidball@wirral.gov.uk>
Sent: 27 October 2014 15:11
To: Timmins, Kieran
Subject: Out of Office AutoReply: Greasby

Thank you for your e-mail.

I am out of the office at meetings on Monday afternoon (27 October 2014).

If you need anything urgently then please contact Annie Hasprey or Melanie Sloan on 0151 691 8395 and they will be able to help you.

I will seek to respond to your e-mail as soon as I can.

Regards,

David

David Ball
Head of Regeneration and Planning,
Wirral Council

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