

**TAYSIDE FIRE AND RESCUE BOARD****REPORT BY THE CHIEF FIRE OFFICER****10 MAY 2010**

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**MONTROSE FIRE STATION –  
SHARED USE WITH SCOTTISH AMBULANCE SERVICE****Abstract**

This report requests members to homologate the action of the Chief Fire Officer in entering into a User Agreement with the Scottish Ambulance Service (SAS) for shared use of Montrose Fire Station.

**1 RECOMMENDATIONS**

It is recommended that Members note that

- a) A User Agreement has been entered into with the SAS for shared use of Montrose Fire Station as an Ambulance base, and
- b) There will be an annual revenue receipt of approximately £20,000 for rental and share of running costs.

**2 BACKGROUND**

Through the involvement by Tayside Fire and Rescue and the SAS in the Accommodation Sub-Group of Angus Community Planning Partnership, the SAS expressed an interest in relocating its Ambulance base in Montrose to the Fire Station at Garrison Road as the accommodation which the SAS had in Montrose was no longer fit for purpose.

Following discussions as to the needs of the SAS and identification of costs, in December 2009, the SAS asked that works be progressed at the earliest date as it had funds identified within its 2009/10 Capital budget for this purpose. The works comprised the installation of a portakabin five room unit to provide changing facilities, separate male and female locker rooms, a store, sluice and laundry room, together with minor alterations to the main building. The cost of the works, carried out using the Board's Strategic Partnering Contractor, Mansell, with Angus Council Property Department providing consultancy services was £88,635.90 with the total amount being reimbursed by the SAS at the end of March 2010.

**3 BOARD POLICY**

In an effort to maximise income to Tayside Fire and Rescue, it has always been policy to try to identify possible sources of external income. The Board presently has a similar agreement with the Driving Standards Agency where

office accommodation is made available for the Driving Examiner at Crieff Fire Station. It is also considered that where possible, collaboration should take place with the other emergency services in terms of operational and accommodation needs.

#### **4 FINANCIAL IMPLICATIONS**

Following discussions with the District Valuer, it has been agreed that the annual rent for the premises will be £6,250 and that the SAS will meet 50% of the running costs. For year 1 the SAS has agreed to pay a combined rent of £20,563 on condition that if the running costs are less/more the rental will be adjusted to suit. Detailed terms are as laid out in Appendix 1 to this report.

#### **5 CONSULTATION**

The Clerk and Treasurer to the Board have been consulted in the preparation of this report.

#### **6 CONCLUSION**

It is concluded that the action taken by the Chief Fire Officer in agreeing the User Agreement with the SAS for shared use of Montrose Fire Station be homologated by the Board.

S Hunter  
Chief Fire Officer

J Symon  
Treasurer

#### Background Papers

No background papers, as defined in section 50d of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

Fire and Rescue Headquarters  
DUNDEE

## APPENDIX 1

**MONTROSE FIRE STATION –  
SHARED USE WITH SCOTTISH AMBULANCE SERVICE**

|                      |   |   |
|----------------------|---|---|
| <b>PROPERTY</b>      | <i>Description</i>                            | <b>Montrose Fire Station</b>  |
|                      |   |   |
|                      | <i>Address</i>                                | <b>10 Garrison Road, Montrose DD10 8EE</b>  |
|                      |   |   |
| <b>PARTIES</b>       | <i>Landlord</i>                               | Tayside Fire and Rescue Board   |
|                      |   |   |
|                      | <i>Tenant</i>                                 | Scottish Ambulance Service  |
|                      |   |   |
| <b>TRANSACTION</b>   | <i>Interest</i>                               | User Agreement – 24 Hour Ambulance Station  |
|                      |   |   |
|                      | <i>Term</i>                                   | 10 years with option to extend  |
|                      |   |   |
|                      | <i>Effective date</i>                         | 1 April 2010  |
|                      |   |   |
| <b>CONDITIONS</b>    | <i>Repairs</i>                                | Landlord  |
|                      |   |   |
|                      | <i>Insurance</i>                              | Landlord – Building –<br>Tenant - Personal and Public Liability   |
|                      |   |   |
|                      | <i>Use</i>                                    | Ambulance Base  |
|                      |   |   |
|                      | <i>Other rights, obligations, etc</i>         | Nil   |
|                      |   |   |
|                      | <i>Works</i>                                  | SAS will recompense TFR for all costs of works in relation to the provision of portakabin and alterations to main building to enable shared use |
|                      |   |   |
|                      | <i>Telephone/Data</i>                         | SAS will be responsible for costs of independent supplies   |
|                      |   |   |
| <b>CONSIDERATION</b> | <i>Combined Rent inc 50% of Running Costs</i> | £20,563 pa, with caveat that if costs higher/lower than anticipated repayment would be made to SAS/additional payment would be requested        |
|                      |   |   |
|                      | <i>Portakabin</i>                             | Electricity consumed within the changing/locker/laundry portakabin will be separately metered and paid direct by the SAS                        |

