
MEETING

Authority

AGENDA ITEM

22

MEETING DATE

15 September 2005

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FEP 778

SUBJECT

Heathrow Fire Station – Taking of new lease

REPORT

(6. 9.05) by the Head of Property

Summary

This report seeks approval to taking a new 6 year lease on the existing fire station facility at Heathrow

RECOMMENDATION

That the Head of Legal Services, in consultation with the Head of Property be authorised to complete a lease, for a period of 6 years from 1st August 2005, subject to a tenant's provision to determine at any time after 1st August 2008 at an annual rental as set out in the separate report on Part II of the agenda.

BACKGROUND

1. At their meeting on 10th July 1997 the LFCD Policy and Resources Committee agreed to establish a one appliance fire station at Heathrow Airport. This was necessary in order to improve the level of fire cover following the upgrading (in February 1996) of the airport's Central Terminal to "A" risk categorisation - a standard which could not be met due to the fact that the first two appliances (from Hayes fire station) were not able to arrive within five minutes (as required to meet Home Office recommended attendance times for "A" risk). Accordingly it was agreed that part of an ambulance station site (the building was originally built as a purpose built fire station) near the Northern Perimeter road at Heathrow be leased for a period of one year (in the first instance) from August 1997. Subsequent leases have been agreed by committee/Authority - the last at the LFEPA Authority meeting on 14th September 2000 (FEP 7) for a period of 5 years from 1 August 2000 at a rental of £83,270 per annum. Investigations into a more permanent facility have previously taken place; however no suitable available site was identified.

CURRENT POSITION

2. The current lease expired on 31 July 2005 but the landlord, BAA plc, (BAA) have allowed continued occupation on the same terms and conditions whilst discussions continue to agree terms for a new lease. The need to maintain the cover now provided to the Central Terminal remains. Additionally the impact of the Terminal 5 development at Heathrow on the provision of emergency cover has been assessed by Officers. This assessment has shown that the same level of fire cover and attendance times can be achieved for Terminal 5 as is presently achieved for the Heathrow Central Terminal Area from the existing site. Officers have also discussed the potential impact of the Authority's Integrated Risk Management Policy (IRMP) on the Heathrow facility with the IRMP team. These discussions have concluded that no impact on the station from the IRMP process is anticipated at present. In addition with the introduction of larger aircraft into commercial flights early next year and with the resulting increase in passenger movements within the Central Terminal Area it is therefore appropriate to extend the Authority's occupation of the existing site
3. Negotiations have been ongoing between the Authority's agents (Dron and Wright) and BAA for some time and have been protracted. However recently progress has been made and BAA has informed the Authority that it has no plans to redevelop the site until 2011/2012. BAA has also confirmed that it is prepared to grant the Authority a further lease for a period of six years from 1st August 2005 outside the provisions of the Landlord & Tenant Act – as with the lease that expired (i.e. the Authority would not have security of tenure). Practically all the terms have now been agreed and are generally the same as the present lease save that there is no proposal for a break clause in favour of the landlord and, to ensure that the Authority has flexibility in its occupation, a tenant's break clause has been negotiated to take effect from 1st August 2008 and anytime thereafter on 6 months' notice.
4. There are two terms currently outstanding, which are set out on the separate report on Part II of the agenda.

FINANCIAL CONSIDERATIONS

5. Details are as set out in the separate report on Part II of the agenda.

CONCLUSIONS

6. The need to maintain the enhanced emergency cover now provided to the Central Terminal area from Heathrow fire station remains. In addition emergency cover can be achieved in respect of the Terminal 5 development from the existing facility.

7. Accordingly it is recommended that the Authority approves the proposal to retain the fire station and take a further lease, for a period of six years on the terms set out in this report.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985	
List of background documents	
<i>List the documents here</i>	
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