

Decision ID:

PCCDJ

000822

2025

Decision title

To purchase the freehold of land to the rear of Shanklin Fire Station, Landguard Road, Shanklin, Isle of Wight PO37 7HT.

Executive summary

Hampshire and Isle of Wight Fire and Rescue Authority (HIWFRA) owns the freehold of three single storey garages adjoining the rear of Shanklin Fire Station, together with an area of hardstanding immediately outside the garages. The total area including the garages is around 102 square metres. The garages are accessed across land owned by OPCC which forms part of the rear of Shanklin Police Station. HIOWFRA have an explicit right to access the land and garages. This right is over a broad strip of OPCC's land. In effect the right of access blights OPCC's ability to secure the rear of the Police Station. It also seriously hampers OPCC's ability to repurpose and redevelop its own property.

Terms have provisionally been agreed for OPCC to purchase the freehold of the garages, the hardstanding and importantly, to extinguish HIOWFRA's explicit right of access. The purchase price is £60,000 plus VAT if applicable. This will remove the blight and give OPCC greater flexibility.

OPCC occupies one of the garages under a lease from HIOWFRA and this lease will fall away on purchasing the freehold.

HIOWFRA would be granted a limited right of access over OPCC's land on foot only and on giving reasonable notice so that they could repair the rear of their fire station.

It is provisionally agreed that exchange of contracts will take place, followed by completion around 14 days later. A deposit of 10% of the purchase price will be payable on exchange of contracts.

Both parties will work towards a completion date of 15 December 2025. Each party will pay their own legal costs.

Recommendation(s)

That authority be given to proceed to complete the purchase of the freehold.

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Police and Crime Commissioner Approval

I hereby **approve** the recommendation above.

Signature:



Name:

Donna Jones

Police and Crime Commissioner for Hampshire and the Isle of Wight.

Date:

20.10.2025

**DECISION REQUEST**

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PCCDJ**000###****2025****Decision title:**

To purchase the freehold of Land to the rear of Shanklin Fire Station, Landguard Road, Shanklin, Isle of Wight PO37 7HT.

Requester details:

Requester: Jamie Fagan

Role title: Estates Surveyor

1 Strategic context

Hampshire and Isle of Wight Fire and Rescue Authority (HIWFRA) owns the freehold of three single storey garages adjoining the rear of Shanklin Fire Station, together with an area of hardstanding immediately outside the garages. The total area including the garages is around 102 square metres. The garages are accessed across land owned by OPCC which forms part of the rear of Shanklin Police Station. HIOWFRA have an explicit right to access the land and garages. This right is over a broad strip of OPCC's land. In effect the right of access blights OPCC's ability to secure the rear of the Police Station. It also seriously hampers OPCC's ability to repurpose and redevelop its own property.

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2 Options appraisal

OPCC does have the option not to proceed with the purchase of the freehold of this land. However, that would not enable the serious advantages that this purchase would provide.

3 Timescales

Each party would need to instruct solicitors promptly and work towards a completion date of 15 December 2025.

4 Financial and resourcing implications

OPCC will be responsible for paying the purchase price of £60,000 plus VAT. There would also be legal costs and other expenses involved with a purchase of this nature.

The rent for the garage is £1,000 per annum and this would no longer be payable following completion.

Total cost	£
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Timeframe funding required for	2025
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