



**Hampshire
& Isle of Wight**
FIRE & RESCUE AUTHORITY

HIWFRA Full Authority

Purpose: Noted

Date: **16 JULY 2024**

Title: **PROPERTY MATTERS**

Report of Chief Fire Officer

SUMMARY

1. This report summarises property related matters where action has already been taken under delegated authority. These actions are reported in accordance with the Authority's Scheme of Delegation. The Authority are asked to note these actions.

RECOMMENDATION

2. That the items set out in this report be noted by the HIWFRA Full Authority.

BACKGROUND

3. The Hampshire and Isle of Wight Fire and Rescue Authority (HIWFRA) Constitution states that the Authority must:
 - (a) *'Consider and approve the sale and purchase of land or buildings with a value greater than £250,000, or the disposal of land or buildings by way of lease or licence for a period greater than 10 years or at a value greater than £100,000 per annum.'*
4. Any proposed property transactions falling within these parameters are reported to HIWFRA for approval to proceed.
5. Any property transactions which fall outside of these parameters are approved under the HIWFRA Scheme of Delegation and are included herein for information and noting by Members.

PROPERTY MATTERS

6. The following actions have been undertaken by Officers under delegated authority:
- (a) Hampshire County Council have taken a licence agreement on a parcel of land next to Eastleigh Fire Station, Steele Close dated 4 March 2024. The agreement to use the plot for a site compound for the works being undertaken on Weardale Road, Chandlers Ford. The licence covers 20 weeks, if the licence needs to be extended it is agreed for rental income of £600 per week. This generated £12,000 in rents.
 - (b) HIWFRA currently lease Fareham Fire Station on a 45-year term. Rents have increased to £19,584 per annum from £15,000 per annum, effective from 21 November 2023.
 - (c) Heads of Terms have been signed and the lease is progressing for the Office of Police and Crime Commissioner to take 6,048ft² and share 899ft² of the new Cosham Fire Station at Sundridge Close, Portsmouth. The rental value is £97,500, with service charges billed yearly: 30% of all building related costs, 39% of costs related to the external areas. If necessary to allow time for the new Title Deed to be registered with the Land Registry, a 'Tenancy at Will' may be put in place to enable occupation prior to Land Registry occupation.
 - (d) Heads of Terms have been agreed with Galliford Try (acting for Cornerstone Ltd), for a renewal of the current lease at Gosport with a reduction in rent as supported by The Electronic Communications Code (2022). From £7,450 to £6,250 year 1, £4,750 year 2, £3,250 years 3-10.
 - (e) Heads of Terms have been signed and the lease is progressing for the Office of Police and Crime Commissioner to take a lease of land at Service Headquarters – known as the Locard Building and it's compound. For the rents of £35,000 per annum, service charge to be billed separately dependent on usage. In accordance with the sub meter readings.
 - (f) Heads of Terms have been signed, and the lease is progressing for the Blue Lamp Trust to occupy a larger room in the main building at SHQ, on a 5-year lease for £5,000 per annum. This links to a memorandum of understanding drafted for support from Blue Lamp Trust in delivering prevention work on behalf of the Service.
 - (g) The NHS served notice on their occupation at SHQ signed December 2022. Heads of Terms have been signed and the lease is progressing

for the occupation of a smaller area within the building. Reducing rents from £69,500pa to £10,000, but supports the internal HIWFRS moves around the building.

- (h) OPCC served notice on Cowes Fire Station in October 2023. Serving a 12-month notice period ending 1 October 2024. Causing a reduction of £13,333.44 per annum in income.

SUPPORTING OUR SAFETY PLAN AND PRIORITIES

- 7. One of the Authority's priorities is to manage assets, including buildings, land and equipment in a cost-effective way. The proposals and actions taken in this report support this.
- 8. The Safety Plan identifies Public Value as a key priority, our estates strategy supports this by maximising returns from property assets and making the best use of our estate. The proposals outlined within this report support this aim.

CONSULTATION

- 9. Consultation is necessary where there is a statutory duty to consult. It is also necessary where there is a significant decision and where we have said that we will have consulted on similar matters in the past.
- 10. For the property matters outlined within this report no public consultation has taken place since the activities are deemed as business-as-usual functions of effectively managing our property estate.
- 11. Consultation has taken place at all fire station premises with local teams and partners based there before any decision has been made in relation to extending or establishing a new lease/licence with a third party.

COLLABORATION

- 12. The granting of leases to partners to enable shared occupation of HIWFRA property supports and furthers our current collaborative partnerships.

RESOURCE IMPLICATIONS

- 13. All property related matters in this report are considered to be cost effective and are met from within existing resources.
- 14. The income from sharing premises will contribute to offset operating costs which would otherwise be a direct cost to the Authority.

IMPACT ASSESSMENTS

15. The contents in this report are considered compatible with the provisions of equality and human rights legislation.
16. Where there are local impacts, Impact Assessments have been undertaken in line with the Service Change Framework.

LEGAL IMPLICATIONS

17. There are no legal implications arising from the matters contained within this report. Legal advice is routinely sought for all lease and licence agreements.

BENEFITS

18. There are two benefits to the agreements set out in this report. Firstly, it allows the Service to recover costs which enables the organisation to more cost efficiently run a large estate. Secondly, it is a collaborative approach with our partners and allows closer operational working.

RISK ANALYSIS

19. There are no identified risks associated with the activities listed within this report.

EVALUATION

20. Colocation with partners is monitored through regular liaison meetings and formally reviewed in line with the timetable set out in each lease/licence.

CONCLUSION

21. The activities outlined within this report enable the Authority to manage assets, including buildings, land and equipment in a cost effective way.

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