



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

HIWFRA Full Authority

Purpose: **Noted**

Date: **27 JULY 2021**

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.

BACKGROUND

2. The Hampshire & Isle of Wight Fire and Rescue Authority (HIWFRA) Constitution states that HIWFRA 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'.*
3. Any proposed property transactions falling within these parameters are reported to HIWFRA for approval to proceed.
4. 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

5. The following actions have been undertaken by Officers under delegated authority:
 - (a) The Office of the Police and Crime Commissioner (OPCC) have taken additional space at Service Headquarters (SHQ) for their vetting teams in room F60 on the first floor at SHQ, a previously unused resource room. The room was occupied by the Police on 3 December 2020 on a 20-year term at £10,000 per annum (pa).
 - (b) The OPCC have taken a supplementary lease at Ringwood Fire Station in room 17 from May 2020 on a 12-year lease at £1,500pa.
 - (c) SERV Wessex blood runners are a charity that have worked closely with local operational crews in Andover and Romsey fire stations for many years. A short-term licence, with a notice of three months, was granted to store one motorbike and a small cabinet in the appliance bays. Given the short-term nature of this use, this was agreed on a peppercorn rent of £1pa.
 - (d) G Fit PT & Boxing have signed a short-term licence at Grayshott Fire Station for £2,600pa with a 28-day notice period to terminate the licence. This company is owned and run by an On Call Firefighter, by providing this space, we are further supporting local On Call availability by having this firefighter at station whilst operating their business activity; thus increasing their availability for the Service while also generating an income.
 - (e) A telecoms mast lease was renewed at Hamble Fire Station for £1,750pa. The level of this rent is determined by the statutory Telecommunications Code.

SUPPORTING OUR SAFETY PLAN AND PRIORITIES

6. 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.
7. 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

8. 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.
9. 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.
10. 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

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

RESOURCE IMPLICATIONS

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

IMPACT ASSESSMENTS

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

LEGAL IMPLICATIONS

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

RISK ANALYSIS

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

EVALUATION

18. Co-location with partners is monitored through regular liaison meetings and formally reviewed in line with the timetable set out in each lease/licence.

CONCLUSION

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

RECOMMENDATION

20. That Hampshire and Isle of Wight Fire & Rescue Authority note all items outlined within section 5.

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