



HIWFRA Full Authority

Purpose: Noted

Date: **26 JULY 2022**

Title: **PROPERTY MATTERS REPORT**

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 renewed their lease at Winchester Fire Station and combined the separated areas in one overarching lease. From February 2022 until March 2031 at the rental cost of £42,507 per annum (pa).
- (b) The OPCC rental review at Hightown has increased to £27,000 backdated to 1 July 2021.
- (c) On 3 March 2022 the OPCC surrendered their existing lease at Southsea. They have now entered into a new lease including additional areas, from 1 September 2021 for 10 years at £30,704pa.
- (d) South Central Ambulance Service (SCAS) have taken a lease at Southsea Fire Station, this is a five year lease at £12,000pa.
- (e) SCAS Basics, a volunteer arm of the ambulance service attending high priority road traffic collisions and other trauma incidents, have a licence to store a vehicle in the '42' garage at SHQ, from 17 March 2022 on a short term basis on a nominal cost recovery rent.
- (f) Heads of Terms have been agreed and signed on 17 March 2022 for the NHS CCG to take a rental agreement for office space at SHQ, for 5 years at £69,500 per year.
- (g) A site compound managed by Hampshire County Council, to be erected at Steele Close on HIWFRA owned land. This will be for a planned 20 weeks starting in March 2023 at £600 per week.
- (h) The OPCC have taken an additional room at Hardley Fire Station, increasing the income from the OPCC at Hardley to £46,146 per year.
- (i) ServWessex have been granted a licence to base a motorcycle for blood runners at Waterlooville Fire Station on a nominal cost recovery rent.
- (j) ServeOn have been granted a licence to conduct their weekly meetings at Southsea Fire Station in the community room, and store some of their equipment at Havant Fire Station. A single one off £400 will be paid to cover fees involved.
- (k) The income received from the HIWFRA estate has increased from £959,271 during 2021/22 to £1,201,490. An increase of 25.25%. This is from additional partners taking up agreements across the estate, and managing the pre-existing leases and licences to ensure that rent is both being received and being reviewed.

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.

BENEFITS

17. 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

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

EVALUATION

19. 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

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

RECOMMENDATION

21. The items set out in this report be noted by the HIWFRA Full Authority.

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