

**Hampshire Fire and Rescue Authority**

**Finance and General Purposes Committee**

**Item: 13**

**24 July 2013**

**Property related matters**

**Report by the Chief Officer**

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**1 Summary**

- 1.1 This report deals with minor asset related matters where action has been taken under delegated powers and is reported in accordance with the Authority's Scheme of Delegation.

**2 Recommendation**

- 2.1 That the Committee notes the actions taken under delegated powers (see paragraphs 4, 8 and 9).

**3 Introduction**

- 3.1 The Hampshire Fire and Rescue Authority (HFRA) scheme of delegation approved on 13 February 2008 delegates to the Director of Corporate Services authority to agree the terms and arrangements for:

- the acquisition or disposal of any land, premises or interest in land the consideration for which does not exceed £250,000; and
- the acquisition or disposal by way of lease or licence of any land for terms not exceeding 10 years with rents or licence fees not exceeding £25,000 per annum.

- 3.2 Any transactions approved under these delegated powers need to be reported subsequently to the Finance and General Purposes Committee. This report describes five decisions taken using these powers

**4 Alresford Fire Station, Pound Hill, Alresford, Hampshire SO24 9BP**

- 4.1 The Hampshire Police Authority decided to close their police station at Alresford and requested the HFRA to agree to its local officers using the Alresford fire station as a replacement base from which to operate.

- 4.2 HFRA have granted a licence to the Hampshire Police Authority to share use of the Alresford fire station with effect from 19 November 2012 and until terminated by either side by 12 months notice after 13 April 2016. The licence fee is £3,724 per annum (reviewable annually to RPI) and there is a service charge of £3,676 per annum (also reviewed annually in line with inflation). The Police will have use of four car parking spaces but not exclusive use of any part of the property.
- 4.3 Works have been carried out at the premises by the HFRA to adapt the building to the needs of both parties and the Hampshire Police Authority have agreed to make a contribution of the sum of £9,200 towards the cost of these works.

## **5 Purchase of land adjacent to Havant Fire Station, Park Way, Havant PO9 1HH**

- 5.1 Havant Borough Council formerly leased a building and yard to the rear of Havant Fire Station to the Havant & District Horticultural Society. When it became vacant they offered the property to the HFRA. The land will allow the HFRA to increase the yard area and enable it to reorganise the way the fire station is managed.
- 5.2 The purchase price for the land is £21,000 with each side bearing its own legal and surveying costs.

## **6 Aerial and associated equipment at Lower Manor Farm Dairy Unit, Danebury Road, Longstock Stockbridge**

- 6.1 Hampshire Fire and Rescue Service, with the agreement of the owners, installed an aerial and associated equipment at the above address.
- 6.2 It was agreed with the owners of the property that they would grant a licence to regularise this occupation with effect from 2 November 2012 until terminated by either party with 12 months notice in return for a licence fee of £750 per annum.

## **7 Alresford Fire Station, Pound Hill, Alresford, Hampshire S024 913P**

- 7.1 A gas governor is housed in a small structure in the north west corner of the Alresford fire station and pipes run to and from the structure from mains in Pound Hill. It was the subject of a lease dated 1 January 1993 between Hampshire County Council (whose freehold interest is now held by the Hampshire Fire and Rescue Authority) and the Southern Gas Board (whose leasehold interest is now held by Southern Gas Networks PLC). The lease was for 21 years which expires on 31 December 2013 at the sum of £75 per annum without review. The provisions of the Landlord and Tenant Act 1954 apply to the process for terminating or renewing the Lease.
- 7.2 The HFRA has served notice under Section 25 of the 1954 Act to terminate the current lease and to offer a new 21 year lease on similar terms at a rent of £300 per annum without review.

## **8 Whitchurch Fire Station, Church Street, Whitchurch RG28 7AD**

- 8.1 On 2 June 2005 the owner of the adjoining Whitchurch filling station was granted a licence to use the forecourt of the Whitchurch Fire Station for the purposes of the passing and re-passing of vehicles from Church Road to the garage and service station forecourt. The owner has now sold his business at the premises and a new licence will need to be negotiated with the new proprietor.
- 8.2 In order to bring the existing licence to an end it was agreed to serve a notice terminating the arrangement with six months' prior notice in writing as provided for in the licence.
- 8.3 This will result in an end of the payment of the licence fee of £540 per annum although the new proprietor has indicated a desire to enter into a new licence to have similar rights.

## **9 Serviced standby points for South Central Ambulance Service NHS Foundation Trust (SCAS)**

- 9.1 Licenses have been granted to SCAS to use ten fire stations as serviced standby points. These permit an ambulance to be parked in a designated space and the crews to use the station welfare facilities while on call.
- 9.2 The ten stations are Bordon; Brockenhurst; Hardley; Horndean; Lymington; Odiham; Romsey; Sutton Scotney; Totton and Winchester.
- 9.3 Each license has an annual fee of £1,540 per annum and a service charge of £2,400 per annum both are which reviewable annually until 12 months written notice is served by either party.

## **10 Supporting our corporate aims and objectives**

- 10.1 One of the Authority's priorities is to manage resources, including buildings, land and equipment in a cost effective way. The proposals and actions taken in this report support this objective.
- 10.2 The actions in this report also contribute to improving partnership working and hence the delivery of services to the public.

## **11 Risk analysis**

- 11.1 There are no significant risks arising from the proposals and actions in this report.

## **12 People Impact Assessment**

- 12.1 The proposals in this report are considered compatible with the provisions of the equality and human rights legislation.

### **13 Resource implications**

- 13.1 All of the asset related matters in this report are considered to be cost effective and can be met from within existing resources.
- 13.2 The income from sharing premises will contribute to the Authority's efficiency savings programme.

### **14 Background papers**

- 14.1 The following documents disclose the facts or matters on which this report, or an important part of it, is based and has been relied upon to a material extent in the preparation of the report:

None

Hampshire Fire and Rescue Scheme of Delegation to Officers  
<http://www.hantsfire.gov.uk/financialregulations.htm#schemeofdelegation>

Note: The list excludes: (1) published works; and (2) documents that disclose exempt or confidential information defined in the Act.