

Hampshire Fire and Rescue Authority

Finance and General Purposes Committee

Item: 13

29 October 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 to 6).

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 three decisions taken using these powers

4 Redbridge Hill Fire Station, Walnut Grove, Southampton SO16 4LZ

- 4.1 The Police and Crime Commissioner for the Hampshire Police Area (PCC) decided to close the police station on Shirley High Street, Southampton and requested the HFRA to agree to its safer neighbourhood team using the former divisional HQ building at Redbridge Hill fire station as a replacement base from which to operate.

- 4.2 HFRA have granted a licence to the PCC to share use of the Redbridge Hill fire station with effect from 29 July 2013 and until terminated by either side by 12 months notice after 30 April 2016. The licence fee is £22,238 per annum (reviewable annually to reflect changes in the Retail Prices Index) and there is a service charge of £45,553 per annum (also reviewed annually in line with inflation). The Police will have use of 28 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 PCC has agreed to make a contribution of £15,141 towards the cost of these works. In addition the police have funded the installation of a network of CCTV cameras with coverage of the external areas.

5 Disposal of the former Winchester Fire Station, North Walls, Winchester PO9 1HH

- 5.1 HFRA has a Principal Agreement with Bargate Homes Limited for the disposal of the former Winchester Fire Station with agreement, subject to planning approval for 47 residential units.
- 5.2 Subject to receiving a professional opinion / recommendation, the Chief Officer has the delegated authority to obtain a price which is in the best interests of the Authority and represents the most economically advantageous offer for the Authority.
- 5.3 On 8 November 2012 Bargate Homes Limited proposed a variation to the Principal Agreement. Following extensive discussions with Winchester City Council planning department, they had reached agreement in principle on a scheme of 35 units.
- 5.4 Bargate Homes Limited agreed access to their financial appraisal of the site to enable transparency in the process of fixing a price as part of the renegotiation of the existing contract.
- 5.5 HFRS commissioned and received reports from Turley Associates (planning consultants) and Ely Langley Greig, Chartered Surveyors. The latter is in the form of a report of a qualified valuer and recommended a revised consideration.
- 5.6 A Deed of Variation was entered into on 5 September 2013 and Bargate Homes Limited must now submit a draft planning application to HFRS for approval by 14 November 2013. The Long Stop Date for completion of the Agreement is now 31 August 2014.

6 Serviced Standby Points for South Central Ambulance Service NHS Foundation Trust (SCAS)

- 6.1 Further to the report of 24 July 2013, licenses have been granted to SCAS to use 9 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.

6.2 The nine stations are Bordon; Brockenhurst; Hardley; Horndean; Lymington; Odiham; Romsey; Sutton Scotney and Winchester.

6.3 Each license takes effect from 1 October 2013, has an annual fee of £1,540 per annum and a service charge of £2,400 per annum both of which are reviewable annually until 12 months written notice is served by either party.

7 Supporting our corporate aims and objectives

7.1 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.

7.2 The actions in this report also contribute to improving partnership working and hence the delivery of services to the public.

8 Risk analysis

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

9 People Impact Assessment

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

10 Resource implications

10.1 All of the asset related matters in this report are considered to be cost effective and can be met from within existing resources.

10.2 The income from sharing premises will contribute to the Authority's efficiency savings programme.

11 Background papers

11.1 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

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