

Hampshire Fire and Rescue Authority

Finance and General Purposes Committee

Item: 10

29 January 2014

Property related matters

Report by the Chief Officer

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1 Summary

- 1.1 This report deals with asset related matters where action has already been taken under delegated powers, or where approval is sought for more significant actions. These are reported in accordance with the Authority's Scheme of Delegation.

2 Recommendations

- 2.1 That the Committee notes the actions taken under delegated powers (see paragraphs 4 to 6).
- 2.2 That the Chief Officer be given delegated authority to accept the most economically advantageous offer for the disposal of the land between Carpenters Down and Shetland Road, Basingstoke, subject to the details of the accepted offer being reported to the Finance and General Purposes Committee in due course.

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 Further to the reports of 24 July and 29 October 2013, an additional license has been granted to South Central Ambulance Service to use Redbridge Hill Fire Station as a Serviced Standby Point. This permits an ambulance to be parked in a designated space and the crews to use the station welfare facilities while on call.
- 4.2 The license takes effect from 01 January 2014, 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.

5 New Milton Fire Station, Gore Road, New Milton

- 5.1 South Central Ambulance Service has leased a room at New Milton fire station since 2008 and this lease has now been renewed until 2018, with a break clause which may be exercised in 2016.
- 5.2 In addition to the designated room, the lease provides for shared use of the toilets and kitchen and a parking space for an ambulance at an annual rental of £5,500

6 Fordingbridge Fire Station, Station Road, Fordingbridge SP6 1JN

- 6.1 In August 1995, the Hampshire Police Authority was granted a ten year license to cross the car park of Fordingbridge fire station. The consideration was the construction of a boundary wall and other works.
- 6.2 This license was renewed for a further ten years in 2005 in return for payment of a license fee of £1,000 per annum. The license may be terminated by either party with 12 months notice.
- 6.3 The Police and Crime Commissioner has vacated the property and it is being marketed for disposal. It is considered inappropriate to permit another owner or occupier the right to cross the fire station car park.
- 6.4 Notice has been served to terminate the above license, which will result in the loss of the license fee and HFRS will have to bear the cost of securing the opening in the rear boundary wall.

7 Land between Carpenters Down and Shetland Road, Basingstoke

- 7.1 In July 2012 the Committee considered a report regarding the disposal of this land and decided to defer a sale pending the appraisal of options for the new fire station at Basingstoke. It was agreed the timing of disposal should be kept under review.
- 7.2 In October 2013 the Committee reaffirmed their commitment to the replacement of Basingstoke Fire Station, noting the preferred option to redevelop the existing site at West Ham Close.

- 7.3 Throughout the summer the land has been the subject of a number of occupations by travelling communities and this has led to complaints from residents, which have been escalated to local councillors and the Member of Parliament.
- 7.4 The Service has no alternative use for this site and in the context of a buoyant market for residential and commercial property; it is proposed to recommence active marketing of the site for disposal.

8 Supporting our corporate aims and objectives

- 8.1 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 objective.

9 Risk analysis

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

10 People Impact Assessment

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

11 Resource implications

- 11.1 All asset-related matters in this report are considered to be cost effective and can be met from within existing resources.
- 11.2 The income from sharing premises will contribute to the Authority's efficiency savings programme and the capital reserve fund will be boosted by the disposal of the surplus land asset.

12 Background papers

- 12.1 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.