

Hampshire Fire and Rescue Authority

Finance and General Purposes Committee

Item 9

4 July 2014

Property related matters

Report by the Chief Officer

Contact: Andy Chapman, Head of Facilities, Telephone 023 8062 6847

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 and 5).
- 2.2 That the Committee note planning permission has been granted on the site of the former Winchester Fire Station.

3 Introduction

- 3.1 The Hampshire Fire and Rescue Authority (HFRA) scheme of delegation approved on 13 February 2008 delegates to the Director of Professional 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.

* For clarity, following the Directorate Review, it has been agreed by the HFRA (on 4 June 2014) that any authority previously delegated to the Director of Corporate Services and the Director of Human Resources relating to functions that now fall within the remit of the Director of Professional Services is delegated to the Director of Professional Services.

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

4 Winchester Fire Station, Winnall Close, Winchester, SO23 8UB

4.1 The Police and Crime Commissioner for Hampshire has been granted a lease to occupy the former Road Safety Centre at Winchester Fire Station. The lease is for the exclusive use of the building and designated parking spaces.

4.2 The lease is for 7 years and is effective from 19 March 2014, with a break clause after 5 years. An annual rent of £20,815 is payable after an initial rent free period of 3 months. The tenant will pay for all non domestic rates, gas, electricity and water, waste disposal, buildings insurance, cleaning, repairs and maintenance. It is anticipated the payment of these charges by the tenant will contribute £20,000 per annum to the running costs of the Winchester Fire Station site.

5 Service Headquarters, Leigh Road, Eastleigh, SO50 9SJ

5.1 A license has been granted to the Police and Crime Commissioner for Hampshire to use part of the HFRS Stores Building. The license is effective from 13 January 2014 and may be terminated by either party after 31 March 2016 by serving 12 months written notice.

5.2 A designated area has been created for the storage of police uniforms and other equipment under the management of police staff. In addition to the designated storage space, the license makes provision for a shared delivery and goods in area, access to the rest rooms and canteen and six parking spaces for staff vehicles.

5.3 An annual rent of £14,221 is supplemented by a service charge of £27,527 and the Office of the Police and Crime Commissioner has paid for the cost of internal alterations.

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

6.1 On 02 February 2010 the HFRA entered into a contract to sell the subject property to Bargate Homes Limited, subject to a planning consent being obtained.

6.2 A planning application was registered by Winchester City Council on 28 January 2014 and was recommended for approval by officers.

6.3 Because the application also involved the disposal of land owned by Winchester City Council, it had to be considered by the full planning committee at their meeting on 12 June.

6.4 Following an extended debate the committee unanimously approved the application subject to the drafting of a Section 106 legal agreement relating to viability and affordable housing.

7 Supporting our corporate aims and objectives

- 7.1 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.
- 7.2 A second priority is to build working relationships with partners to support our Service by spreading costs, increasing resilience and improving service quality. The actions in sections 4 and 5 of this report support this aim.

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 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 and the capital payments reserve fund will be boosted by the disposal of a surplus land asset.

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:

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.