

Hampshire Fire and Rescue Authority

Finance and General Purposes Committee

Item 6

08 July 2015

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 and 5).

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 0LF

- 4.1 The Police and Crime Commissioner (PCC) for Hampshire has previously been granted a lease to occupy the former Road Safety Centre at Winchester Fire Station. The PCC wished to obtain electronic communications services which will involve the laying of a cable from a post in Winnall Close across land held with vacant possession by HFRA and across the premises leased by the PCC and the granting of rights to the company providing those services under the Electronic Communications Code set out in Schedule 2 of the Telecommunications Act 1984 (as amended by the Communications Act 2003) and in the form of a Wayleave
- 4.2 Although this Wayleave is a separate transaction it is seen as part of the arrangements related to the grant of the aforementioned Lease dated 19 March 2014. The Wayleave has been drafted to protect the interests of the Hampshire Fire and Rescue Authority and will be terminated at the same time as the Lease dated 19 March 2014.

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- 5.1 A licence has been granted to the Police and Crime Commissioner for Hampshire to use part of the garage block at Winchester Fire Station. The licence is effective from 23 March 2015 and may be terminated by either party after 18 March 2019 by serving 12 months written notice.
- 5.2 A designated area has been created for the placement of secure portable cabins which house lockers and other equipment under the management of police staff. In addition to the designated area, the licence makes provision for seven parking spaces for staff vehicles.
- 5.3 An annual rent of £4,778 is supplemented by a service charge of £700 and the Office of the Police and Crime Commissioner has paid for the cost of internal alterations.

6 Supporting our corporate aims and objectives

- 6.1 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.
- 6.2 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.

7 Risk analysis

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

8 People Impact Assessment

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

9 Resource implications

- 9.1 All asset related matters in this report are considered to be cost effective and can be met from within existing resources.
- 9.2 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.

10 Background papers

- 10.1 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.