



**Hampshire
& Isle of Wight**
FIRE & RESCUE AUTHORITY

HIWFRA Full Authority

Purpose: Noted

Date: **21 February 2023**

Title: **PROPERTY MATTERS**

Report of Chief Fire Officer

SUMMARY

1. This report summarises property related matters where action has already been taken under delegated authority. These actions are reported in accordance with the Authority's Scheme of Delegation. The Authority are asked to note these actions.

BACKGROUND

2. The Hampshire and Isle of Wight Fire and Rescue Authority (HIWFRA) Constitution states that HIWFRA must:
 - (a) *'Consider and approve the sale and purchase of land or buildings with a value greater than £250,000, or the disposal of land or buildings by way of lease or licence for a period greater than 10 years or at a value greater than £100,000 per annum.'*
3. Any proposed property transactions falling within these parameters are reported to HIWFRA for approval to proceed.
4. Any property transactions which fall outside of these parameters are approved under the HIWFRA Scheme of Delegation and are included herein for information and noting by Members.

PROPERTY MATTERS

5. The following actions have been undertaken by Officers under delegated authority:
 - (a) Hendy Garage Partnership has signed a license for parking allocation in Eastleigh Fire Station overflow car park for £12,960 per annum, with a 6-month break clause.
 - (b) The HIWFRA have signed a tenancy agreement with the Forestry Commission (FC) for use of land adjacent to Lyndhurst Fire Station, which is essential for providing animal rescue training. The tenancy agreement is at peppercorn rent for 10 years, in return the FC have use of land adjacent to their building to park vehicles.
 - (c) The lease with the Blue Lamp Trust at Service Headquarters was renewed for another 5 years at £1 per annum if demanded. The Trust will also pay a service charge that will recover costs incurred by HIWFRS through utilities usage. In addition, all legal charges incurred by HIWFRS being paid for by the Trust.
 - (d) Land to the north of the current Cosham fire station, PCMI, was acquired by HIWFRA from Portsmouth City Council. The transaction completed on 29th September 2022 for £1.6m.

SAFETY PLAN AND PRIORITIES

6. 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.
7. The Safety Plan identifies Public Value as a key priority, our estates strategy supports this by maximising returns from property assets and making the best use of our estate. The proposals outlined within this report support this aim.

CONSULTATION

8. Consultation is necessary where there is a statutory duty to consult. It is also necessary where there is a significant decision and where we have said that we will have consulted on similar matters in the past.
9. For the property matters outlined within this report no public consultation has taken place since the activities are deemed as business as usual functions of effectively managing our property estate.

10. Consultation has taken place at all fire station premises with local teams and partners based there before any decision has been made in relation to extending or establishing a new lease/licence with a third party.

COLLABORATION

11. The granting of leases to partners to enable shared occupation of HIWFRA property supports and furthers our current collaborative partnerships.

RESOURCE IMPLICATIONS

12. All property related matters in this report are considered to be cost effective and are met from within existing resources.
13. The income from sharing premises will contribute to offset operating costs which would otherwise be a direct cost to the Authority.

IMPACT ASSESSMENTS

14. The contents in this report are considered compatible with the provisions of equality and human rights legislation.
15. Where there are local impacts, Impact Assessments have been undertaken in line with the Service Change Framework.

LEGAL IMPLICATIONS

16. There are no legal implications arising from the matters contained within this report. Legal advice is routinely sought for all lease and licence agreements.

BENEFITS

17. There are two benefits to the agreements set out in this report. Firstly, it allows the Service to recover costs which enables the organisation to more cost efficiently run a large estate. Secondly, it is a collaborative approach with our partners and allows closer operational working.

RISK ANALYSIS

18. There are no identified risks associated with the activities listed within this report.

EVALUATION

19. Co-location with partners is monitored through regular liaison meetings and formally reviewed in line with the timetable set out in each lease/licence.

CONCLUSION

20. The activities outlined within this report enable the Authority to manage assets, including buildings, land and equipment in a cost-effective way.

RECOMMENDATION

21. That the items set out in this report be noted by the HIWFRA Full Authority.

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