



## **HIWFRA Full Authority**

Purpose: Noted

Date: **5 DECEMBER 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) The lease at Alresford with the Office of Police Crime Commissioner (OPCC) was surrendered with a new lease including and larger

demise and thus an increase rental value from £15,985 to £18,910, signed on 20 March 2023.

- (b) The OPCC rental review at Winchester has increased by RPI from £45,982.24 to £52,343.93, backdated to 19 March 2023.
- (c) The OPCC licence review at Service Headquarters has increased from £17,887.20 to £20,291, backdated to 24 January 2023.
- (d) The OPCC service charge review at Service Headquarters has increased from £36,580.29 to £41,214, backdated to 24 January 2023.
- (e) The NHS licence review at Service Headquarters has increased from £69,500 to £77,376, backdated to 3 June 2023.
- (f) The OPCC rental review at Southsea has increased by RPI from £24,965.88 to £28,035.85, backdated to 1 September 2022.
- (g) Rent Review memorandums were signed for the agreement with Cluttons at both Freshwater and Bembridge. This increases these rents from £9,500 to £10,115.65 per annum for the telecoms equipment on each drill tower.
- (h) Southern Health Foundation Trust have moved into the Basingstoke Annex, which will house their Solent Minds (iTalk) service. The lease dated 1 September 2023 for 5 years at £22,500 per annum.
- (i) DrugLink have signed a Hire Agreement for the use of community rooms based at Southsea and St Marys for eight sessions across September and October, with a fee of £100 per day.
- (j) Isle of Wight Ambulance Service served notice and withdrew from using Sandown Fire Station on 20 July 2023, due to no longer needing to use the site as a welfare stop for their crews. The loss of service charge comes to £3,500 per annum.
- (k) The OPCC have served notice on West Cowes Fire station, vacating in December 2024. This will be a loss of £13,333 per annum.
- (l) Hampshire and Isle of Wight Fire and Rescue Service have served notice on the Bishops Waltham Temporary Fire Station. Payment of £20,000 +VAT to Verotec Ltd (the new tenant) absolves all dilapidation liability for the unit. The lease was ended on 17 October 2023.

## 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. Colocation 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.

Contact: Matt Robertson, Director of Corporate Services,  
[matt.robertson@hantsfire.gov.uk](mailto:matt.robertson@hantsfire.gov.uk), 07918 887532