

**WEST MIDLANDS FIRE AND CIVIL DEFENCE AUTHORITY**

**14<sup>TH</sup> FEBRUARY 2005**

**1. FIRE SERVICE DWELLINGS - RENT**

Joint report of the Chief Fire Officer and the Treasurer.

**RECOMMENDED**

- 1.1 THAT the Authority approves an increase in exclusive rents for Fire Service dwellings with effect from 1st April 2005 and with effect from 1st April 2006, as set out in the report.
- 1.2 THAT the weekly charge for the garages be increased from £4.72 to £4.84 plus VAT.
- 1.3 THAT the financial implications be noted.

**2. PURPOSE OF REPORT**

This report is submitted to seek the Authority's approval to the implementation of the proposed increase in rents for the 2005/06 and the 2006/07 financial years.

**3. BACKGROUND**

- 3.1 Members may be aware that at its meeting on 25th February 1991, the Authority gave approval to the annual revision of the rental assessment of Fire Service properties with rental levels valued on an individual location basis.
- 3.2 The Fire Service currently has 13 residential properties to let, the majority of which are flats and houses adjoining fire stations.
- 3.3 Members may recall that the Authority, at its meeting on 17th February 1997, approved the report which recommended that, in future, the Authority receive biennial reports regarding the proposed level of rents for Fire Service properties.

- 3.4 Following assessment by officers from Sandwell MBC's Corporate Property Division, it is therefore proposed that the rent for 2005/06 be increased for Fire Service dwellings as set out in Appendix 1 of this report.
- 3.5 In recent years the basis of assessment for residential rents has been aligned with regulated tenancies as defined by the Rent Act 1977. Rents can be re-registered with the rents revised every two years.
- 3.6 It is proposed to phase the rent increases identified for 2005/06 and 2006/2007 on the basis of Appendices 1 and 2 which are attached to this report. The next report will be submitted to the Authority in 2007.
- 3.7 The Fire Service also lets two garages, one at Erdington and one at Halesowen. It is proposed that the garage rent be raised from the present level of £4.72 to £4.84 plus VAT per week as from 1st April 2005 to 31st March 2007.

4. **EQUALITY AND DIVERSITY IMPLICATIONS**

There are no equality and diversity implications for the Authority arising from this report.

5. **CORPORATE AIM SUPPORTED**

The principal corporate aim supported by the information in this report is as follows.

2. To create a financial plan which operates within the budget, to ensure the most efficient, effective and economic use of resources.

6. **LEGAL IMPLICATIONS**

The course of action recommended in this report does not raise issues which should be drawn to the attention of the Authority's Monitoring Officer.

## 7. **FINANCIAL IMPLICATIONS**

As a result of implementing the revised rents, it is anticipated that there will be additional income in 2005/2006 of £1,050 and a further £1,160 in 2006/2007, based on full occupancy.

### **BACKGROUND PAPERS**

Correspondence with Sandwell MBC's Corporate Property Division  
Agenda Item No. 7 of the Authority's Meeting on 24th February 1991  
Agenda Item No. 11 of the Authority's Meeting on 29th February 1995  
Agenda Item No. 10 of the Authority's Meeting on 19th February 1996  
Agenda Item No. 10 of the Authority's Meeting on 15th February 1997  
Agenda Item No. 10 of the Authority's Meeting on 15<sup>th</sup> February 1999  
Agenda Item No. 12 of the Authority's Meeting on 19<sup>th</sup> February 2001  
Agenda Item No. 10 of the Authority's Meeting on 14<sup>th</sup> February 2003

F. J. E. SHEEHAN  
CHIEF FIRE OFFICER

L. BATEMAN  
TREASURER

APPENDIX 1

2005/2006

	<u>Present Rent per Property 2004/05</u>	<u>Suggested Fair Rent for 2005/06</u>	<u>Increase per Week</u>
<u>KINGS NORTON</u>			
Houses	£45.25	£47.25	£2.00
	£46.25	£48.25	£2.00
	£47.25	£49.25	£2.00
Flats	£43.50	£45.50	£2.00
<u>PERRY BARR</u>			
Houses	£47.25	£49.25	£2.00
<u>ERDINGTON</u>			
Flats	£43.75	£45.75	£2.00
<u>HARBORNE</u>			
Houses	£66.75	£71.75	£5.00
<u>CENTRAL HQ</u>			
Flat	£48.75	£52.00	£3.25

APPENDIX 2

2006/07

	<u>Rent per Property 2005/2006</u>	<u>Suggested Fair Rent for 2006/2007</u>	<u>Increase per Week</u>
<u>KINGS NORTON</u>			
Houses	£47.25	£49.50	£2.25
	£48.25	£50.75	£2.50
	£49.25	£51.50	£2.25
Flats	£45.50	£47.75	£2.25
<u>PERRY BARR</u>			
Houses	£49.25	£51.50	£2.25
<u>ERDINGTON</u>			
Flats	£45.75	£47.75	£2.00
<u>HARBORNE</u>			
Houses	£71.75	£77.00	£5.25
<u>CENTRAL HQ</u>			
Flat	£52.00	£55.50	£3.50