

WEST MIDLANDS FIRE AND RESCUE AUTHORITY

12TH FEBRUARY 2007

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 2007 and with effect from 1st April 2008, as set out in the report and attached appendices.
- 1.2 THAT the weekly charge for the garages be increased from £4.84 to £5.36 plus VAT.

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 2007/08 and the 2008/09 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 Authority, at its meeting on 17th February 1997, that the Authority receive biennial reports regarding the proposed level of rents for Fire Service properties.
- 3.3 The Fire Service currently has 11 residential properties let, the majority of which are flats and houses adjoining fire stations.

- 3.4 Following assessment by officers from Sandwell MBC's Corporate Property Division, it is therefore proposed that the rent for 2007/08 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 2007/08 and 2008/2009 on the basis of Appendices 1 and 2 which are attached to this report. The next report will be submitted to the Authority in 2009.
- 3.7 The Fire Service also lets three garages, one at Erdington and two at Halesowen. It is proposed that the garage rent be raised from the present level of £4.84 to £5.36 plus VAT per week as from 1st April 2007 to 31st March 2009.

4. **EQUALITY IMPACT ASSESSMENT**

In preparing this report an Initial Equality Impact Assessment is not required and has not been carried out as the matters contained in this report do not relate to a policy change.

5. **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.

6. **FINANCIAL IMPLICATIONS**

As a result of implementing the revised rents, it is anticipated that there will be additional income in 2007/2008 of £1,700 and a further £1,800 in 2008/2009, based on full occupancy.

BACKGROUND PAPERS

Correspondence with Sandwell MBC's Corporate Property Division
Agenda Item No. 10 of the Authority's Meeting on 15th February 1997
Agenda Item No. 10 of the Authority's Meeting on 15th February 1999
Agenda Item No. 12 of the Authority's Meeting on 19th February 2001
Agenda Item No. 10 of the Authority's Meeting on 14th February 2003
Agenda Item No. 6 of the Authority's Meeting on 14th February 2005

F. J. E. SHEEHAN
CHIEF FIRE OFFICER

L. BATEMAN
TREASURER

APPENDIX 1

2007/2008

| | <u>Present Rent per Property 2006/07</u> | <u>Suggested Fair Rent for 2007/08</u> | <u>Increase per Week</u> |
|---------------------|--|--|------------------------------|
| <u>KINGS NORTON</u> | | | |
| Houses | £49.50 | £51.75 | £2.25 |
| | £50.75 | £53.00 | £2.25 |
| | £51.50 | £53.75 | £2.25 |
| <u>PERRY BARR</u> | | | |
| Houses | £51.50 | £53.75 | £2.25 |
| <u>ERDINGTON</u> | | | |
| Flat | £47.75 | £50.00 | £2.25 |
| <u>HARBORNE</u> | | | |
| Houses | £77.00 | £82.75 | £5.75 |

APPENDIX 2

2008/09

| | <u>Rent per Property 2007/2008</u> | <u>Suggested Fair Rent for 2008/2009</u> | <u>Increase per Week</u> |
|---------------------|--|--|------------------------------|
| <u>KINGS NORTON</u> | | | |
| Houses | £51.75 | £54.25 | £2.50 |
| | £53.00 | £55.75 | £2.75 |
| | £53.75 | £56.25 | £2.50 |
| <u>PERRY BARR</u> | | | |
| Houses | £53.75 | £56.25 | £2.50 |
| <u>ERDINGTON</u> | | | |
| Flat | £50.00 | £52.50 | £2.50 |
| <u>HARBORNE</u> | | | |
| Houses | £82.75 | £88.75 | £6.00 |