

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL of the County Council held at The Castle, Winchester on 5 July 2011.

Councillors:
p T.K. Thornber C.B.E.

a A.P. Collett	p K. House
p B.D. Dash	p K. Mans
p C.R.H. Davidovitz	p Mrs J. Porter
p P. Edgar	p J. Wall
a A.D.G. Evans	p A. Weeks
a R. Ellis	

106 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collett, Evans and Ellis.

107 DECLARATIONS OF INTEREST

Members were mindful that, where they believed they had a personal or personal prejudicial interest in any matter to be considered at the meeting, they should, normally at the time of the debate, declare their interest and, having regard to the circumstances described in paragraphs 9, 10, 11 and 12 of the County Council's Code of Conduct, consider whether to leave the meeting whilst the matter was discussed save for exercising any right to speak in accordance with paragraph 12 of the Code.

108 MINUTES

The Minutes of the meeting of the Panel held on 1 April 2011 were confirmed as a correct record.

109 CHAIRMAN'S ANNOUNCEMENTS

The Chairman thanked Members who were due to shortly stand down from the Panel, subject to County Council approval to reduce the overall size of the Panel.

The Chairman announced that the County Council had won several awards for its infrastructure projects at the ICE (Institute of Civil Engineers) South East Awards 2011. The Winchester High Street repaving scheme, a joint project between Hampshire County Council and Winchester City Council won the Community Benefit Award, while Operation Restore won the Major Scheme Award. Property Services were involved supporting colleagues in the Economy, Transport and Environment Department on the design and technical aspects of the projects.

The outstanding building control service developed by The Building Control Partnership (BCP) in conjunction with Hampshire County Council Property Services won the award for 'Best Partnership` at the 2011 LABC (Local Authority Building Control)South East Building Excellence Awards. The award qualified the Building Control Partnership to progress to compete in the LABC National Awards, held in London on 1 November 2011.

Furthermore, HC3S, the County Council's Catering Service, won the award for UK Education Caterer of the Year at the Cost Sector Catering Awards. The judges were particularly impressed with HC3S for their use of fresh local produce, their relationship with suppliers and the regular contact they had with Head Teachers.

The Chairman updated Members on the progress of joint working between Hampshire and Surrey County Councils. He also highlighted the opening of the Aerospace and Automotive Academy at the Farnborough College of Technology was formally opened by Vince Cable, Secretary of State for Business, Innovation and Skills. The Scheme was designed by Property Services and built using the IESE major framework contract arrangements.

110 CORPORATE PROCUREMENT UPDATE

Councillor Jackie Porter declared a non-prejudicial interest due to her involvement in an organisation that is a potential bidder for work in the youth sector.

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 5 in the Minute Book) detailing the expected programme of contracting activity.

The Director introduced the report highlighting key sections and in particular procurement approvals, the progress that had been made on efficiencies and the success of the recent 'Doing Business With Hampshire' event, which was aimed at smaller businesses and voluntary and community sector organisations. The concerns of small businesses were discussed, in particular the impact of insurance requirements. The Council's general approach to these issues was discussed and it was agreed that a report detailing the insurance requirements and examples of the Council's flexibility in their application be presented to a future meeting of the Panel.

The distinction between "renewable" and "low carbon" power was explained by the Director, who confirmed that the premium for renewable energy supplies had increased in recent years. The new contract from September 2011 will extend the supply of low carbon electricity on a cost neutral basis to the majority of the Council's sites. There was a brief discussion regarding the installation of solar PV panels on Hampshire buildings, in particular on schools and study centres such as Minstead. The Panel were informed that Cabinet recently approved proceeding to procurement of a major programme

of PV panels on non-school buildings. Schools were not included in the corporately funded programme.

The Director confirmed that a great deal of work had been done with schools to help them reduce energy and carbon, including the installation of smart meters and boiler controls. Buildings such as Minstead were directly controlled by the County Council and would therefore be considered for the installation of PV panels if it was suitable to do so based on a technical criteria assessment. The use of sunpipes as a form of lighting was raised and the Director confirmed that they had been utilised in appropriate cases, often in conjunction with lighting controls.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

- a) The update on Corporate Procurement activities be noted.
- b) The update on progress with the procurement of the Improvement Works Frameworks 2012-2016 be noted.
- c) The selection and appointment of a contractor through the IESE Tier 1 Framework to provide pre-construction services to an estimated value of £20,000 for the replacement of the Quayside Education Centre for pupils at risk of exclusion with the Tukes Avenue Education Centre in Gosport be approved.
- d) The procurement of a Ticketing and Booking IT Systems Framework Agreement contract with an estimated total value of £1 million over five years be approved.
- e) The procurement of a four year Data Cabling Framework Agreement with a total estimated value of £1.75 million (the scope of which will include schools and public buildings throughout Hampshire, the Isle of Wight, Surrey County Council and Dorset County Council) be approved.
- f) The procurement plan for the SCOLA 2 recladding Pilot 2 programme, involving five schools with an estimated combined value of £3.15 million be approved.

111 BUSINESS SERVICES GROUP – ANNUAL REPORT AND ACCOUNTS

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 6 in the Minute Book) regarding the Business Services Group.

The Director summarised the performance and results of each of the businesses, highlighting in particular, the success of the catering service HC3S and explaining changes being made to the HPS printing service. Members wished to congratulate HC3S on their progress and agreed that changes were required for HPS to adapt to reduced demand for printed material. There was some discussion regarding the

potential impact on congestion of the relocation of HPS to the centre of Winchester.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

- a) The 2010/11 annual report and accounts for the Business Services Group and the proposals for the Hampshire Printing Service be approved.

112 TERM HIGHWAY MAINTENANCE CONTRACTS

The Panel considered the report of the Director of Economy, Transport and Environment (Item 7 in the Minute Book) providing an update on the Term Highways contract.

The Panel were updated on the current contractual position and other areas of the report were briefly highlighted, such as the success of “Operation Restore”, high customer feedback scores and a positive ratio of price to satisfaction. It was noted that the contractor and the County Council had recently committed to working together to deliver efficiency savings and enhance the service.

Communications between the contractor and local Members regarding the schedule and progress of work was discussed. Recent examples of Members who had been in contact with the contractor were highlighted and some concerns were raised that the relocation of highways officers had led to problems. The Panel agreed that it was particularly important to maintain communication with the local Member as they often had a sense of the priority of specific works from their connection with the public. The Director of Economy, Transport and Environment agreed to work with the contractor to ensure that Local Members were kept informed of timescales for planned and emergency work.

RESOLVED:

That the Panel note and support the report.

113 MAJOR PROJECTS UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 8 in the Minute Book) regarding the major projects currently being progressed.

The Director outlined the projects in the report, drawing key issues to the Members’ attention. The projects at Fort Nelson in Fareham and Park Community School in Havant received particular support. In relation to Project 500, the Director was asked whether other sites

were being considered and it was confirmed that work was being done with District Councils to identify sites in public ownership and that a phased approach was part of the strategy to approach the sites on a prioritised basis. The Panel was reminded that the County Council had a good track record of delivering affordable housing.

RESOLVED:

That the Panel notes the progress on each of the projects.

Councillor Davidovitz in the Chair

114 VOLUMETRIC AND MODULAR BUILDINGS – A STRATEGIC APPROACH IN HAMPSHIRE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 9 in the Minute Book) regarding volumetric and modular buildings in Hampshire.

The report was outlined and the differences between modular construction and temporary buildings were clarified. Members were concerned that the quality of modular buildings was sufficiently high and the Director confirmed that they were built to the same standard as permanent buildings. The Panel agreed that the latest modular buildings utilised in the Children's Centres programme were of high quality, as seen on a BLAPP site visit last year to schools on the waterside.

RESOLVED:

That the Panel notes the report and a further update on progress of the strategy for Hampshire and collaboration with other public sector partners be reported to a future meeting.

115 STRATEGIC ASSET MANAGEMENT – RISK MANAGEMENT 2011/12

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 10 in the Minute Book) regarding the current risk management strategy for the Built Estate.

Key points of the report were highlighted to Members and a number of improvements noted. The Director was asked about the level of metal thefts from buildings and she confirmed that an increase in scrap metal prices had caused a subsequent increase in criminal activity. She confirmed that as a result, lead and other valuable metals were being replaced with low value alternatives wherever possible, which was proving an effective deterrent to repeat thefts.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

The implementation plan for the Property Services Strategic Risk Register for 2010/11, as set out in table 2 and described in Appendix 3b entitled 'Summary of planned actions for implementation in 2011/12', be approved.

116 STRATEGIC ASSET MANAGEMENT STRATEGY AND ASSET MANAGEMENT PLAN

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 11 in the Minute Book) regarding the Strategic Asset Management Plan.

The Panel was informed that the new Plan aims to be a more inclusive framework and a live document that can be updated on a regular basis. The structure and some of the key features of the Plan were highlighted to Members and it was proposed that they receive an update on a six monthly basis.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

The proposed Strategic Asset Management Plan be finalised, approved and made available to Members, as indicated in the report.

117 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That in relation to the following items the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the items there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out in the reports.

118 WINCHESTER WORKSTYLE

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 13 in the Minute Book) concerning the Winchester Workstyle strategy.

The Workstyle efficiencies, primarily relating to the use of buildings and the next steps were explained to the Panel. The business case behind the proposed reorganisation of the printing service was detailed to Members. The Director was asked whether details of other specific projects were available and she told the Panel that various options were being considered and that Members would be kept informed of the proposals when they had been developed.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources:

- a) The Workstyle Strategy in Winchester be progressed in order to deliver the asset disposal and efficiencies outlined in the report.
- b) The project to deliver rationalisation of the Hampshire Printing Service and Facilities Management functions be approved and funded as outlined, releasing the capital receipt from the disposal of the Hampshire Printing Service building at Winnall for other corporate purposes.

119 COUNTY FARM'S ESTATE- PROPOSED ACQUISITION OF LAND AT MATTINGLEY AND ROTHERWICK, HOOK

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 14 in the Minute Book) regarding a proposed land acquisition.

The Director explained that an option to purchase land adjacent to an existing land holding had arisen and that acquisition would lead to improved opportunities for tenant farmers. This was all in line with County Council policy for its County Farm's Estate.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

- a) The purchase of additional agricultural land at Rotherwick, as set out in this report, be approved.
- b) The Director of Culture, Communities and Business Services (Strategic Manager - Assets and Development) be authorised to settle detailed terms and conditions.

120 MERTON RISE, BASINGSTOKE- OUTCOME OF MARKETING

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 15 in the Minute Book) regarding Merton Rise in Basingstoke.

The Panel was updated on the progress of the planning application, the offers received and the evaluation that had led to the recommendations. A debate followed regarding the possible options relating to the future of market conditions and Section 106 receipts. It was agreed that further information should be provided to the Executive Member for Policy and Resources on these matters in order to ensure that his decision was taken with full information.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that authority be given to:

- a) The sale of Merton Rise, Basingstoke on the basis as set out in the report.
- b) The Director of Culture, Communities and Business Services (Strategic Manager – Assets and Development) to settle detailed terms and conditions, including adjustment to the purchase price as may be necessary and to provide additional background information in the decision report to the Executive Member relating to any relevant Section 106 agreements and future market conditions.