

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL of the County Council held at The Castle, Winchester on 18 October 2011.

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

p B.D. Dash	p K. House
p C.R.H. Davidovitz	a A.D.G. Evans
p R. Ellis	

p P. Edgar (substituting for Councillor Evans)

121 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor, Evans and it was noted that Councillor Edgar was attending in his place.

122 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.

123 MINUTES

The Minutes of the meeting of the Panel held on 5 July 2011 were confirmed as a correct record and signed by the Chairman.

124 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed Lydia Cresswell from Ringwood Sixth Form who was observing the meeting as part of her work experience with the Chief Executive's department. He also noted that Councillor Adrian Evans continued to be unwell and wished him a speedy recovery.

125 CORPORATE PROCUREMENT UPDATE

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 highlighted key sections of the report, in particular the joint working programme with Surrey County Council, the term maintenance contracts, insurance requirements for suppliers and the audio visual

(AV) system proposed for the Council Chamber. With regards to the AV system, it was clarified that this would be partially funded through an under spend of Member's grants, not of Member's expenses as was suggested in the report. Members welcomed the flexible approach to liability insurance described by the Director, but were keen to ensure that the process remained robust.

The Panel discussed the ways in which personalised learning was incorporated into the design of school buildings and the Director gave some examples of where this had been done. The level of investment given to schools likely to become academies was questioned and several issues relating to the funding and control of schools identified. It was concluded by the Chairman that whatever the school status, the principle of putting the pupil first should be applied and every school in the Hampshire "family" should be supported as well as possible with the budget available.

In discussion of the recommendations in the report, Councillors House and Dash expressed their opposition on the grounds of cost for the point under recommendation "e" regarding the procurement of upgrades to the AV system. The other Members in attendance were in support of this proposal, and the other recommendations, therefore it was resolved:

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

- a) That the update on Corporate Procurement and Property Services Procurement activities and initiatives be noted.
- b) That progress with tender for a Programme, Project and Resource Management (PPRM) software solution be noted and approval to let the contract from within the agreed funding limits be authorised.
- c) That the County Council's approach to insurance requirements for contractors and suppliers be noted.
- d) That revised procurement approvals be given for:
 - Buildings Term Maintenance and Engineering Contract with a total contract value of up to £76 million and a contract period of up to seven years, due to an increase in collaborative arrangements with partner authorities.
 - Modular Volumetric Buildings with a total contract value of up to £100 million, due to an increase in collaborative arrangements with partner authorities.
 - Non-Education Premises Cleaning Framework Agreement with an estimated total contract value of approximately £20 million, due to additional collaboration with other public sector bodies.
 - Grounds Maintenance Services procured through a County-wide four year framework contract with an estimated contract value of £5.2 million.

- Security Services procured through a County-wide four year framework contract with partners with an estimated contract value of up to £8 million.
 - Tree Maintenance Framework Agreement of four year duration with an estimated total contract spend of £2.4 million across the Hampshire and Isle of Wight Procurement Partnership (HLOWPP), including an estimated contract spend for the County Council of £200,000.
- e) That procurement approvals be given for:
- The procurement strategy for the Specialist Roofing Framework Agreement jointly with Surrey County Council with a total contract period of up to four years and a contract value of up to £40 million.
 - The procurement strategy for the Mechanical & Electrical Engineering Contractors Framework jointly with Surrey County Council with a contract period of up to four years and a contract value of up to £40 million.
 - The procurement strategy to appoint a contractor through the IESE Tier 2 framework agreement for a Window Replacement Programme as a single contract with an anticipated contract value of £1.8 million.
 - The procurement strategy to appoint a contractor through the IESE Tier 3 framework agreement for a Fire Precautions Programme through the IESE Tier 3 framework based on three geographical lots with an estimated contract value of £920,000.
 - The procurement strategy to appoint a contractor through a traditional tender framework for the Improvement Works to Swanwick Lodge Children's Home, Swanwick, at an estimated contract value of £1.6 million.
 - The procurement strategy to appoint a contractor through the IESE Tier 3 framework for the installation of an Audio and Visual (AV) System for the Council Chamber and one other meeting room, with an estimated contract value of £223,000, in order to provide live web streaming of Council meetings over the internet.
 - The appointment of a contractor from the South East and London Construction Framework to provide pre-construction services to progress the design and development of Park Community School in Havant. The estimated value of the contractors fee for pre-construction services is £100,000.
 - The appointment of a contractor from the South East and London Construction Framework to provide pre-construction to support expansion of Cupernham Infant and Junior Schools in Romsey. The estimated value of the contractors fee for pre-construction services is £50,000.
 - The appointment of a contractor from the South East and London Construction Framework to provide pre-construction services for Siskin Infant and Junior Schools in Gosport. The estimated value of the contractors fee for pre-construction services is £50,000.

- The pre-construction work for the internal refurbishment of Castle Avenue, Castle Hill (part) and Three Minsters House, as part of the CCBS Workstyle project, at an estimated cost of £25,000 using the IESE Tier 3 Framework.

126 CHILDREN'S SERVICES AND PROPERTY SERVICES INTEGRATED CAPITAL MAINTENANCE PROGRAMME 2011-15

The Panel considered the report of the Director of Culture, Communities and Business Services and the Director of Children's Services (Item 6 in the Minute Book) regarding the integrated capital maintenance programme 2011-15.

The Director explained that changes to the Government's allocation of capital resources had resulted in a review of the approach taken by the County Council. It was noted that the Executive Lead Member for Children's Services had approved the policy at a recent decision day. Members welcomed the opportunity to prioritise the allocation of resources on a strategic basis.

RESOLVED:

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

- a) The joint strategic approach to capital maintenance expenditure across the education estate using Children's Services and Policy and Resources capital programme funding, as set out in Appendix A, be approved.
- b) The joint condition priorities programme 2011-2012 formulated between Property Services and Children's Services set out in Appendix B be approved.
- c) The joint condition priorities draft programme 2012-2013 formulated between Property Services and Children's Services set out in Appendix C be approved, subject to confirmation of the 2012-2013 Capital Maintenance grant.
- d) The outline forward look joint condition priorities programme against any future Capital Maintenance funds 2013-2014 and 2014-2015 be endorsed in principle.

127 CARBON REDUCTION PROGRESS REPORT

The Panel considered the report of the Director of Culture, Communities and Business Services and the Director of Economy, Transport and Environment (Item 7 in the Minute Book) providing an update on carbon reduction initiatives.

Members were informed that the carbon reduction programme was on track following the completion of the first year of the 5 year plan and that progress was expected to accelerate as more projects came

online. It was explained that carbon reductions were divided between behavioural change and technical projects. Particularly positive results had been seen following the installation of boiler controls and smart meters in County Council Buildings and Hampshire schools. It was confirmed that schools were very keen to work with the County Council to both reduce carbon emissions and to reduce the impact of the new Carbon Tax. The role of private sector suppliers was discussed and the Director confirmed that the initiatives were only possible through working with private sector firms and that the County Council was open to embracing new technology for greater gains in the future.

RESOLVED:

That the Panel notes progress to date with the delivery and development of the Carbon Management Plan, the 10:10 Initiative, the Carbon Reduction Commitment and the first phase procurement of a large scale Photovoltaic Programme currently underway across the County.

128 PICKET TWENTY VOLUNTARY AIDED (CofE) PRIMARY SCHOOL, ANDOVER

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 8 in the Minute Book) regarding a new Primary School in Andover.

The Director explained to Members that this school was required due to an increase in the population and confirmed that the Church of England would lease the school, with the County Council being the freeholder. It was noted that the school would be built with solar PV panels, on part of the roof that could be extended, should additional funds become available

The level of developer funding being contributed to the project was discussed and it was noted that it was at a lower percentage than later basic needs projects as the negotiations with the developer had been underway some time ago.

RESOLVED:

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

The project proposals relating to the provision of a new 210 place voluntary aided (Church of England) primary school in Andover, at an estimated total cost of £5,600,000 (including fees of £793,000) be approved.

129 MAJOR PROJECTS UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 9 in the Minute Book) regarding major projects currently being progressed.

Members welcomed the regular update on Major projects and were particularly pleased to see that the Portchester Community Centre project was progressing the programme.

RESOLVED:

That the Panel notes progress on each of the projects.

130 REVENUE AND CAPITAL REPAIRS BUDGETS 2011/12- MID YEAR UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 10 in the Minute Book) regarding the Policy and Resources capital repair budget.

The report was outlined by the Director and welcomed by Members of the Panel.

RESOLVED:

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

- a) The re-profiling of Policy and Repairs capital budget of £400,000, as set out in paragraph 4.4, be approved.
- b) The proposal to replace roof panels and waterproofing to the sports hall at Cranbourne School in Basingstoke, at a total estimated cost of £240,000 excluding fees, be approved.
- c) The proposal to increase levels of investment at Sharps Copse Primary in Havant and Stoke Park Junior School in Bishopstoke, as part of the replacement window scheme, be approved.
- d) The proposal to carry forward £1.1 million of the Capital Maintenance Grant into 2012/13 for the major engineering schemes set out in paragraph 4.2, be approved

The proposal to carry forward £1.35 million of the Schools Forum funding into 2012/13 for the completion of the advanced boiler control programme as set out in paragraph 5.2, be approved.

131 SHARED SERVICES UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 11 in the Minute Book) regarding shared services arrangements currently being progressed.

A cross departmental update on shared services activity was outlined by the Director. In particular the progress made by Scientific Services and the opportunities for Countryside Services were highlighted. Members responded positively to the positive and proactive approach of the County Council.

RESOLVED:

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

- a) In respect of Property Services (Section 2);
 - I. The commencement of the Service Level Agreement for Property Services with Hampshire Fire and Rescue Service from 1 April be noted.
 - II. The Joint Working Agreement with Surrey County Council be noted.
 - III. Progress with other Property Services shared service arrangement be noted.
 - b) In respect of Partnership working between Hampshire Scientific Services and Hampshire Constabulary Scientific Services – Business Services (Section 3);
 - I. Progress with the work being undertaken to establish a shared forensic science service be noted.
 - c) In respect of Countryside Services - Culture and Heritage (Section 4);
 - I. The project commissioned by Buckinghamshire County Council for the County Council to produce a strategy for the development of their four major country parks be supported.
 - II. Progress with other Countryside Service shared service arrangement be noted.
 - d) In respect of IT (Section 5);
 - I. Work being undertaken to support schools and the development of the Hampshire Public Services Network (HPSN2) across public service organisations be noted.
- Progress with other IT Services shared service initiatives be noted..

132 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.

133 LAND AT SWANMORE COLLEGE OF TECHNOLOGY, SOUTHAMPTON

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 13 in the Minute Book) regarding land at the Swanmore College of Technology.

Members were updated on the circumstances regarding the land at Swanmore College. Financial terms were outlined and it was confirmed that the necessary approvals from the Department for Education to proceed were in place. The options in the report were detailed and it was proposed that an update on progress be submitted to a future meeting of the Panel.

A minor inaccuracy in the trading name of one of the developers identified in the report was highlighted to Members and the correct trading name was confirmed.

RESOLVED:

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

- a) Declare the land shown as Area A (and if required Area C) in the attached plan at Swanmore Community College of Technology surplus and proceed with the conditional land exchange and sale of land on the basis set out in the report;
- b) That 100% use of the net capital receipt resulting from the land exchange of the playing fields of Swanmore Community College of Technology be approved and used to implement the reinvestment strategy set out in the report.
- c) Enter into any necessary Section 106 Planning Agreement with Winchester City Council relating to the planning obligations sought in connection with the grant of planning consent for residential development and/or for the replacement playing pitches, together with any access and building agreements as may be required on detailed terms to be settled by the Director of Culture, Communities and Business Services (Strategic Manager – Assets and Development).
- d) The Director of Culture, Communities and Business Services (Strategic Manager - Assets and Development) to conclude detailed negotiations for the land exchange of the site directly with the developer and to settle detailed terms and conditions, including any minor variations to the financial consideration on the basis as set out in the report.
- e) Prepare and submit any necessary Reg 3 planning applications required in respect of the reinvestment works and that further project appraisals be brought back to Buildings Land and Procurement Panel in due course.
- f) If the conditional land exchange in paragraph 9a above proves to be unsuccessful, that a collaboration agreement is negotiated and

entered into direct with the landowner on the basis set out in option 3 of the report.

134 FORMER WINTON HOUSE SITE, WINCHESTER

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 14 in the Minute Book) regarding the former Winton House site.

The Director explained the background to the site and informed Members that a range of offers had been received for a variety of different uses.

RESOLVED:

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

- a) To proceed with the sale on the basis as set out in option 4 of the report;
- b) That the Director of Culture, Communities and Business Services (Strategic Manager - Assets and Development) be authorised to settle the detailed terms and conditions of sale, including adjustments to the purchase price that may arise from abnormal survey results, the planning application preparation and/or negotiation of the planning consent by the preferred purchaser, and if required approves that the County Council be allowed to enter into any necessary Section 106 planning agreements (in its landowner capacity) prior to completion of the sale and land transfer..

135 LAND AT CROW ARCH LANE, RINGWOOD

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 15 in the Minute Book) regarding land at Crow Arch Lane in Ringwood.

The background to the site was outlined to Members. It was noted that the local planning authority was also required to make a decision, but that the proposals fell within the New Forest District Plan. Members agreed that a collaborative approach with a private sector developer would best serve the County Council's interests.

RESOLVED:

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

- a) That the Director of Culture, Communities and Business Services (The Strategic Manager – Assets & Development) be authorised

to progress negotiations on the collaboration and development agreements with the adjoining landowners or developers, as detailed in the report.

- b) That the County Council progresses initial masterplanning and preparation of a development brief, as detailed in the report.
- c) That further reports be brought back for approval to the Executive Member for Policy and Resources on details of the agreements and associated land transactions.