

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL of the County Council held at The Castle, Winchester on 4 January 2012.

Councillors:

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

p B.D. Dash

p C.R.H. Davidovitz

p R. Ellis

p K. House

a A.D.G. Evans

p P. Edgar (substituting for Councillor Evans, items 1-4, 6 and 8)

p J. Wall (substituting for Councillor Evans, items 5, 7 and 9-12)

136 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Evans who was in attendance to observe the meeting as part of his recovery from illness, but did not sit on the Committee. It was noted that Councillors Edgar and Wall deputised for Councillor Evans as detailed above.

137 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.

138 MINUTES

The Minutes of the meeting of the Panel held on 18 October 2011 were confirmed as a correct record and signed by the Chairman.

139 CHAIRMAN'S ANNOUNCEMENTS

The Chairman confirmed details of the schools' capital funding allocation from the Department for Education, which had been announced by the Secretary of State in December 2011. The County Council was awarded £21.7 million (inclusive of Aided Schools allocation) from Central Government for the Capital Maintenance of school buildings in Hampshire, in addition to £25 million already allocated for 2011/12. The County Council also received a Basic Need grant of £14.884 million for 2012/13, which will be supplemented by an additional £7.856 million allocation made in November 2011 to reflect specific local pressures resulting from an increase in projections for

pupil numbers. This amounts to a total Basic Need grant for 2012/13 of 22.74 million.

The Panel were informed that two major projects, the Forest Park Special School and Havant's Public Service Plaza had been completed and officially opened. The Chairman commended the role that County Council officers had played in making these projects successful.

It was highlighted that the County Council had recently won the Best 'Small Business Friendly' Procurement Policy award at the Federation of Small Businesses' Wessex Regional Awards 2011. The corporate procurement team were congratulated for their hard work, which had led to winning the award.

140 MAJOR PROJECTS UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 5 in the Minute Book) regarding projects being progressed.

The Director highlighted key sections of the report, in particular regarding the Capital and Assets Pathfinder programme and the refurbishment of Hampshire Scientific Services Laboratories. Members welcomed the update and were supportive of the progress of the projects.

It was agreed that a detailed discussion on the Hampshire Workstyle project would take place with reference to the exempt appendix (Item 11 in the Minute Book, Minute 146 refers).

RESOLVED:

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

Progress on each of the projects be noted.

141 QUAYSIDE EDUCATION CENTRE, GOSPORT

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

The Director outlined the requirement for the relocation of the Education Centre and the background to the design that was proposed. The project received support from Councillor Edgar, who also spoke as a local Member for Gosport and the Assistant Executive Member for Education. He felt that it would give young people in the area a better start in life and that the location of the Centre would benefit both it and the school with which it was being co-located. The Panel acknowledged that it was important to carefully manage integration between the Education Centre and the school, but agreed that they expected positive outcomes from the move.

A discussion regarding the inclusion of modern fire prevention equipment in the new building followed and the Director confirmed that it would be constructed according to building regulations and that Hampshire Fire and Rescue Authority had been consulted on the requirements.

RESOLVED:

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

The project proposals relating to the relocation of Quayside Education Centre from its current accommodation in temporary buildings in Mill Lane, Gosport to a new purpose built education facility on Tukes Avenue, at an estimated total cost of £4,000,000 be approved.

142 REDEVELOPMENT OF PARK COMMUNITY SCHOOL, HAVANT

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 7 in the Minute Book) regarding Park Community School, Havant.

The Director outlined what was to be done at the school and pointed out that this was a large scale and long term project. It was explained that due to the length of the project, costs were estimated on the basis of potential price inflation.

Concern was expressed that so much money was being spent on the IT for one school, when other schools were struggling with old equipment. It was confirmed that the high cost was due to the infrastructure set up requirements and that as much hardware as possible was being reused.

RESOLVED:

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

The project proposals for the redevelopment of Park Community School in Havant, at an estimated total cost of £20,000,000 be approved.

143 PROPERTY SERVICES SERVICE LEVEL AGREEMENT (SLA) WITH HAMPSHIRE SCHOOLS 2012-2017

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 8 in the Minute Book) regarding SLAs with Hampshire schools.

Members were informed that the changing school landscape had led to three different SLA offers being developed. The offer relating to

converter academies was complicated by changes to their funding arrangements from Central Government. There were to be two forms of legal agreement available for the schools, either through a traditional contract, or through a partnership. It was noted that close contact with schools had been maintained throughout the development of the new SLA offers and that the new SLAs passed on a number of efficiencies made by the County Council by way of a ten percent reduction in the cost to schools.

Members welcomed the work that had been done to develop the new SLAs and noted that many Headteachers valued the support provided by the County Council. It was asked whether there was any scope for extending the SLA offer to schools outside Hampshire. The Director confirmed that some work was underway on individual capital projects, but that providing a revenue based service outside the County would prove logistically difficult.

RESOLVED:

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

a) The proposals for a new and improved Property Services Service Level Agreement with Local Authority and Aided schools, to run from April 2012 to April 2017 be adopted, based on the successful 2007-2012 Service Level Agreement and as set out in this report.

b) The proposal for a new Property Services collaborative working arrangement with converted Academies be developed and offered to converted Hampshire Academies, as their current Property Services contracts expire through 2012. The basis for the offer is that the same level of service will be maintained to Converted Academies wherever funding mechanisms will allow this. This will mean that Academies will need to make additional contributions from their LACSEG delegated budget to secure the same level of service. This collaborative approach is to provide support for both revenue and capital funded property maintenance services.

c) The option for a formal contracts for both revenue and capital property Services be offered to Converter Academies not wishing to pursue a more collaborative approach.

d) The proposals for a new Property Services collaborative working arrangement with Sponsored Academies be developed and offered to Everest and Havant Academies, as their current Property Services contracts expire during 2012. This collaborative approach is to provide support for revenue funded property maintenance services only.

e) The option for a formal contracts for both revenue Property Services be offered to Havant and Everest Academies, should they not wish to pursue a more collaborative approach.

144 STRATEGIC ASSET MANAGEMENT PLAN – INTERIM REVIEW

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 9 in the Minute Book) regarding the Strategic and Asset Management Plan.

The Director updated Members on progress against the Plan. In particular priority actions in section three were highlighted as forming the basis of the action plan. It was noted that positive feedback had been received from the Select Committee. Members were keen to see other public sector partners commit to the Plan, in order for the potential savings to be maximised and welcomed the recent endorsement it had received from the “South East Seven” group of authorities as a new approach to working.

RESOLVED:

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

The progress on the Strategic Asset Management Plan be noted.

145 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.

146 MAJOR PROJECTS

The Panel considered the exempt appendix to the Major Projects report of the Director of Culture, Communities and Business Services (Item 11 in the Minute Book) concerning exempt information relating to Major Projects discussed under Item 5 in the Minute Book, Minute 140 refers.

Members discussed the different approaches being taken on the Workstyle project in different areas of the County, with particular reference to possible solutions in Totton, Basingstoke and Farnborough. The Director explained that this was necessary to meet the requirements of each area. It was noted that negotiations with partners were ongoing, but the Director was confident that suitable opportunities were available to meet the requirements.

RESOLVED:

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

The proposals to take an appropriate interest in the identified building to establish an office hub in Totton, on the basis set out in the confidential appendix, be approved.

The summary project appraisals for the implementation of the works necessary to prepare the new Hampshire Workstyle Programme office hubs in Basingstoke, Totton and Farnborough, as set out in the confidential appendix, be approved.

147 TRADING COMPANY FOR PROPERTY SERVICES

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 12 in the Minute Book) regarding the establishment of trading company arrangements for Property Services.

Members received and welcomed an update on the progress being made.

RESOLVED:

That the Panel notes the progress to date in setting up trading company arrangements for Property Services.