

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL of the County Council held at The Castle, Winchester on 13 March 2012.

Councillors:

Chairman: p T.K. Thornber C.B.E.  
Vice-Chairman: p C.R.H. Davidovitz

p B.D. Dash  
a A.D.G. Evans

p K. House  
p R. Ellis

p P. Edgar (substituting for Councillor Evans)

#### **148 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Evans. It was noted that Councillor Edgar deputised for Councillor Evans as detailed above.

#### **149 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.

#### **150 MINUTES**

The Minutes of the meeting of the Panel held on 4 January 2012 were confirmed as a correct record and signed by the Chairman.

Members were updated on the situation relating to Quayside Education Centre (Minute 141 refers). It was noted, that the application had not been supported by the Planning Committee at Gosport Borough Council (consultees only) and that the County Council's Regulatory Committee were to make a decision in due course. It was confirmed that extensive consultation had been undertaken and work was ongoing to reassure local residents with concerns. The Committee discussed the importance of Education Centres and highlighted several examples where they had been sited in a community without significant concern or issue.

#### **151 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman announced that Forest Park Special School in Totton had received an award at the Civic Trust Awards 2012. The board of judges commended the project and commented that:

“this high quality new build special school has been constructed above and beyond published guidance with regard to inclusive design. There has been extensive consultation with teachers and parents drawing on years of experience and practical knowledge. It is a shining example of how, budgets allowing, a special school should be built.”

Congratulations were offered to the team for securing this award and recognition.

## **152 REVENUE AND CAPITAL REPAIRS BUDGETS: OUTTURN FOR 2011/12 AND PROGRAMMES FOR 2012/13**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 5 in the Minute Book) regarding the revenue and capital repairs budgets.

The Director confirmed that the 2011/12 programme had concluded successfully and outlined the key details of the 2012/13 programme, it was noted in particular that only one converting academy had decided to withdraw from the Property Service Level Agreement.

Capital maintenance projects were detailed to Members, in particular those relating to corporate buildings. It was explained that schools' capital funding was to be held centrally for schools in the SLA and that the County Council would continue to manage the expenditure against the highest estate priorities.

Key issues including: boiler controls, work to the Great Hall, the use of asbestos funding, and the installation of bio-mass heating were discussed. Members were also interested in the scale of the impact of the programmes on the Hampshire economy and the Director explained that £90 million was to be spent within the County and that countywide approximately 40,000 jobs were reliant on the construction industry. It was agreed that the overall impact of procurement by the Local Authority on local business be discussed in more depth at a future meeting.

**RESOLVED:**

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

- (a) The projected 2011/12 budget outturn position and proposed budget provisions for Revenue and Capital Repairs budgets, be noted.
- (b) The £3.15 million of the 2011/12 capital maintenance grant to fund five key projects in the SCOLA 2 cladding programme be carried forward to 2012/13, as set out in paragraph 6.3 and 7.8 of the report.

- (c) The balance of the £2.7 million budget for advanced boiler controls in schools be carried forward to 2012/13.
- (d) The balance of the Landlord Capital Repairs and Capital Maintenance budgets 2011/12 that are not expended by year end be carried forward to 2012/13 to meet the commitments made against these budgets.
- (e) The Landlord's capital repairs and Schools Capital Maintenance Programmes for 2012/13, as set out in Appendices 5 and 6, be approved.
- (f) The contribution of the Landlord's repairs and maintenance programmes towards reducing carbon dioxide emissions, be noted.
- (g) That, from 2012/13, the Culture, Communities and Business Services department begin to levy a fee for the professional time to deliver works associated with the Landlords Revenue budget.
- (h) The procurement options for delivery of the Revenue and Capital Repairs programme be noted and approval be given for the decision for the most appropriate procurement route for individual projects to be delegated to the Director of Culture, Communities and Business Services.

## **153 SHARED SERVICES UPDATE**

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

The Director introduced the report and explained in particular the function of the Joint Programme Office to coordinate the programmes of work with officers from each of the partnership authorities involved. This will deliver economies of scale and cost reductions to all participating authorities.

**RESOLVED:**

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

- a) In respect of Property Services (Section 2):
  - I. The proposals to finalise the Regional Partnership for Property Services (Cluster) and the establishment of the joint working agreements of the programme office, be endorsed.
  - II. Progress with other Property Services shared service arrangement be noted.
- b) In respect of Business Services - Partnership working between Hampshire Scientific Services and Hampshire Constabulary Scientific Services (Section 3): progress with the work being undertaken to establish a shared forensic science service be noted.

- c) In respect of Culture and Heritage - Countryside Services (Section 4): progress with Countryside Service shared service arrangement be noted.
- d) In respect of IT (Section 5): progress with IT shared service initiatives be noted.

**154 CUPERNHAM INFANT AND JUNIOR COMMUNITY SCHOOLS, ROMSEY**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 7 in the Minute Book) regarding Cupernham Infant and Junior Community Schools, Romsey.

The Director outlined the remodelling and extension work required to meet growth needs. Concern was expressed about traffic, parking and access and it was confirmed that measures were being taken to address this. It was confirmed that the expansion would have no impact on other local schools as it was to meet the increase in demand from new housing catchment. In relation to this it was also noted that the full cost of the expansion was being met from developer's funds.

RESOLVED:

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

The project proposals for extension work and remodelling to be undertaken at Cupernham Community Infant and Junior Schools in Romsey, at an estimated total cost of £4,000,000, be approved.

**155 SISKIN COMMUNITY INFANT AND NURSERY SCHOOL AND SISKIN COMMUNITY JUNIOR SCHOOL, GOSPORT**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 8 in the Minute Book) regarding the project proposals for work at Siskin Community Infant and Nursery School and Siskin Community Junior School, Gosport.

The background and implications of the project were detailed to Members and it was noted that the staff were in full support. It was confirmed that the costs were to be met from the Primary Capital Fund grant allocation to the County Council.

RESOLVED:

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

The project proposals relating to the extension and remodelling of Siskin Community Infant and Nursery School and Siskin Community Junior School in Gosport, at an estimated total cost of £2,500,000, be approved.

**156 STUBBINGTON STUDY CENTRE, FAREHAM**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 9 in the Minute Book) regarding proposed expansion and replacement work at Stubbington Study Centre.

The Director explained the background to the work required and confirmed that the Centre was viable without subsidy. It was asked whether the work would include the provision of renewable energy sources and the Director confirmed that this may be a future option, but was dependant on the outcome of the tendering exercise and available budget. Members were supportive of the proposals and hoped that the improvements would be well promoted to encourage use of the Centre by more schools and customers.

RESOLVED:

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

The project proposals relating to the expansion and re-provision of the existing dormitory accommodation and learning spaces at Stubbington Study Centre, Fareham, at an estimated total cost of £1,300,000, be approved.

**157 MAJOR PROJECTS UPDATE**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 10 in the Minute Book) concerning major projects.

The projects underway were introduced by the Director and noted by Members. The affordable housing project was highlighted in particular and it was noted that less progress had been made than had been hoped for due to significant reductions in government funding as the challenge of progressing Rural Exception sites. Members were keen to give the project increased priority and to encourage partners to do the same. It was noted that a project progress report should be presented to a forthcoming meeting of the Hampshire Senate.

RESOLVED:

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

Progress on each of the projects be noted.

**158 CORPORATE PROCUREMENT UPDATE AND CORPORATE PROCUREMENT AND COUNTY SUPPLIES CONTRACTING ACTIVITY AND APPROVALS FOR 2012/13**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 11 in the Minute Book) regarding corporate procurement.

Members received the report and the Director highlighted key features, in particular the level of collaboration with other authorities.

An error in the report was highlighted, where the figure in the third column on page 18 should have read £1.14 million, in line with the text in the first column

RESOLVED:

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

- a) The update on Corporate Procurement activities and initiatives be noted.
- b) Procurement and spend approvals, as required, be given for the contracting activity shown in Appendix 1 and Appendix 2.
- c) Approval be given for a call-off contract for up to four years duration with a total contract value of between £24 million to £95 million across the partnership (£24 million to £40 million for the County Council), which will be undertaken as a mini-competition within the national MSTAR framework agreement.

## **159 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.

## **160 BUSINESS SERVICES GROUP - BUSINESS PLANS 2012-2013**

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 13 in the Minute Book) regarding the 2012/13 Business Plans for the Business Services Group.

The Director reported that there had been substantial activity in Business Services and detailed the key outcomes of each business in

turn. It was noted that margins had been kept to an operating minimum to enable cost reductions to be returned to departments and public sector customers through reduced charges.

RESOLVED:

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

The 2012/13 business plans for the Business Services Group be approved.

The provision of £1.1 million for the purchase of new and replacement vehicles by HTM (such expenditure to be recovered through charges to customers and the realisation of residual values) be approved

**161 LAND AT FORMER ROMSEY INFANT SCHOOL, ROMSEY –  
OUTCOME OF MARKETING**

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 14 in the Minute Book) regarding land at the former Romsey Infant School.

The background to the site was explained to the Panel and the relative advantages and disadvantages of the respective offers received were detailed. It was proposed that the highest unconditional offer be accepted on the basis laid out in the report.

RESOLVED:

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

- a. declare the additional land shown as area 'A' on the attached plan at the former Romsey Infant School surplus and to facilitate its transfer for use as public open space on the basis as set out in the report;
- b. the Director of Culture, Communities and Business Services (Strategic Manager - Assets and Development) be authorised to settle detailed terms and conditions including an adjustment to the purchase price within the parameters set out in the report as may be deemed necessary to conclude the sale.
- c. the Director of Culture, Communities and Business Services (Strategic Manager – Assets and Development) be authorised to proceed with the best of the unconditional underbids should the preferred purchaser not progress.