

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL of the County Council held in the Chute Room, Ell Court South, Winchester on 3 July 2012.

Councillors:

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

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

p K. House  
p R. Ellis.

#### **162 APOLOGIES FOR ABSENCE**

All Members were in attendance.

#### **163 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.

#### **164 MINUTES**

The Minutes of the meeting of the Panel held on 13 March 2012 were confirmed as a correct record and signed by the Chairman.

#### **165 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed Councillor Edgar and Councillor Radley to the meeting and explained that they were present to observe the education items on the agenda, given their respective interests as Assistant Executive Member for Education and the Local Member for Church Crookham and Ewshot.

The Chairman announced that Runways End Outdoor Centre had been awarded the Institute of Civil Engineering (ICE) Community Building Award 2012, at a presentation at The Grand Harbour Hotel in Southampton.

The teams from Forest Park Special School and Endeavour Primary School, which both won RIBA Downland Awards this year were congratulated by the Chairman for their recent successes.

It was highlighted that the County Council's Property Services had been appointed by Stowe House Preservation Trust after being invited to tender for the project against other architectural practices. Property Services had been asked to design and coordinate the conversion of an existing cellar and adjacent areas within Stowe House into an Interpretation Centre with a fully accessible entrance.

**166 BUSINESS SERVICES GROUP – FINAL REPORT AND ACCOUNTS 2011/12**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 5 in the Minute Book) regarding the performance of the main business units within the Culture, Communities and Business Services department for 2011/12.

The Director summarised the financial performance of each business. In answer to a Member's query, it was explained that approximately £2.5m of the £5.5m of accumulated surpluses of the businesses was potentially required to support an appropriate contingency sum and business development initiatives and facilitate improvement works at Micheldever and Bar End.

The Director highlighted the success of the catering service HC3S in increasing the take-up of meals in primary schools by seven per cent and explained that the results of initiatives to increase uptake further would be reported to a future meeting of the Panel.

Members were informed that HTM's Courier Service had recently extended the range of its activities and would be supporting the work on shared services with Hampshire Constabulary and the Fire and Rescue Service.

RESOLVED:

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

The 2011/12 annual report and accounts for the Business Services Group be approved.

Congratulations be extended to the County Council's business units for good performance in these very difficult economic circumstances.

**167 BRAMLEY CONTROLLED CE PRIMARY SCHOOL, BRAMLEY, BASINGSTOKE**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 6 in the Minute Book) regarding project proposals for Bramley Controlled CE Primary School, Basingstoke.

The Director outlined the objectives for the expansion and remodelling of the school, which were a result of rising pupil numbers in the school's catchment area and housing developments in catchment. These factors were discussed at length by Members. It was also noted that both the Local County Councillor and the community were supportive of the proposals, while the Panel commented on the good value of the project.

RESOLVED:

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

The project proposals for a five classroom extension and expansion and internal remodelling of the existing reception year teaching area at Bramley Controlled CE Primary School in Bramley, at an estimated total cost of £1,670,000, be approved.

**168 TWESELDOWN INFANT AND CHURCH CROOKHAM JUNIOR SCHOOLS, FLEET**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 7 in the Minute Book) regarding the project proposals for Tweseldown Infant and Junior School, Fleet.

The background to, and objectives of the project were discussed by Members and it was noted that the majority of the funding had come from a developer's contribution. It was also confirmed that extensive consultations on the project proposals had taken place with schools and parents in the local area.

The Local Member for the project was supportive of the proposals, although a concern was raised over whether the ongoing increase in pupil numbers would be considered in future plans for the school. The Director explained in response that the infant school's new location and the existing junior school's layout would facilitate the further expansion of both should future pupil growth justify sustainable permanent extensions. It was also confirmed that the new infant school was being constructed with all the principal infrastructure needed to facilitate extension at a later date.

The Panel recognised that while further work would be needed in the future to accommodate the continued growth in pupil places, the project proposals were a suitable use of the available resources and funding.

RESOLVED:

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

The project proposals relating to the relocation and expansion of Tweseldown Infant School to provide a 270 place three form entry (3FE) infant school on the proposed new housing development on the former Queen Elizabeth Barracks site in Church Crookham, Fleet, as well as the refurbishment works to the vacated infant school building to enable the expansion of Church Crookham Junior School to 4FE, at an estimated total cost of £5,500,000, be approved.

The continued pressure on school places in this area be kept under ongoing review.

## **169 MAJOR PROJECTS UPDATE**

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

The projects both underway and coming to an end were introduced by the Director. In response to a Member's enquiry, it was noted that the potential at the Andover Hospital site, which has come out of cross-public sector asset rationalisation and efficiency discussions with the Hampshire Hospitals Trust, could be part of the County Council's long-term goal of co-locating public sector facilities.

Members expressed an interest in progress to date with Portchester Community Centre. The Director informed the Panel that Fareham Borough Council would provide funding for the additional works requested and a local community school had recently been appointed to manage the new community centre through a competitive process.

RESOLVED:

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

Progress on each of the projects be noted.

## **170 HAMPSHIRE COUNTY COUNCIL'S PROPERTY SERVICES: A STRATEGY FOR GROWTH**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 9 in the Minute Book) summarising the principle issues that have affected Property Services in 2011/12 and the strategic direction for 2012-2013.

The Director presented the first report to the Panel on Property Services' strategy for growth and gave an overview of the principle factors in developing a business plan over the last two years. It was explained that additional resource would be required to deliver significant growth in preparation for planned delivery of projects and programmes. Members recognised that this was necessary to ensuring the continued success and income of the service.

Member's questioned the nature of Property Services' partnership with West Sussex County Council, and it was explained that the Council was the most recent of four local authorities to join the Property Services Cluster, having recently agreed to commission two projects through this collaborative design and procurement route.

RESOLVED:

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

The outturn balanced budget position for the year 2011/12 in Property Services be noted.

The 'Strategy for Growth' for the County Council's Property Services be endorsed and the Director of Culture, Communities and Business Services be authorised to proceed with the business development and recruitment.

That the arrangements in respect of iESE Ltd. are noted.

#### **171 REVIEW OF FIRE SAFETY IN COUNTY COUNCIL BUILDINGS AND THE APPROACH TO SPRINKLER SYSTEMS**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 10 in the Minute Book), updating the Panel on the current procedures and progress in relation to fire safety and the provision of sprinklers within County Council buildings.

Members discussed the sprinkler systems policy and the Director confirmed that the County Council installed sprinklers on the basis of risk assessments. It was also pointed out to Members that buildings were safer and better protected than in the past, which was reflected in the reduction in costs resulting from fire damage.

The Panel agreed that the report should be brought to the attention of all County Councillors.

RESOLVED:

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

The successful improvements to Fire Safety through partnership working with HFRS, risk assessment, targeted capital expenditure and a comprehensive Fire Safety Audit process be noted.

The County Council's risk based approach to sprinkler installations in New and refurbished buildings projects be re-affirmed and endorsed. Members note that over £3.4 million has been spent on sprinkler installations to improve asset and life safety in 26 higher risk buildings.

**172 STRATEGIC ASSET MANAGEMENT – RISK MANAGEMENT  
2012/13**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 11 in the Minute Book) regarding the current risk management strategy for the Built Estate.

The Director introduced the annual update on risk management to the Panel, highlighting in particular the variances in the risk profiles of the Risk Register, due to ongoing survey work in some areas.

RESOLVED:

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

The implementation plan for the Property Services Strategic Risk Register for 2012/13 be approved.

**173 STRATEGIC ASSET MANAGEMENT PLAN 2011-2014 – FIRST  
YEAR REVIEW**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 12 in the Minute Book), providing a first year review of the Strategic Asset Management Plan for 2011-2014.

The Director highlighted the key areas of the plan and informed the Panel that a new Asset Management System had been procured to enable users to view and report on all property data from one source, which will be operational from November 2012.

It was noted that a report on the new plan detailing a revised acquisitions strategy and update on the Adult Services Transformation programme would be brought forward to a future meeting of the Panel.

In discussion of the appendices to the report, Members acknowledged that a potential implication of the Localism Act 2011 was the increase in public involvement, due to the publication of the asset registers.

RESOLVED:

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

Progress on the Strategic Asset Management Plan be noted, together with the proposal to bring forward a further report in December 2012 regarding a formal update of the plan.

**174 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.

**175 MOTTISFONT COURT AND LAW COURTS CAP PARKS, WINCHESTER**

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 14 in the Minute Book) seeking approval to the disposal of freehold interests in Mottisfont Court and part of the Law Courts in Winchester.

The Director updated the Panel on progress to date with the freehold disposal of Mottisfont Court. The relative advantages and disadvantages of the proposed disposal strategy were discussed by Members.

Some concerns were raised and discussed, however the Panel was satisfied that the strategy was in the best interest of the County Council and the wider public sector, particularly given the current property market situation. The timescale was questioned and it was confirmed that the building would be vacated by the County Council, on time, by the end of July 2012.

RESOLVED:

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

To proceed with the disposal transactions in respect of Mottisfont Court and part of the Law Courts basement car park, Winchester.

That the Director of Culture, Communities and Business Services (Strategic Manager – Assets and Development) be authorised to settle the detailed terms and conditions.