

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL of the County Council held in the Chute Room, Ell Court South, Winchester on 2 October 2012.

Councillors:

Chairman: a 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 J. Wall (substituting for Councillor Thornber)
p P. Edgar (substituting for Councillor Evans)

- Councillor Davidovitz in the Chair -

176 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Thornber and from Councillor Evans. It was noted that Councillors Wall and Edgar were deputising for absent Members as detailed above.

177 DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

178 MINUTES

The Minutes of the meeting of the Panel held on 3 July 2012 were confirmed as a correct record and signed by the Chairman.

179 CHAIRMAN'S ANNOUNCEMENTS

There were no announcements from the Chairman.

180 CORPORATE PROCUREMENT UPDATE AND REVIEW OF PROCUREMENT STRATEGY ACTION PLANS

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 5 in the Minute Book) providing a progress update on the activities of the Corporate Procurement team, approvals sought for procurement, and seeking approval to the revision of the Corporate Procurement Strategy.

The Director explained that a review of strategic actions plans was required in order to meet the needs of a future joint procurement strategy with Fire and Police authorities. Success in meeting KPIs was reported and it was noted that cost reduction expectations were close to target.

The level of spend with local business and SMEs was highlighted and Members discussed possible ways of stimulating apprenticeship schemes.

Other initiatives detailed in the report, such as the public notice portal were highlighted and the Panel congratulated Officers on the progress that had been made.

RESOLVED:

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

- 1.1. That the progress against the Corporate Procurement Strategy Improvement Action Plans as given in Appendix 1 be noted.
- 1.2. That the revised procurement improvement action plan to March 2014 as given in Appendix 2 be approved.
- 1.3. That the Procurement Key Performance Indicators for 2011/12 as given in Appendix 3 be noted.
- 1.4. That approval to procure be given for the following framework agreements valued over £1 million in accordance with the County Council's Contract Standing Orders and Constitution (as detailed in Appendix 4):
 - Hard Landscaping - maximum four year framework agreement with a total estimated value of £20 million (£8 million for the County Council).
 - Sourcing and Booking Service - maximum four year framework agreement with a total estimated value of £8 million (£3.2 million for the County Council).
 - Domestic Electric and Gas Appliances - maximum four year framework agreement with a total estimated value of £2.5 million (£500,000 for the County Council).
 - Education Software Streaming Service - maximum five year framework agreement with a total estimated value of £200,000 to £150 million (some £200,000 to £400,000 for the County Council).

- 1.5. That approval to procure and spend be given for the following contracts valued over £1 million (over £250,000 for capital projects) in accordance with the County Council's Contract Standing Orders and Constitution (as detailed in Appendix 4):
- Twesledown Infant School and Church Crookham Junior School with a pre-construction fee of some £50,000 and an estimated combined construction fee of around £4.7 million (revised procurement approach).
 - Bramley Controlled CE Primary School with a pre-construction fee of c. £30,000 and an estimated combined construction fee of some £1.67 million (revised procurement approach).
 - Castle Hill Junior School Re-cladding and Re-roofing with an estimated value of £1.1 million.
 - Swanmore College of Technology all weather synthetic turf pitch with an estimated value of around £1.1 million.
 - Two classroom expansion at both Petersgate Infant School and Emsworth Primary School with an estimated value of some £1.51 million.
 - Window Replacement Programme: Lot 1 and Lot 2 with an estimated value of £1.3 million (£650,000 per lot).
 - Crosswall School Recladding:- Lot 1 and Lot 2 with an estimated contract value of £790,000 (£300,000 lot 1 and £490,000 lot 2).
 - Brune Park Community College Science Laboratory Refurbishments with an estimated value of £260,000.
 - Strategic Partnership – Cost Management (interim arrangements) for up to two years with an estimated value of some £2 million.
 - Joint Capital Maintenance Programme 2012/13:
 - a. Recladding of the Intigrid Building at Park Community School with an estimated value of £865,000.
 - b. Phase 2 recladding of the SCOLA buildings at Rachel Madocks School with an estimated value of £525,000.
 - c. SCOLA recladding of Heatherside Junior School with an estimated value of £1 million.
 - d. Refurbishment of a food technology room at Wyvern Technology College with an estimated value of £105,000.
 - e. Refurbishment of a further science space and a food technology space at Winton School with an estimated value of £275,000.
 - f. Refurbishment of five science spaces at Toynbee School with an estimated value of £425,000.
 - Landlord's Capital Repairs Programme 2012/13:
 - a. Increase funding from schemes up to £50,000 to schemes between £50,000 to £100,000:

- Brune Park Community College – Information Block windows
 - Cranbourne Business and Enterprise College – G Block roof finishes
 - Crofton School (Foundation) – Changing room roof finishes
 - Harrison Primary School – Corridor Cladding
 - The Hayling College – Changing room roof finishes
 - The Toynebee School – Window Replacement
 - Yateley School – D Block roof finishes.
- b. Increase funding from schemes between £100,000 to £150,000 to schemes between £150,000 to £250,000:
- Ashley Infant School – Replacement Windows
 - The Connaught School – Replacement Windows.
- Additional £2.5m Landlord’s Capital Programme 2012/13:
- a. Schemes up to £50,000
- Great Hall, Winchester – Replace downpipes
- b. Schemes between £50,000 to £100,000
- Defer to 2013/14 Bar End Warehouse, Winchester - rooflight / roof repairs
 - Aldershot Old Town Hall – Roof replacement
- c. Increase funding from schemes between £150,000 to £250,000 to schemes between £250,000 to £500,000
- Three Minsters House – Lead roof replacement and remedials
- 1.6. That approval be given to procure Temporary Classroom Programme (basic need provision 2013) as required from the Joint Hampshire and Surrey County Councils’ Modular Volumetric Framework Agreement with an estimated total value of £2.25 million and that approval to procure and spend for each site be delegated to the Director of Culture, Communities and Business Services and Director of Children’s Services respectively (as detailed in Appendix 4) to ensure the effective and timely provision of services.
- 1.7. That approval be given for an interim call-off contract from the national MSTAR framework agreement for the provision of Temporary Agency Staff with an estimated value of up to £11 million (£10 million for the County Council) for a period of up to twelve months from October 2012.
- 1.8. That revised approval be given for a mini-competition under the national MSTAR framework agreement for the provision of Temporary Agency Staff with an estimated value of up to £64 million (£40 million for the County Council) with a start date of between August and October 2013.

181 MAJOR PROJECTS UPDATE

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

The success of the One Public Sector Estate project was highlighted and it was explained that a local authority forum was considering ways to work together to apply the same principles of rationalisation and co-location. Members welcomed the initiative and discussed opportunities to better engage District and Borough Councillors in this process.

RESOLVED:

That the Panel notes progress on each of the projects.

182 SHARED SERVICES UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 7 in the Minute Book) concerning an update on shared service arrangements.

Key areas relating to the property services cluster, the take-up of the SLA by Academies and joint working proposals with other local authorities were drawn to the Panel's attention and discussed.

RESOLVED:

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

The County Council enter into a Joint Working Agreement with West Sussex County Council for the delivery of Property Services to facilitate the design and construction of school projects as part of the 'cluster' arrangement.

The County Council enter into a Shared Services arrangement with Hart District Council to deliver management services for the Property and Engineering Term Contract.

183 SWANMORE COMMUNITY COLLEGE OF TECHNOLOGY, SWANMORE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 8 in the Minute Book) seeking approval to the project proposals for the construction of replacement playing fields at the college.

The project was outlined and the advantages of the proposed approach were explained. It was noted that this relied on planning permission being granted.

RESOLVED:

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

The project proposals for the all weather floodlit synthetic turf pitch and full size grass rugby pitch at Swanmore College of Technology, at an estimated total cost of £1,100,000, be approved.

184 TAVISTOCK COMMUNITY INFANT AND ALL SAINTS C OF E (VA) SCHOOL, FLEET

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 9 in the Minute Book) seeking approval to the project proposals for basic need classroom extensions at the schools.

The proposed project to extend the schools was outlined to and approved by the Panel.

RESOLVED:

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

The project proposals for the permanent expansion of both Tavistock Infant and All Saints C of E Junior schools in Fleet, at an estimated total cost of £4,500,000, be approved.

185 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.

186 SITE OF FORMER CHRISTMAS LODGE OLDER PERSONS HOME, EVELYN AVENUE, ALDERSHOT – OUTCOME OF MARKETING

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 11 in the Minute Book) seeking approval to the outcomes of a recent marketing exercise for the site.

The Director updated the Panel on the background to the site and explained the offers that had been received, which were considered by the Panel.

RESOLVED:

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

That approval be given to the sale of the site of the former Christmas Lodge older persons home, Aldershot to the preferred purchaser on the basis set out in the report;

That the Director of Culture, Communities and Business Services (Strategic Manager – Assets and Development) be authorised to settle the detailed terms and conditions, including adjustment to the price as indicated in the report.