

HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
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Title:	Major Projects Update
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Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

1.1. The purpose of this report is to provide an update on the major projects currently being progressed relating to:

- Coastal Defence Management
- One Public Sector Estate Programme
- Portchester Community Centre
- Ringwood Gateway
- Carfax, Winchester
- Schools Basic Need programme
- Havant Schools
 - Havant Academy
 - Park Community School
- Adult Services Transformation
 - Learning Disabilities Services

2. Coastal Defence Management

2.1. The County Council's Flood Risk and Coastal Defence Management Plan was approved by the Executive Member for Environment and Transport in July 2012. An initial sum of £1.5 million of Capital funding has been identified in the County Council's (Environment) Capital Programme to commence a programme of works and feasibility studies relating to County Council liabilities and strategic responsibilities.

2.2. Priorities for this funding will be based upon:-

- i) Hampshire County Council's own assets.
 - ii) Priority sites emerging from Surface Water Management plans.
 - iii) Feasibility studies into future high cost repairs and preventative maintenance.
- 2.3. It should be noted that significant liabilities exist in the area of flood and coastal defence management. The funding identified above will enable officers to make a start on the highest priorities and on projects where early intervention will reduce future additional costs.
- 2.4. The Director of Culture, Communities and Business Services is working closely with the Director of Environment, Transport and Economy to construct a short and medium term programme in line with the priorities above. It is anticipated that Property Services will lead on a number of the resultant projects where there are structures to be repaired or replaced.
- 2.5. The programme will require a long term plan and strategic approach to investment over the next 5-10 years. This will tie into the Council's Asset Management Plan which is a key document for this panel to review.

3. One Public Sector Estate Programme

- 3.1. In July 2012, the Panel received an update on the development of the One Public Sector Estate (OPSE) Programme across the Hampshire area, as the programme builds on the successes of the collaborative cross-sector projects at Havant Public Service Plaza and Ringwood Gateway.
- 3.2. Following the broad consensus in support of the OPSE approach shown at the meeting of the Strategic Infrastructure Board in April 2012, attended by Chief Executives from the districts and boroughs of Hampshire, an OPSE Working Group has now been formed to develop governance and a more formal structure to the partnerships. An initial meeting was held in September 2012 and the membership is now being extended to include the pan-area partners of Hampshire Constabulary, Hampshire Fire and Rescue Service, Health organisations and Central Government (represented by the Government Property Unit of the Cabinet Office.)
- 3.3. The Working Group is seeking to formalise some of the fundamental principles associated with this collaborative way of working for the longer term, including:
- shared vision and objectives
 - governance
 - protocols for sharing
 - financing
 - apportionment of benefits
 - consideration of a joint strategic asset management plan
- 3.4. The programme of cross-public sector opportunities workshops, hosted in a locality by the local councils and led by the County Council, is continuing, with a recent workshop held for the Test Valley area and further workshops

programmed over the next six months for the New Forest, Winchester, Fareham and Gosport areas.

- 3.5. Arising out of earlier opportunity workshops, key current initiatives for the OPSE programme include:

Rushmoor – Aldershot / Farnborough - a single business case is being developed for the rationalisation of a group of public sector assets across the Rushmoor area, including culture, leisure, public offices, health and police assets, as a means of assessing overall long-term costs and benefits to the public purse when a number of public services are co-located. It is anticipated that this will strengthen the case for an 'invest-to-save' approach being adopted by the partners.

Hart District Council – feasibility work is continuing on a potential community hub in Fleet that will combine a Discovery Centre, performance venue and function rooms in a collaboration between Hampshire County Council, Hart District Council and Fleet Town Council. This work is funded by and contingent upon a major supermarket development on the site of Hart's current offices. Further impact assessments are being undertaken by Hart District Council.

- 3.6. The County Council continues to hold a high profile nationally for its work on asset management and collaboration. Council officers have been on the core team supporting the Local Government Group and central government in advising and supporting the recent second wave of Pathfinders across the country. Furthermore, following participation on the Steering Group for the government inquiry on asset management, chaired by Matthew Hancock MP, Council officers have been asked to present findings at a national conference.

4. Portchester Community Centre

- 4.1. HA and DB Kitchin Ltd, having been awarded the contract to construct the New Portchester Community Centre for Fareham Borough Council, have faced a number of issues to date which has resulted in the completion of the first phase of the project, which includes the building, being delayed by 9 weeks. This now means the handover of the building to Fareham Borough Council will not be achieved until the 2 November 2012. While the project has been delayed the quality of workmanship has been maintained and HCC Property Services continue to apply pressure to ensure there are no further delays. Hampshire County Council and Fareham Borough Council members and officers have been made aware of the delay to the completion of the building. The delay will not affect the planned occupation of the building.
- 4.2. The delay to the completion of the first phase will impact on the proposed demolition of the existing building and ultimately the completion of the project. The proposed demolition will commence once the existing building has been vacated. It is then anticipated the demolition will take approximately 11 weeks to complete.
- 4.3. Fareham Borough Council have requested a number of variations/additional works and these include:

- i) A Bell Tower to the Centre.
- ii) Removal of the adjacent tennis courts to the east of the existing building.
- iii) An extension to the existing car park.

Fareham Borough Council have confirmed additional funding for the project for the installation of the bell tower and this will be installed to the building prior to completion. HCC Property Services have yet to receive instruction for the two remaining areas identified above.

- 4.4. The land transaction between the County Council and Fareham Borough Council continues to progress and HCC Property Services continues to liaise with Fareham Borough Council's legal representatives to complete this aspect of the project.

5. Ringwood Gateway

- 5.1. The Ringwood Gateway building has now been in use since May 2012 with Wedding Ceremonies being held from the new building since the beginning of September. The formal opening of the building is planned for the end of October. Members will recall the aspiration to achieve a modern and efficient building design- currently the building has achieved a BREAM "Very Good" rating and the outcome of a possible Excellent rating is awaited.
- 5.2. As the project comes to a close, a "lessons learnt" workshop undertaken by the Officer Steering Group for the project has identified a number of key learning outcomes, including how decision making takes place at different levels in the Public Sector and how in turn the governance arrangements need to be appropriate to support a successful project. This understanding will be important as other similar projects come forward across different tiers of the public sector.

6. Carfax, Winchester

- 6.1. Discussions are ongoing with Winchester City Council as Local Planning Authority to agree a Development Brief for the Carfax site, covering both the City Council and County Council land ownerships. An initial draft Brief has been produced by the County Council but requires some revision following feedback from the Planning Authority. It is hoped that the Brief can be agreed throughout September - October 2012, following which the lead officers at the City Council (as landowner) intend to brief the Leader of the City Council in order to agree a strategy for the onward disposal. At this stage, there is no firm commitment from the City Council on the certainty or timing of any disposal of their portion of the site and it would not be appropriate for the County Council to progress a disposal of its land ownership in isolation at this stage.

7. Schools Basic Need programme

- 7.1. Property Services are continuing to work closely with Children's Services colleagues in identifying and developing new school and existing school

expansion projects to provide additional school places which are needed across Hampshire. We are undertaking costed feasibility studies as well as more detailed design work where projects have been confirmed as required. We are looking to maintain design quality on these projects whilst creating efficiencies and reductions in cost through aggregation and common design principles and building components. Much of this work is focussed on the provision of additional primary school places, including the new school Pilgrims Cross CofE (VA) Primary School at Picket Twenty in Andover which started on site in July with a planned completion in June 2013. Building contracts have recently been awarded for the construction projects for both the Cupernham and Siskin School sites and we are now progressing with detailed design proposals for the addition of primary school places in Winchester. In the secondary sector the two most significant projects are Havant Academy and Park Community Schools and progress is included separately in this report.

8. Havant Schools

8.1. Havant Academy, Havant

- i) The works started on site on 1 August 2011 and are progressing well with completion anticipated on programme.
- ii) The key aspects of the scheme of works include the introduction of an entrance and lift area, the enclosing of an existing courtyard to create a communal dining / gathering space for both pupils and staff, the consolidation of engineering facilities in one discrete block and the undertaking of access improvements and refurbishment of the existing retained teaching accommodation.
- iii) The works are split into eight sections of work, the first six sections of work are now complete, with completion dates for the remainder by the end of October 2012.
- iv) Despite some delays during the construction process, the contractor is reporting that they do not anticipate any delay to the overall programme due to rescheduling of the remaining Section dates agreed with HCC and the Academy. The majority of the educational accommodation was handed over for the start of the new academic year in September 2012. The uncovering of some inherent problems within the existing buildings, including the removal of significant amounts of additional asbestos, has prompted the need for some savings to be introduced, however, the project is currently forecast to be on budget.

8.2. Park Community School

- i) The project is progressing to programme, with significant progress being made since the last update to the Panel.
- ii) The project will replace the defective Intergrid buildings and substantially refurbish the remainder of the accommodation on site. A new two storey extension is to be located adjacent to the existing theatre and sports facilities, to provide an improved and expanded performing arts and sports complex,

together with a new adjoining three storey teaching block. The Intergrid accommodation will be demolished once the students have been decanted into the refurbished, extended and new school accommodation. Following the demolition works, new outdoor landscape spaces and car parking areas will be provided.

- iii) The project team has now developed the proposals through the detail design and tender stages, working alongside the Contractor who has been appointed for pre-construction services. The project is forecast to be on budget. Formal tender returns are anticipated by the end of September 2012 and subject to achieving sufficient cost certainty the main Contract works will be let at the end of October.
- iv) An enabling works contract has been let bringing temporary accommodation to site, providing a new electrical substation, new sewer connections and completing early demolition works over the summer vacation to minimise disruption to the School ahead of the new academic year.
- v) The main works are anticipated to start on site in early November 2012, with the new build accommodation being completed by March 2014 and the refurbishment, demolition and external works being completed by November 2014. The majority of the completed educational accommodation will be available for the start of the new academic year in September 2014.

9. Adult Services Transformation - Learning Disabilities Services

- 9.1. Members will be aware that Property Services officers are providing asset related support to Adult Services for the transformation of their Learning Disability Services. Accordingly, the asset implications and business case for the transformation of the Adult Services Learning Disability Services was approved at the Executive Member for Policy and Resources Decision Day on 27 October 2011.
- 9.2. Over the next 3 to 4 years, this programme of transformation will see the provision of up to 13 Community Links, 2 Keystone Services, 2 Residential Respite Units and a residential unit to support clients who need short-term accommodation as a result of an unexpected change in their circumstances. In support of this, a number of existing Learning Disability related property assets will be disposed of to provide capital finance to help fund the provision of the new transformed services.
- 9.3. The work to provide the Community Link in Basingstoke is now complete, it is envisaged that the service will be up and running during September in it's new location as part of the Discovery Centre in Festival Place. Opportunities continue to be explored in the Eastleigh area with a potential partnership opportunity being progressed currently, transitional arrangements have been put in place to allow the existing Bishopstoke Day Services building to be vacated at the end of September.
- 9.4. A potential partnership opportunity is being explored in the Aldershot/Farnborough Area to provide a Community Link, work is at a very early stage, but is being advanced ahead of programme to explore the potential for such an approach to work in the area.

- 9.5. Work continues in relation to the Northern Respite scheme where the site has been identified, this element of the programme is currently considered on time and on budget all be it at quite an early stage. Opportunities in the Totton area are being explored for provision of the Keystone Service.
- 9.6. Tender documents are being produced for the adaptations required to provide a crisis service from an existing residential site in West Street, Havant, following Adult Services sign off on the design concepts for the service, it is envisaged that works will commence on site in the later part of the year.

10. Recommendation

- 10.1. That the Panel notes progress on each of the projects.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	No
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. An equalities impact assessment has not been considered appropriate in the development of this report.

2. Impact on Crime and Disorder:

- 2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime.

3. Climate Change:

- 3.1. Positive impacts on climate change will be considered at the time each of the projects are reported for approval. This report generally gives an update on progress and it is not appropriate to set out the specific impacts on climate change.