

**HAMPSHIRE COUNTY COUNCIL****Report**

<b>Committee/Panel:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	18 December 2012
<b>Title:</b>	Revenue and Capital Repairs Budgets: Progress Update for 2012/13 and Forward Planning to Programmes for 2013/14
<b>Reference:</b>	4195
<b>Report From:</b>	Director of Culture, Communities and Business Services

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## 1. Summary

1.1. The purpose of this report is to present a progress update for revenue and capital repairs budgets in 2012/13 and forward planning for the 2013/14 Capital Programme.

1.2. This report seeks to:

- Update the Panel with the current outturn forecasts against the 2012/13 revenue and capital repairs budgets.
- Obtain approval to advance key design and procurement activities on the highest priority projects for the 2013/14 programme in anticipation of the 2013/14 capital repairs budgets.
- Obtain approval to reprofile (from 2012/13 into the 2013/14) a number of contracts in the Landlord Capital Repairs programme with programming or statutory approval requirements needing longer lead in times and the addition of schemes into the 2012/13 programme which can be delivered in this financial year.
- Note the procurement options for delivery of the Revenue and Capital Repairs programme, and obtain approval to delegate the decision for the most appropriate procurement route for individual projects to the Director of Culture, Communities and Business Services.
- Carry forward any unspent balances from the Landlord's Non Education Capital Programmes and the Capital Maintenance Grant, to cover profiled payments on projects spanning over the end of the financial year.

## 2. Current Outturn Projections for Repair and Maintenance Budgets 2012/13

### 2.1.

<b>Budget Heading</b>	<b>Current End of Year Outturn Forecast</b>
Repair and Maintenance Revenue Budgets	Currently projecting a balanced outturn
Capital from the Revenue Account (CERA)	Currently projecting a balanced outturn
Traditional Landlords Non Education Capital Programme	Currently projecting 100% commitment and 70% spent. It is therefore proposed to carry forward any unspent budget to 2013/14, currently estimated at £480k to cover profiled payments on projects spanning over the end of the financial year.
The Leaders Additional Landlords Non Education Capital Programme 2012/13-13/14	Currently profiled across the two financial years. The projected outturn for the 2012/13 (£2.5m) is 100% commitment and 60% spent. It is therefore proposed to carry forward any unspent budget to 2013/14, currently estimated at £900k to cover profiled payments on projects spanning over the end of the financial year.
Capital Maintenance Grant (CM) 2012/13	Currently projecting close to 100% commitment but with a requirement for £3.5m carry forward to cover profiled payments on projects spanning over the end of the financial year.

## 3. Current Projected Future Funding Landscape for 2013/14

3.1. For the purposes of planning for the 2013/14 Capital Programmes the following assumptions are being adopted:

<b>Budget Heading</b>	<b>Projected Funding Position in 2013/14</b>
Repair and Maintenance Revenue Budgets	Currently projecting budgets will be maintained at similar levels.

Capital from the Revenue Account (CERA)	Following School Forum agreement on 23 October future CERA funding will remain as 2012/13 levels.
Traditional Landlords Non Education Capital Programme	Currently projecting budgets will be maintained at similar levels.
Additional Landlords Non Education Capital Programme 2012/13-13/14	Currently profiled across the two financial years. Programmes for the £2.5m profiled to be spent in 2013/14 are being compiled for reporting to the next BLaPP cycle in March 2013.
Capital Maintenance Grant (CM) 2013/14	Currently projecting a reduction for 2013/14 Grant to recognise the further conversions to Academy status in the 2012/13 financial year.

#### **4. Advanced Work for Projects proposed from the 2013/14 Capital Programme**

- 4.1. The Capital Maintenance Grant (CM) is awarded annually by central government and is usually confirmed in December. The EFA have recently announced that the award for next year will not now be until January 2013. The current grant 2012/13 is £19.7m, reduced from £25.4m in 2011/12. We are advised this reduction reflects the conversion rate of schools to Academy status. A further reduction is therefore anticipated for the 2013/14 grant.
- 4.2. This fund is used in the County Council to address the larger scale capital replacement of building elements across the Local Authority portfolio of schools. A key programme funded from the CM grant is the recladding of SCOLA 2 and 3 buildings. Based on an agreed prioritisation with Children's Services the current focus for recladding is on the tallest buildings on the school sites but respecting a split of expenditure between the Primary and Secondary sectors.
- 4.3. The current annual CM grant cycle makes it difficult to deliver large maintenance priorities within the financial year of the award. This is particularly so with the SCOLA cladding programme where the works require planning permission and often need detailed programming around the school academic year. Many schools can best facilitate a start to this type of work during Easter, clearly difficult to achieve if the funding cycle does not facilitate reporting until the early part of the calendar year. It is therefore proposed that in anticipation of the 2013/14 CM grant announcement Property Services will progress the design work for the next priority SCOLA cladding projects listed below. This advanced design work will be undertaken with the schools but on the understanding that a firm commitment to the works cannot be made until the scale of the CM grant is confirmed:

School	Estimated Value
Horndean Technology College	£1.6 million
Aldworth Science College	£2.4 million
Fair Oak Junior School	£1.5 million
Chiltern Primary School	£1.1 million

## 5. Advancing Works for 2013/14 External Decorations Programmes

- 5.1. Property Services prioritise and deliver significant annual programmes of external decorations and repairs across the education and non education estates. These programmes are considered key to a proactive and preventative approach to managing the existing estate. Traditionally the programmes are funded for Education buildings via the Capital from the Revenue Account (CERA) budget and for the non education buildings from the Landlord Capital Repairs and Maintenance budget. Both of these funding sources are not able to be confirmed until late spring and hence the capital programmes are therefore normally reported in the March cycle of BLaPP. This can lead to a missed opportunity to deliver external decorations in the first few months of the year when the weather is often conducive to undertaking these works.
- 5.2. Schools Forum agreed on 23 October 2012 that the CERA budget should be retained as a central budget into the 2013/14 financial year. Whilst no commitments against this budget can be made until the new financial year it seems prudent to now invest the time to advance the design work for the 2013/14 external decoration programme for education buildings. It is proposed the design work is completed and prices obtained from the industry for a programme of external decoration and repairs allowing the Director of Culture, Communities and Business Services to place orders as soon as the CERA budget is available in 2013/14. A programme of the proposed sites for external decoration and repairs for 2013/14 is incorporated in appendix 1.
- 5.3. A further opportunity exists to advance external decorations for the 2013/14 non education estate and make an early start on site in the spring of 2013. Detailed design work has now established a number of projects in the non education programme reported to BLaPP on 13 March 2012 are more likely to be in contract during 2013/14 due to requirements for statutory permissions and detailed programming. It is therefore proposed to defer raising orders for the following works from the reported programme and to substitute a programme of external decoration and repairs which can be designed and procured before 31 March 2013. The proposed programme of decorations is incorporated into appendix 2.

<b>Proposed Deferred Works</b>	<b>Current Estimated Value</b>
	<b>£'000</b>
Bursledon Windmill - Windshaft replacement	£30
Queen Elizabeth II Country Park- Borehole Works	£55
Hilliers Gardens- Robert's Bungalow	£15
Lee on Solent Library- Roof Repairs	£40
Queen Elizabeth II Country Park- Water Treatment Plant	£70
Royal Victoria Country Park- Chapel Windows and External Decorations	£66
Three Minsters House – Lead Roof Replacement	£300
Manor Farm Country Park- Church Roof Repairs	£25
Support to Corporate Projects	£200

## 6. Procurement

- 6.1. The majority of the capital programme works reported in Appendix A will be procured through existing and new OJEU compliant framework arrangements or via traditional single stage competitive tender. The procurement route selected for each project will be determined taking into account the specific details of the project and market intelligence at the time of the procurement exercise. Flexibility in buying strategy will allow the Council to take full advantage of fluctuations in the market. In order to react expeditiously it is proposed that final approval for procurement route be delegated to the Director of Culture, Communities and Business Services. Procurement proposals that sit outside of these standard approaches will be set out in future Corporate Procurement Update reports as appropriate.

## 7. Recommendations

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

- 7.1. The latest projected budget outturn position (2012/13) and forward planning projections 2013/14 for Revenue and Capital Repairs budgets be noted.
- 7.2. The £3.5million of the 2012/13 capital maintenance grant be carried forward to 2013/14 to deliver projects being designed as part of the 2012/13 programme.

- 7.3. The advanced design work for SCOLA recladding projects set out in 4.2 be approved.
- 7.4. The advanced design and procurement works to develop the schools external decoration programme for 2013/14 as set out in 5.2 be approved.
- 7.5. The reprofiling to 2013/14 of defined contracts from the 2012/13 Landlord Capital Programme (as set out in 5.3) and the addition to the 2012/13 programme of external decoration works in the non education portfolio be approved.
- 7.6. 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.
- 7.7. Any unspent balances from the Landlord's Non Education Capital Programmes 2012/13 be carried forward to 2013/14, to cover profiled payments on committed projects spanning over the end of the financial year.

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

<b>Hampshire safer and more secure for all:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	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 been considered in the development of this report and no adverse impact has been identified. Access requirements are always considered during the design stages of building maintenance projects and are often improved.

### **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 crime prevention. The proposed programmes support the strategy for crime and disorder to include arson reduction, modifications to buildings to reduce vandalism etc. A fire review panel assesses all designs and will consider arson reduction measures.

### **3. Climate Change:**

- a) **How does what is being proposed impact on our carbon footprint / energy consumption?**

The programme of re-cladding buildings will result in more efficient building envelopes and reduce energy consumption. Section 7 of the report refers.

- b) **How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?**

Re-cladding SCOLA buildings has major advantages, improving thermal performance, reducing solar gain, improving ventilation, reducing glare and generally enhancing the teaching environment whilst using less energy. Also refer to section 7 of the report.

<b>Property</b>	<b>Location</b>	<b>Works</b>
<b>Schemes up to £50,000</b>		
Alverstoke CE (A) Junior School	Alverstoke	External Decoration and Repairs
Alverstoke Community Infant School	Alvestoke	External Decoration and Repairs
Andrews Endowed CE (A) Primary School	Holybourne	External Decoration and Repairs
Ashford Hill Primary School	Thatcham	External Decoration and Repairs
Bedenham Primary School	Gosport	External Decoration and Repairs
Bishopswood Infant School	Tadley	External Decoration and Repairs
Bishopswood Junior School	Tadley	External Decoration and Repairs
Brockhurst Infant School	Gosport	External Decoration and Repairs
Buriton Primary School	Buriton	External Decoration and Repairs
Denmead Infant School	Denmead	External Decoration and Repairs
Ecchinswell & Sydmonton CE (C) Primary School	Ecchinswell	External Decoration and Repairs
Eggars Secondary School	Holybourne	External Decoration and Repairs
Four Lanes Infant School	Chineham	External Decoration and Repairs
Glenwood School	Emsworth	External Decoration and Repairs
Gomer Infant School	Alverstoke	External Decoration and Repairs
Gomer Junior School	Alverstoke	External Decoration and Repairs
Grange Community Junior School (Farnborough)	Farnborough	External Decoration and Repairs
Hambledon Infant School	Hambledon	External Decoration and Repairs

<b>Property</b>	<b>Location</b>	<b>Works</b>
Harrison Primary School	Fareham	External Decoration and Repairs
Hart Plain Infant School	Waterlooville	External Decoration and Repairs
Haselworth Primary School	Gosport	External Decoration and Repairs
Holbrook Primary School	Bridgemary	External Decoration and Repairs
Hook Infant School	Hook	External Decoration and Repairs
Hook Junior School	Hook	External Decoration and Repairs
Horndean CE (C) Junior School	Horndean	External Decoration and Repairs
Hulbert Junior School	Waterlooville	External Decoration and Repairs
Kings Furlong Infant School And Nursery	Basingstoke	External Decoration and Repairs
Kings Furlong Junior School	Basingstoke	External Decoration and Repairs
Kingsclere CE (C) Primary School	Kingsclere	External Decoration and Repairs
Lee On Solent Infant School	Lee on the Solent	External Decoration and Repairs
Lee On Solent Junior School	Lee on the Solent	External Decoration and Repairs
Liss Junior School	Liss	External Decoration and Repairs
Manor Junior School Cove	Cove	External Decoration and Repairs
Marlborough Infant (and Y3) School	Aldershot	External Decoration and Repairs
Mayhill Junior School	Odiham	External Decoration and Repairs
Mengham Junior School	Hayling Island	External Decoration and Repairs
Merton Infant School	Basingstoke	External Decoration and Repairs

<b>Property</b>	<b>Location</b>	<b>Works</b>
Mill Hill Primary School	Waterlooville	External Decoration and Repairs
New Milton Infant School	New Milton	External Decoration and Repairs
Newlands Primary School	Yateley	External Decoration and Repairs
North Waltham Primary School	North Waltham	External Decoration and Repairs
Oakley CE (C) Junior School	Oakley	External Decoration and Repairs
Oakridge Infant School	Basingstoke	External Decoration and Repairs
Park Primary School	Aldershot	External Decoration and Repairs
Park View Junior School	Basingstoke	External Decoration and Repairs
Pennington Parochial CE (C) Junior School	Pennington	External Decoration and Repairs
Petersgate Infant School	Clanfield	External Decoration and Repairs
Poulner Infant School	Ringwood	External Decoration and Repairs
Poulner Junior School	Ringwood	External Decoration and Repairs
Purbrook Infant School	Purbrook	External Decoration and Repairs
Queens Inclosure Primary School	Waterlooville	External Decoration and Repairs
Redlands Primary School	Fareham	External Decoration and Repairs
Ringwood CE (C) Infant School	Ringwood	External Decoration and Repairs
Riverside Community Special School	Purbrook	External Decoration and Repairs
Rowlands Castle St Johns CE (C) Primary School	Rowlands Castle	External Decoration and Repairs
Sheet Primary School	Sheet	External Decoration and Repairs

<b>Property</b>	<b>Location</b>	<b>Works</b>
Sherborne St John CE (C) Primary School	Sherborne St John	External Decoration and Repairs
Sopley Primary School	Sopley, Bransgore	External Decoration and Repairs
South View Infant School	Basingstoke	External Decoration and Repairs
St Bernadette RC (VA) Primary School	Farnborough	External Decoration and Repairs
St Judes RC (VA) Primary School	Fareham	External Decoration and Repairs
St Marys CE (A) Junior School Old Basing	Old Basing	External Decoration and Repairs
Talavera Junior School	Aldershot	External Decoration and Repairs
Tavistock Infant School	Fleet	External Decoration and Repairs
Tiptoe Primary School	Tiptoe, Lymington	External Decoration and Repairs
Titchfield Primary School	Titchfield	External Decoration and Repairs
Tower Hill Primary School	Cove	External Decoration and Repairs
Velmead Junior School	Fleet	External Decoration and Repairs
Westfields Junior School	Yateley	External Decoration and Repairs
Weyford Infant School	Bordon	External Decoration and Repairs
Whiteley Primary School	Whiteley	External Decoration and Repairs
Winklebury Infant School	Basingstoke	External Decoration and Repairs
Amery Hill Secondary School	Amery Hill	External Decoration and Repairs
Connaught Secondary School	Aldershot	External Decoration and Repairs
Fernhill School And Language College	Farnborough	External Decoration and Repairs

<b>Property</b>	<b>Location</b>	<b>Works</b>
<b>Schemes up to £100,000 to £150,000</b>		
Aldworth Science College	Basingstoke	External Decoration and Repairs
Swanmore College Of Technology	Swanmore	External Decoration and Repairs
The Henry Cort Community College	Fareham	External Decoration and Repairs

<b>Property</b>	<b>Location</b>	<b>Works</b>
<b>Schemes up to £50,000</b>		
Allen Gallery	Alton	External Decoration and Repairs
Alton Family Centre	Alton	External Decoration and Repairs
Alton Library	Alton	External Decoration and Repairs
Andover Register Office	Andover	External Decoration and Repairs
Ashcroft Arts Centre	Fareham	External Decoration and Repairs
Audleys Close Centre	Cliddesden	External Decoration and Repairs
Bar End Offices And Warehouse (Unit 1)	Winchester	External Decoration and Repairs
Basingstoke Register Office	Basingstoke	External Decoration and Repairs
Basingstoke Register Office	Basingstoke	External Decoration and Repairs
Bishops Waltham Library	Bishop's Waltham	External Decoration and Repairs
Bridgemary Library	Bridgemary	External Decoration and Repairs
Bursledon Windmill	Bursledon	External Decoration and Repairs
Capricorn Youth Club	Aldershot	External Decoration and Repairs
Castle Hill Offices	Winchester	External Decoration and Repairs
Castle Yard	Winchester	External Decoration and Repairs
Chilcomb Sports Pavilion	Chilcomb	External Decoration and Repairs
Chineham Library	Chineham	External Decoration and Repairs
Curtis Museum	Alton	External Decoration and Repairs
Cypress Lodge	Basingstoke	External Decoration and Repairs

<b>Property</b>	<b>Location</b>	<b>Works</b>
Dummer Motorway Compound	Dummer	External Decoration and Repairs
Education Offices For Hiass	Cadnam	External Decoration and Repairs
Emsworth Library	Emswoth	External Decoration and Repairs
Fair Oak Library	Fair Oak	External Decoration and Repairs
Falcon House Divisional Professional Centre	Winchester	External Decoration and Repairs
Farnborough Library	Farnborough	External Decoration and Repairs
Fleet Library	Fleet	External Decoration and Repairs
Flemming House	Eastleigh	External Decoration and Repairs
Forest Arts Centre	New Milton	External Decoration and Repairs
Four Chimneys	Winchester	External Decoration and Repairs
Gosport Discovery Centre	Gosport	External Decoration and Repairs
Gosport Search Museum	Gosport	External Decoration and Repairs
Hampshire Record Office	Winchester	External Decoration and Repairs
Harbour Masters Office	Warsash	External Decoration and Repairs
Hawthorne Court	Sarisbury Green	External Decoration and Repairs
Havant Register Office	Havant	External Decoration and Repairs
Hedge End Library	Hedge End	External Decoration and Repairs
Horndean Library	Horndean	External Decoration and Repairs
Hythe Library	Hythe	External Decoration and Repairs

<b>Property</b>	<b>Location</b>	<b>Works</b>
Lepe Country Park	Lepe	External Decoration and Repairs
Linden Education Centre	Farnborough	External Decoration and Repairs
Liphook Library	Liphook	External Decoration and Repairs
Lymington Library	Lymington	External Decoration and Repairs
Lymington Office Accommodation	Lymington	External Decoration and Repairs
Marfield	Alton	External Decoration and Repairs
Minstead Rural Studies Centre	Minstead	External Decoration and Repairs
Netley Library	Netley	External Decoration and Repairs
New Forest Family Centre	Hythe	External Decoration and Repairs
New Milton Youth Centre	New Milton	External Decoration and Repairs
Oakleigh Family Centre	Havant	External Decoration and Repairs
Odiham Library	Odiham	External Decoration and Repairs
Offices At 133 Stoke Road	Gosport	External Decoration and Repairs
Orchard Close	Hayling Island	External Decoration and Repairs
Portchester Library	Portchester	External Decoration and Repairs
Privett Centre	Privett	External Decoration and Repairs
Queen Elizabeth Country Park	East Meon	External Decoration and Repairs
Romsey Register Office	Romsey	External Decoration and Repairs
Russell House Offices	Eastfield	External Decoration and Repairs

<b>Property</b>	<b>Location</b>	<b>Works</b>
Serle's House	Winchester	External Decoration and Repairs
Stanmore Branch Library	Stanmore	External Decoration and Repairs
Tadley Library	Tadley	External Decoration and Repairs
The Great Hall	Winchester	External Decoration and Repairs
The Parkway	Fareham	External Decoration and Repairs
The Wedge Youth And Arts Centre	Andover	External Decoration and Repairs
Ticehurst	Ticehurst	External Decoration and Repairs
Titchfield Haven Nature Reserve	Titchfield	External Decoration and Repairs
Westbury Manor Museum	Fareham	External Decoration and Repairs
Whitchurch Library And Community Centre	Whitchurch	External Decoration and Repairs
Yateley Library	Yateley	External Decoration and Repairs
<b>Schemes up to £100,000 to £150,000</b>		
Calshot Activity Centre	Fawley	External Decoration and Repairs
Elizabeth II Court South	Winchester	External Decoration and Repairs