

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL held in
the Chute Room, Elizabeth II Court South, Winchester, on
8 October 2013

PRESENT:

Councillors: K. House; M. Kendal (Chairman); M. Lyon; F. Pearce; J Wall

12 APOLOGIES

Apologies were received from Councillor Peter Edgar.

13 DECLARATIONS OF INTEREST

Members were mindful of their duty to disclose at the meeting any disclosable pecuniary interest they had in any matter on the agenda for the meeting, where that interest was not already entered in the Authority's register of interests, and their ability to disclose any other pecuniary or non-pecuniary interests in any such matter that they might have wished to disclose.

No interests were declared under this item.

14 MINUTES AND MATTERS ARISING

The Director confirmed that the action for alignment of the sprinkler policy statement between the County Council and Hampshire Fire and Rescue Authority (Item 5) was on-going with senior fire officers and a recommendation would be brought to the next meeting.

The Minutes of the meeting held on 25 June 2013 were confirmed by Members as a correct record and signed by the Chairman.

15 CHAIRMAN'S ANNOUNCEMENTS

The Chairman provided an update for Members on departmental developments. Property Services had been nominated for the RIBA Client of the Year Award, which honoured the key role that a good client played in the creation of excellent buildings. Clients of all RIBA award winning schemes were under consideration but a track record of previous successful commissioning was taken into account, particularly where this had led to earlier RIBA awards.

Barncroft Primary School had been shortlisted for the SCALA Civic Building of the year 2013. The Award represented recognition of good quality public sector architecture and the aim was to inspire and promote the work carried

out in the public sector. The winners would be announced at the awards ceremony on Friday 8th November.

In recognition of its joint working with Surrey, Reading and West Sussex on the schools design and construction programme, Property Services had also been shortlisted for the Guardian Public Services Award in the category of Grassroots Excellence. Winners would be announced at the awards ceremony on Tuesday 12th November 2013.

Members noted the developments and nominations and congratulated the Property Services team for these achievements.

16 CORPORATE PROCUREMENT STRATEGY UPDATE AND REVIEW OF PROCUREMENT STRATEGY ACTION PLANS

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to the County Council's Corporate Procurement Strategy (Item 5 in the Minute Book).

The Director underlined key procurement initiatives, performance indicator results for 2012/13 and aspects of the Corporate Procurement Strategy improvement action plan. Improvements to the Council's category management of services were highlighted and noted by Members. An update was provided in relation to the joint working procurement arrangements that were underway with Hampshire Fire and Rescue and Hampshire Constabulary to deliver savings and standardise processes.

Procurement approvals were discussed including projects funded from the Education Basic Need Programme (pre-construction stages) which were to cater for the demand for new school places across the County.

It was confirmed that the Council received a financial rebate associated with costs for the Procurement Card Solutions Project making it free to the Council to operate.

Members acknowledged the good results of the performance indicators and the improvements made under the Procurement Strategy.

RESOLVED:

- a) The Panel noted the progress made against the Corporate Procurement Strategy Improvement Action Plan
- b) The Panel noted the procurement key performance indicators for 2012/13 as provided in Appendix 2

17 EMSWORTH PRIMARY AND PETERSGATE INFANT SCHOOLS, WATERLOOVILLE

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to project proposals for Emsworth Primary and Petersgate Infant Schools, in Waterlooville (Item 6 in the Minute Book).

The Director updated Members on key elements of the projects. Both schools involved building expansion to meet demand for additional school places. It was proposed that they be procured together to achieve best value.

It was confirmed that the Vice-Chairman had reviewed the projects in his role as Executive Member for Education and was supportive of the plans. Members asked about fire safety for these and other new school buildings. The Director explained that a risk assessment process was undertaken on each project to determine the need for sprinkler systems. These schools were considered low risk and would not be having sprinkler installations. It was confirmed that a sprinkler policy was in place for the needs of the County and for the Council's built estate.

The funding of the projects was questioned and the Director confirmed that a large part of the funding for these projects came from developer contributions.

Members were satisfied with the proposed projects for both schools.

RESOLVED:

- a) The Panel advises the Executive Member for Policy and Resources that:
- b) That the project proposals for the permanent expansion of both Emsworth Primary School, Emsworth, and Petersgate Infant School, Clanfield, at an estimated total cost of £1, 508,000, be approved.

18 WARBLINGTON PRIMARY SCHOOL, HAVANT

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to project proposals for Warblington Primary School in Havant (Item 7 in the Minute Book).

The Director highlighted the main elements of the project proposal for Warblington Primary School, which included a new sports hall and multi-use games area (MUGA), and the relocation of the pre-school. The project was to be funded through capital receipts from the successful disposal of part of the school site. It was noted that completion was pending consent required from Railtrack (as neighbouring landowner) which was expected in the near future. No contract would be let until the land sale completion had taken place. This however, was not felt to be a significant issue.

Members were satisfied with the proposals for the School.

RESOLVED:

- a) The Panel advises the Executive Member for Policy and Resources that:
- b) The project proposals for a Multi-Use Games Area (MUGA), replacement 4-court sports hall, refurbished tennis courts and the relocation of Warblington pre-school at Warblington Community School in Havant, at a total estimated cost of £3,859,000, be approved.

19 NORTHERN RESPITE CENTRE FOR LEARNING DISABILITIES, BASINGSTOKE

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to the Northern Respite Centre for Learning Disabilities in Basingstoke (Item 8 in the Minute Book).

The Director highlighted proposals for the provision of the Centre, which formed part of the Learning Disability Transformation Project and was the first of two facilities. The Centre would provide respite care for clients with physical and learning difficulties over short breaks to support families and carers.

Members discussed aspects of the project including costs associated with the build. Higher net costs were noted for this project due to the more specialist types of facilities required. Energy management for the building was discussed. The Centre would incorporate several sustainability features (as highlighted in Appendix B).

Members enquired about capital receipts and whether the Council retained control of the remaining adjacent site due to be sold, in terms of future development. The Director confirmed that two thirds of capital costs for the programme (of which this project was one element) were funded by receipts. The disposal of the adjacent site would be controlled by the Council to maximise the potential capital receipt.

RESOLVED:

- a) That the Panel advises the Executive Member for Policy and Resources that:
- b) That the project proposals for the provision of a new Respite Care facility in Basingstoke, at an estimated total cost of £2,400,000 be approved.

20 MAJOR PROJECTS UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to the major projects being progressed within the Department (Item 9 in the Minute Book).

The Director highlighted key projects including the Schools Basic Need Programme, Project 500, Adult Services Transformation projects and Havant Schools.

Project 500 was noted as facing some challenges due to planning issues as the County Council was not the designated planning or housing authority. It was acknowledged that rural communities had a pressing housing need which needed to be balanced with sustaining stable local communities.

Members discussed being able to provide further help for parish councils to assist them in making local housing decisions and to help facilitate future ownership of the scheme by local housing authorities. The need to work alongside local neighbourhood plans was also discussed.

It was clarified that some 40-50 potential sites had been identified. These were not strategic housing sites however, and were at times in locations that were more difficult to develop. The project was noted as important in progressing housing issues for local areas in order that authorities could use the land that the Council had available. Members noted further developments of identified housing sites, in partnership with Hampshire Alliance for Rural Affordable Housing (HARAH).

The Extra Care Programme was discussed including the procurement framework and funding sources. Members noted that the programme was a very positive development, as the Council was responding to the increased need for accommodation for older people in Hampshire, and transforming the types of housing available.

RESOLVED:

a) Progress on each of the projects was noted by the Panel.

21 ENERGY AND CARBON MANAGEMENT ACTIVITIES UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services providing an update on the Council's Energy and Carbon Management plans and activities (Item 10 in the Minute Book).

The Director highlighted the good progress being made under the Carbon Management Plan in terms of achievement of technical targets for carbon reduction within the strategy. A larger challenge was in tackling behavioural change and Property Services was working with schools and services to reduce energy use.

Members discussed technologies for carbon saving which represented the best value for money (as shown within 4.6 of the report). The Director referred to changes in the Feed in Tariff under the Government funding initiatives. The business case for Solar PV was still under review and approximately 50 buildings had been identified in this current exercise. It was confirmed that new school expansion projects would include installation of PV where it was technically appropriate to do so.

The carbon reduction plan and achievements of the Energy Performance Programme was noted by Members.

RESOLVED:

- a) The positive progress to date with the Energy and Carbon Management Programmes in the built estate was noted by Members.

22 SHARED SERVICES UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services providing an update on shared services arrangements being progressed within the Department (Item 11 in the Minute Book).

One of the main projects was the Academies programme. The Director informed Members of the 28 contracts out of 41 that Property Services had with Hampshire academies and its plans to further develop the relationship through an innovative Joint Working Arrangement (JWA). Engagement with the Chichester Academy Trust (CAT) was also being progressed through a similar JWA, and partnership with schools on the Isle of Wight could also be considered under this model. It was confirmed that Property Services continued to actively support existing arrangements with new Academy status schools.

Members discussed the Council's emerging responsibility for Children's Services and maintained schools on the Isle of Wight. A strategy was being developed to offer a property service for its schools and academies. Members asked about current condition of the schools and it was explained that this would be assessed through updated surveys to help ascertain the priorities for capital maintenance grant.

The Director confirmed that the Council budget would not be affected and that the Isle of Wight would keep its own political leadership. It would be up to individual schools to buy into the Property Partnership with Hampshire.

RESOLVED:

- a) That the Panel recommends the following to the Executive Member for Policy and Resources in relation to Academies in Hampshire and the Isle of Wight:
 - b) Approval that the Joint Working Arrangement for Property Services be formalised with all Hampshire Academies that wish to join the innovative partnership arrangement
 - c) Support the offer of a Property Service to Schools and Academies on the Isle of Wight in partnership with Children's Services, using the most appropriate legal model
 - d) Approve the establishment of a contract with Chichester Academies Trust for the provision of property services to this new Academy Chain.