

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL held in  
the Chute Room, Elizabeth II Court South, Winchester, on  
18 March 2014.

Councillors:  
p Chairman: M. Kendal  
p Vice-Chairman: P. Edgar

p K. House  
p F. Pearce

p M. Lyon  
p J. Wall

Also in attendance:  
Councillor Jane Frankum.

### **33 APOLOGIES**

There were no apologies for the meeting.

### **34 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.

### **35 MINUTES AND MATTERS ARISING**

The Minutes of the meeting held on 17 December 2013 were confirmed by Members as a correct record and signed by the Chairman.

### **36 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman updated Members that the Runways End Outdoor Centre in Aldershot had recently received a commendation at the Civic Trust Awards for 2014. The awards recognised the best in architecture, design, planning and landscape. Commendations and awards were given to projects that demonstrated high quality architecture or design, sustainability, accessibility to all users and which made a positive cultural, social or economic contribution to the local community. The centre continued to go from strength to strength since investment by the County Council and its partners.

The Chairman commented on the recent period of winter storms and flooding which had impacted the County Council's land and buildings. A combination of storms and sustained periods of heavy rain had required an unprecedented response from the Council to keep operational buildings safe

and in occupation. Most notable events included over 100 trees felled by the wind on many of the Council's site and around 20 buildings affected by flood water. Emergency plans had been deployed at many more sites than the last major flooding events in the year 2000.

The Chairman wanted to thank the Council's contractors and staff who had worked tirelessly and in difficult conditions to keep disruption to a minimum. The Council's occupants and service users had been understanding and patient. In addition, there had been many examples of excellent joint working with other agencies to deal with the challenges.

### **37 ENERGY STRATEGY ACTION PLAN 1 2014 - 2018**

The Panel considered the report of the Directors of Economy, Transport and Environment and of Culture, Communities and Business Services, seeking approval of the Energy Strategy Action Plan (Item 6 in the Minute Book).

The Lead Manager provided a summary of the Plan. This was the first of a series of four yearly plans following adoption of the Energy Strategy by the Council in 2012. The Plan's overriding actions were explained and it was noted that these would be streamlined with existing departmental objectives. Governance arrangements for monitoring of the Plan were highlighted.

Members enquired about financial detail and tracking of targets. It was confirmed that financial data would be added to the Plan and methods of assessment were under review with action owners. Target updates would be provided with six monthly reporting.

Integration of the Plan with the Council's Carbon Management Plan was discussed. Members considered it important to promote the Plan to all councillors to feedback to their local schools and communities.

RESOLVED:

The Panel advises the Executive Member for Income and Capital Receipts:

- a) That approval be given for the first Energy Strategy Action Plan 1 (ESAP1) Appendix 1
- b) That the approval be given to the governance arrangements to deliver the ESAP1 and authority is given to begin implementation and monitoring

### **38 PROPERTY SERVICES – FUTURE BUSINESS PLAN PROPOSALS**

The Panel considered a presentation from the Director of Culture, Communities and Business Services in relation to business plans for Property Services (Item 7 in the Minute Book).

The Director summarised the 2012 Strategy for growth and its progress. Increases in the Capital Programme and external income meant that growth now represented 43% over two years. Service transformation was continuing

which included the Council's partnership with Police and Fire, the Isle of Wight, and Cluster arrangement. Income and recruitment changes were noted and the future strategic plans of the Service.

The Children's Services Capital Programme was noted, including plans for 8,000 new primary school places across the County, and priorities including accommodation for special needs pupils, Childrens' Homes and Infant Free School Meals.

It was confirmed that ongoing pressures of resources, funding and construction industry capacity would be kept under review within the longer term strategy, as were plans to increase savings through collaboration.

### **39 MAJOR PROJECTS UPDATE**

The Panel considered the report of the Director of Culture, Communities and Business Services providing an update on the major projects being progressed within the Department (Item 8 in the Minute Book).

The Director summarised developments within key projects including the Schools Basic Needs Programme, Property Services Cluster and Reading Hampshire Property Partnership, as detailed within the report.

Progress with the Isle of Wight Council schools partnership was discussed. It was confirmed that capital funding streams for Hampshire and the Isle of Wight remained separate. Discussions with the Education Funding Agency in relation to additional funding for the Isle of Wight were continuing.

The Chairman highlighted the successful mitigation of carbon tax liability with regards to the Council's Carbon Management Plan since its implementation. Members agreed that this be noted within the recommendations.

#### **RESOLVED:**

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

- a) That progress on each of the projects is noted
- b) That, subject to completing legal negotiations, East Sussex County Council accedes to the joint working arrangements with Surrey and Hampshire.
- c) That the achievement in carbon reduction through the Council's Carbon Management Plan and subsequent avoidance of tax liability of £200,000 be noted.
- d) That the Southern Construction Framework for Capital Building Projects is procured on the basis of a revised duration (six years) at increased value (£1 billion to £5 billion). This is to reflect the current knowledge of the future scope and scale of projects to be delivered through this innovative and efficient arrangement

- e) That Hampshire County Council enter into a Joint Working Arrangement for Property Services with the Isle of Wight Council enabling them to take advantage of the professional capacity and skills available here
- f) That the provision of technical and procurement resources to Kent County Council for the establishment of a Mid-Value Construction framework be approved.

#### **40 SOUTH FARNBOROUGH JUNIOR SCHOOL, FARNBOROUGH**

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to project proposals for expansion of the School (Item 9 in the Minute Book).

The Director summarised proposals for the permanent expansion of the School and associated costs. Members noted the project's links with housing developments within the area to provide additional pupil places.

Councillor Wall confirmed his response to the consultation as local Councillor and satisfaction with proposals. Members endorsed proposals for the School.

**RESOLVED:**

The Panel made the following recommendations to the Executive Member for Policy and Resources:

- a) That the project proposals for the permanent expansion of South Farnborough Junior School in Farnborough, at an estimated total cost of £1,600,000 be approved.

#### **41 MERTON INFANT AND JUNIOR SCHOOLS, BASINGSTOKE**

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to project proposals for the School (Item 10 in the Minute Book.)

The Director updated Members on proposals for the permanent expansion of Merton Infant and Junior Schools. The project was noted as part of the Basic Needs Programme and linked to the Merton Rise housing development. Measures had been taken to expand site access and these had been reviewed via the Council's Regulatory Committee.

At the invitation of the Chairman, and as local Councillor for the area, Councillor Frankum commented on plans. She regarded the project as a positive development for the area though there was considered to be some initial delays with consultation for which the Director accepted. It was agreed that early consultation with stakeholders over local planning or access matters was important. The Director confirmed that a clear and timely consultation process was in place for all school expansions, which included close collaboration with the local councils and planning agencies.

Members endorsed plans and thanked Councillor Frankum for her feedback.

RESOLVED:

That the Panel recommends to the Executive Member for Policy and Resources:

- a) That the project proposals for the permanent expansion of both Merton Infant and Junior Schools in Basingstoke, at an estimated total cost of £4,396,000 be approved.

#### **42 VIGO INFANT AND JUNIOR SCHOOLS, ANDOVER**

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to project proposals for expansion of the School (Item 11 in the Minute Book).

The Director provided a summary of plans and associated costs for the Infant and Junior Schools, as detailed within the report. It was noted that the project had arisen in response to new housing developments locally in order to provide additional required pupil places. Members noted aspects of the proposed development and endorsed the plans for both Schools.

RESOLVED:

The Panel made the following recommendations to the Executive Member for Policy and Resources:

- a) That the project proposals for the permanent expansion of both Vigo Infant and Junior Schools in Andover, at an estimated total cost of £2,500,000 be approved.

#### **43 CASTLE HILL JUNIOR SCHOOL, ROOKSDOWN SITE, BASINGSTOKE**

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to project proposals for a new primary school in Rooksdown, Basingstoke (Item 12 in the Minute Book).

The Director summarised proposals for the provision of a new 1 Form Entry primary school to meet forecast growth in pupil numbers, following the provision of new homes in Rooksdown.

It was confirmed that parking and access issues were under review to resolve them. Members discussed the high standard of facilities at the Junior School and endorsed proposals for the Primary School.

RESOLVED:

The Panel made the following recommendations to the Executive Member for Policy and Resources:

- a) That the project proposals for a new 210 place Rooksdown Primary School in Basingstoke, at an estimated total cost of £6,600,000 be approved.

**44 LOCKS HEATH INFANT AND JUNIOR SCHOOLS, LOCKS HEATH**

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to project proposals for the School (Item 13 in the Minute Book).

The Director provided a summary of the proposals as detailed within the report. Plans to replace temporary accommodation with permanent classrooms at both Schools and the associated project costs were noted. Members endorsed the proposals for the School.

RESOLVED:

The Panel made the following recommendations to the Executive Member for Policy and Resources:

- a) That the project proposals for the replacement of temporary accommodation with permanent classrooms at Locks Heath Infant and Junior Schools in Locks Heath, at an estimated total cost of £3,200,000, be approved.

**45 FOREST EDUCATION CENTRE, DIBDEN PURLIEU**

The Panel considered the report of the Director of Culture, Communities and Business Services regarding proposals for a new build education centre located on the Forest Education Centre site (Item 14 in the Minute Book).

The Director summarised project plans for the Centre including replacement of the modular buildings currently in use, with permanent accommodation. Members discussed aspects of the project including build and solar energy measures.

The Centre was considered by the Panel to be an excellent education facility for pupils and endorsed the positive developments the project would bring.

RESOLVED:

The Panel made the following recommendations to the Executive Member for Policy and Resources:

- a) That the project proposals for the replacement of Forest Education Centre in Dibden Purlieu with permanent buildings, at an estimated total cost of £4,578,000, be approved.

**46 REVENUE AND CAPITAL REPAIRS BUDGET: OUTTURN FOR 2013/14 AND PROGRAMMES FOR 2014/15**

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to the forecast outturn for revenue and capital repairs budgets in 2013/14 and proposed funding and plans for 2014/15 (Item 15 in the Minute Book).

The Director provided an overview of costs and building improvement works during 2013/14. It was confirmed that a procurement strategy was in place along with benchmarking of projects, and that competition was built into the process alongside a risk framework.

Members were satisfied with the forecast outturn information for 2013/14 and the proposed programme of work for the next year.

RESOLVED:

The Panel made the following recommendations to the Executive Member for Policy and Resources:

- a) That the projected 2013/14 budget outturn position and proposed budget provisions for Revenue and Capital Repairs budgets, be noted.
- b) That the balance of the Landlord Capital Repairs and Capital Maintenance budgets 2013/14 that are not expended by year end be carried forward to 2014/15 to meet the commitments made against these budgets.
- c) That the landlord's capital repairs and CERA funded Programmes for 2014/15, as set out in Appendix 5, be approved.
- d) The Schools Capital Maintenance Grant Programmes for 2014/15, as set out in Appendix 6, be approved.
- e) That the contribution of the Landlord's repairs and maintenance programmes towards reducing carbon dioxide emissions, be noted.
- f) That the procurement route for delivery of the Revenue and Capital Repairs Programmes to be either a suitable existing or new OJEU compliant framework arrangement or via traditional single stage competitive tender.
- g) That the procurement route for projects which cannot be delivered utilising the procurement strategies noted in 10.6 above be delegated to the Director of Culture, Communities and Business Services.
- h) That the proposals to meet the demands of the Universal KS1 Free School meals grant against the tight timescales required to achieve the work, be approved.
- i) That the next phase of the Workstyles Corporate Services Accommodation programme, be approved.

#### **47 CORPORATE PROCUREMENT AND COUNTY SUPPLIES CONTRACTING ACTIVITY AND APPROVALS FOR 2014/15**

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to procurement activities for Property Services (Item 16 in the Minute Book.)

The Business Manager outlined the activities undertaken by the corporate procurement team during 2013/14. Members noted joint procurement now taking place within the H3 partnership with Hampshire Fire and Police.

RESOLVED:

The Panel made the following recommendations to the Executive Member for Policy and Resources:

- a) Procurement and spend approvals be given, as appropriate, for the programme of contracting activity shown in Appendix 1.

#### **48 EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED:

The public were excluded from the meeting during the following item of business, as it was 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 that item there would have been disclosure to them of exempt information within Paragraph 3 of Part I Schedule 12A to the Local Government Act 1972, and further that in all the circumstances of the case, the public interest in disclosing the information, for the reasons set out in the report.

#### **49 BUSINESS SERVICES GROUP BUSINESS PLANS 2014/15**

The Panel considered the report of the Director of Culture, Communities and Business Services in relation to the Business Services Group Business Plans for 2014/15 (Item 18 in the Minute Book).

The Director updated Members on plans of each of the business units within the Business Services Group (BSG). It was noted that annual accounts would be brought to the Panel in July.

Assignment of Panel members to each business unit was agreed, in order to provide individual Member support to services during the year. Achievements within the services were discussed and the Panel endorsed plans for 2014/15.

RESOLVED:

The Panel made the following recommendations to the Executive Member for Income and Capital Receipts:

- a) That the 2014/15 business plans for the Business Services Group be approved
- b) That the proposed investment and earmarking of funds within the accumulated surpluses of the Business Services Group be noted.
- c) That the provision of up to £2 million annually for the purchase of new and replacement vehicles by HTM (such expenditure to be recovered through charges to customers and the realisation of residual values) be noted.