

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

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

p K. House
p F. Pearce

p M. Lyon
p J. Wall

57 BROADCASTING ANNOUNCEMENT

The Chairman announced that the press and members of the public were permitted to film and broadcast the meeting. Those remaining at the meeting were consenting to being filmed and recorded, and to the possible use of those images and recording for broadcasting purposes.

58 APOLOGIES

There were no apologies of absence received on this occasion.

59 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 and, having regard to 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 Personal Interest in a matter being considered at the meeting they considered, having regard to Part 5, Paragraph 4 of the Code, whether such interest should be declared, and having regard to Part 5, Paragraph 5 of the Code, considered whether it was appropriate to leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with the Code.

No interests were declared under this item.

60 MINUTES AND MATTERS ARISING

The Minutes of the meeting held on 15 July 2014 were confirmed by Members as a correct record and signed by the Chairman.

61 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that he intended to amend the order of business for the meeting and a revised agenda was circulated

He also announced that the County Council's Property Services had been shortlisted for two categories in the Constructing Excellence in London and South East Awards 2014. Those shortlisted were Berewood Primary School for BIM project of the year and The South East Property Services Cluster in the Client of the Year category. The Chairman informed Members that this was seen as particularly notable as the 'client' was represented by Reading, Surrey, West Sussex and Hampshire authorities who had collaborated in design and project delivery. This initiative had so far saved tax payers £15 million through innovative batching of projects across authorities.

The Chairman informed Members that Fareham College's new Centre for Engineering, Manufacturing and Advanced Skills Training (CEMAST) had officially opened in August 2014. The new build centre would cater for 600 students aged 14 to 19, in state of the art workshops for marine, aeronautical, and motor engineering. It was noted that the County Council not only part funded this project but had supported the delivery through design and project management skills from within Property Services.

62 MAJOR PROJECTS REPORT

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 6 in the Minute Book).

The Director highlighted key projects including Asset Transformation and Investment, Park Community School, Property Asset Management System (PAMS), and summer 2014 completion projects. It was reported to Members that the Universal Infant Free School Meals programme (a new Government Policy introduced this academic year) had been successfully delivered on time and within budget. Property services officers had supported HC3S, the County Council's in house catering service, to enable nearly one million meals to be provided in the month of September. This was more than a 40% increase in turnover compared to the same period one year ago.

Members were pleased to hear that the first major phase new buildings at Park Community School were operational at the beginning of the autumn term, with a completion date of spring 2015 for the whole project. It was noted that the new buildings represented two thirds of the total capital cost of the project.

The current construction industry growth as the economy comes out of recession was explained to Members. Members noted the inevitable pressures on resources and materials leading to a rise in inflation, potentially

forecast by industry commentators to rise by up to 30% by 2019. It was confirmed that the Director would be examining ways of mitigating this inflation impact on the County Council's capital programme.

The Director clarified the position with the use of outside consultancy firms in the delivery of projects. It was confirmed that the use of consultants was only when necessary, and enabled the department to respond in a timely manner to significant peaks and growth in workload. It also gave the County Council flexibility and access to specialist skills and resources that would not be appropriate to retain at all times. Members noted that this was frequently reviewed.

Good progress was reported in the development of the Property Asset Management System (PAMS) as a means of enabling a comprehensive set of information in one system, which would support the sharing of asset data. It was noted that Surrey County Council had already implemented this system, and other authorities were also seeking to implement this. Members noted that £200,000 of the £356,210 accumulated underspend from Property Services traded income was made available to progress the Phase 2 implementation of PAMS during 2014/15 and 2015/16.

RESOLVED:

The Panel advises the Executive Member for Policy and Resources:

- a) That progress on each of the projects is noted
- b) That the funding for the Phase 2 allocation of PAMS is approved as outlined in Section 8.3 of the report.

63 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 7 in the Minute Book).

The Director provided the Panel with an update to the development of a Joint Working Agreement with Academies in Hampshire. Members were pleased to note that twenty one Academies had now confirmed their membership to this arrangement, which was a significant increase to the predicted figure of ten as detailed in the report (paragraph 2.3.1). As a result of this increased figure, income would be retained over the long term of around £300,000 - £350,000 per year into Property Services. In response to a Member query, it was confirmed that academies individually signed up to the Joint Working Agreement and could withdraw if they wished, giving suitable notice, and not having an impact on the rest of the members.

RESOLVED:

That the information within the report is noted by the Panel.

64 ENERGY AND CARBON MANAGEMENT ACTIVITIES UPDATE

The Panel considered the report and presentation from the Director of Culture, Communities and Business Services providing an update on progress being made in relation to energy and carbon management related activities (Item 8 in the Minute Book).

The Director highlighted the good progress being made with the Carbon Management Plan in terms of achieving the target of 20% reduction of carbon emissions by the summer of 2015 from 2010 levels. A continuing challenge was tackling behavioural change, as this often proved difficult to implement and also measure, but support would continue for schools and a programme has been launched across the corporate buildings.

Progress in relation to the review of the Solar PV programme was discussed, and it was noted that as a pilot study, work was underway to install three large arrays of Solar PV on three County Council corporate buildings. Members noted the positive commercial outcome from this pilot, and endorsed work on the next stage of the installation projects.

RESOLVED:

That positive progress to date with Energy and Carbon Management Programmes in the built estate is noted by the Panel.

65 ENERGY STRATEGY ACTION PLAN 1 (ESAP1) 2014-2018 MONITORING UPDATE (MARCH – JULY 2014)

The Panel considered the report of the Director of Economy, Transport and Environment providing an update on the delivery of the first Energy Strategy Action Plan 2014-2018 (Item 9 in the Minute Book).

The Director explained that the report provided an update on progress in implementing the Action Plan between March and July 2014. Key features were highlighted, in particular confirming the implementation and completion of the Collective Switching Scheme for Small to Medium Enterprises, as well as Hampshire residents, which resulted in significant savings on energy bills. It was heard that the street lighting replacement scheme was on track for completion in March 2015, and Members noted that excessively bright street lights could be reviewed and dimmed within six months of being installed.

RESOLVED:

- a) That BLAPP approves the change to a six monthly monitoring and reporting cycle.

- b) That BLAPP notes the progress of the first Energy Strategy Action Monitoring Plan.

66 CORPORATE PROCURMENT UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services providing an update on progress with the Improvement Action Plan that supports the County Council's Corporate Procurement Strategy (Item 10 in the Minute Book).

The Director introduced the report highlighting key sections, and in particular the Corporate Procurement Team as an 'early adopter' in the Joint Working Partnership between the County Council, Hampshire Constabulary and Hampshire Fire and Rescue, and it was highlighted that significant work had progressed in implementing the Joint Procurement Service. It was explained that a number of recruitment vacancies in the Corporate Procurement Team would assist in achieving efficiency savings in the longer term.

The Director highlighted the Procurement Key Performance Indicators (KPIs) for 2013/14 to Members, and in answer to Member queries, it was confirmed that the volume of business with Hampshire based suppliers accounted for 60% of external direct spend, and the County Council would continue to monitor the position. Proposed KPIs for 2014/15 would be measured by the Corporate Procurement Team and reported back to Members at a future date.

Members noted monitoring of contracted spend across all departments was now being undertaken.

Members noted an amendment to appendix 3, page 18 of the report. The first four Children's Homes in the project had a total project cost of £4.5 million value over term, instead of the £2 million as specified in the appendix. Separate approval for the projects at Fareham and Winchester will be sought at a future date.

RESOLVED:

1. That the Panel advises the Executive Member for Policy and Resources: that the required procurement and spend approvals be granted for the programme of contracting activity set out in Appendix 3 (as amended above).
2. That the Panel:
 - a) Notes the progress made against the Corporate Procurement Strategy Improvement Action Plan as shown in Appendix 1.
 - b) Notes the procurement key performance indicators for 2013/14 as provided in Appendix 2.

67 EXCLUSION OF 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 maintaining the exemption outweighed the public interest in disclosing the information, for the reasons set out in the report.

68 STRATEGIC LAND UPDATE

The Panel considered the exempt report of the Director of Culture, Communities and Business Services on strategic land matters (Item 12 in the Minute Book).

The exempt report relating to strategic land matters was introduced and discussed by the Panel. The Panel agreed recommendations to the Executive Member for Policy and Resources.

[SUMMARY OF AN EXEMPT MINUTE]