

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL held in  
the Chute Room, Elizabeth II Court South, Winchester, on  
31 March 2015

Councillors:

p Chairman: Councillor Mel Kendal  
a Vice-Chairman: Councillor Peter Edgar

a Keith House  
p Frank Pearce

p Martin Lyon  
p John Wall

Substitute Members:

Councillor Adrian Collett (Liberal Democrat substitute member)

## **69 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.

## **70 APOLOGIES**

Apologies for absence were received from Councillor Peter Edgar, and from Councillor Keith House, the Liberal Democrat substitute Member, Councillor Adrian Collett, attended in his place.

## **71 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.

## **72 MINUTES**

The non-exempt Minutes of the meeting held on 21 October 2014 were confirmed by Members as a correct record and signed by the Chairman.

## **73 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman announced that three projects designed by Property Services were recently selected as Regional Finalists for the Civic Trust Awards. The projects were: Pilgrim's Cross Primary, Berewood Primary and Centre for Engineering, manufacturing and Advanced Skills Training (CEMAST). Members were informed that the ceremony took place on the 6 March and were pleased to note that the CEMAST project received a South East region 'Commendation' Award.

The Chairman also informed Members that two officers from Property Services had recently been shortlisted for the Women in Construction Awards 2015. Beatrix Kovacs was nominated in the 'Architect of the Year' Category and Mia Holdaway in the 'Best Apprentice/New Starter' Category.

## **74 DEPUTATIONS**

Deputations were received from Martin Heath, Ernie Shelton and Andrew Thompson regarding the Energy Strategy Action Plan 1 (ESAP1) 2014-2018 Monitoring Update (July – December 2014) report (Item 6 on the agenda).

At the invitation of the Chairman, Martin Heath and Ernie Shelton from Solar Farm Partners made a joint deputation regarding their proposals to identify and develop solar farm sites, using sites such as closed landfill sites with a view to generate financial return and reduce carbon emissions.

Andrew Thompson from Hampshire Renewable Energy Co-operative (HREC) addressed the Panel. Mr Thompson highlighted the opportunity for the County Council to work with HREC in supplying Solar PV to schools, and outlined proposed benefits for working with HREC.

The Chairman thanked the deputees for their comments and invited them to stay and hear the Panel's consideration of the Energy Strategy Action Plan report, and also the Major Projects Report (Item 7 on the agenda).

**75 ENERGY STRATEGY ACTION PLAN 1 (ESAP1) 2014-2018 MONITORING UPDATE (JULY – DECEMBER 2014)**

The Panel considered the report of the Director of Economy, Transport and Environment providing an update on the progress made in delivering the first Energy Strategy Action Plan (ESAP) 2014-2018 (Item 6 in the Minute Book).

The Director provided the Panel with a brief overview of the background to the Energy Strategy Action Plan report, and highlighted some of the key actions which had been achieved during the six month period of July to December 2014.

In answer to Members questions relating to rapid electric vehicle charging points, it was highlighted that these had been successfully installed during the last six months and situated at five locations across Hampshire: Andover, Fareham, Farnborough, Ringwood and Romsey. It was explained that SSE Energy supply the electricity to these charging points and it was noted that the current contract with SSE Energy was non-profitable to the County Council.

It was highlighted that energy efficiency had been integrated into the Strategic Asset Management Plan 2015-2018, and work was ongoing to integrate the Energy Strategy and Action Plan. In answer to Members questions, it was explained that the Strategic Asset Management Plan detailed very specific risks.

It was confirmed that the delivery of new energy saving equipment in schools would not be progressed after feasibility studies concluded a loss of software functionality to the school from the reduced energy slimline terminals. Members noted that other opportunities would be investigated as detailed in 5.1 of appendix 1 to the report.

The Director clarified areas of interconnectivity in the workstreams of the Energy Strategy Action Monitoring Plan in appendix 1 of the report. Key actions due to be progressed in the next six month period were also highlighted to Members.

**RESOLVED:**

That the Buildings, Land and Procurement Panel notes the progress of the Energy Strategy Action Monitoring Plan for the six months covering July to December 2014.

**76 MAJOR PROJECTS REPORT**

The Panel considered the report from the Director of Culture, Communities and Business Services providing an update on major projects being progressed within the department (Item 7 in the Minute Book).

The Director summarised developments within key projects including School Expansion Projects, Construction Frameworks and New Modular Framework, as detailed within the report.

Progress with the installation of Solar PV on buildings including schools to reduce carbon emissions was discussed. It was confirmed that a successful pilot of Solar PV installation on three corporate buildings had recently been completed and Members endorsed proposals to roll out the next phase of Solar PV installation on corporate buildings.

The next steps for the Energy Performance Programme (EPP) were discussed. It was highlighted that following the commencement of the first phase, 'Salix' loan funding in combination with County Council funding would provide an opportunity for a second phase of the EPP. Members welcomed the use of outside funding opportunities to enable maximum use of the County Council's own resources.

Members discussed links between behavioural changes and carbon emission reduction. It was highlighted that various initiatives had been introduced including the installation of smart meters, awareness campaigns and the fitting of automatic controls for heating and lighting where appropriate.

#### RESOLVED:

That the Buildings, Land and Procurement Panel made the following recommendations to the Executive Member for Policy and Resources:

- a) The progress on each of the projects is noted.
- b) To move forward with the next steps of the Energy Savings Programmes of Solar Photo-Voltaic arrays and Energy Performance Programme for corporate buildings totalling some £2m, as outlined in Section 8 of this report. It is proposed that the £1.25m of capital investment required by the Council comes from the allocation for Energy Projects in the Policy and Resources Capital Programme.
- c) That a procurement of Solar PV arrays is undertaken up to a value of £3million. This will give capacity in the future should phases of installations be approved beyond the £1.25m referred to in recommendation b) above. No expenditure will be committed beyond this without further approvals.

## **77 MANAGING HAMPSHIRE'S BUILT ESTATE**

The Panel considered the report of the Director of Culture, Communities and Business Services providing an update on the positive strategies being

adopted and budgets available to meet the condition liabilities in the County Councils Built Estate (Item 8 in the Minute Book).

The Director drew Members' attention to key areas of the report such as the increasing demand for new primary school places, 11,000 of which are required over a five year period. It was also highlighted that a large number of SCOLA system built school buildings would need to be re-clad, and it was confirmed that 100 such schools had already been addressed with a further 200 still to be addressed. This is the single biggest maintenance liability in the schools estate and represents an ongoing challenge given the levels of grant funding from Government.

RESOLVED:

That the Buildings, Land and Procurement Panel made the following recommendations to the Executive Member for Policy and Resources:

- d) The progress made to reduce the maintenance liability in the Corporate Estate is noted in the context of reducing revenue budgets.
- e) The Director of CCBS continues to develop a longer term plan with a view to proposing future one-off capital investment to address condition liabilities in the Corporate Estate for consideration by the Council as part of future budget priorities.
- f) The progress in addressing the condition liabilities in the School Estate and the continuing pressures of the maintenance legacy of the huge growth in school places created in the 1960s and 1970s is noted.
- g) The projected 2014/15 budget outturn position for Revenue and Capital Repairs budgets is noted.
- h) The balance of the Landlord Capital Repairs and Capital Maintenance budgets 2014/15 that are not expended by year-end be carried forward to 2015/16 to meet the commitments made against these budgets.
- i) The Landlord's Corporate Estate capital repair programme for 2015/16, as set out in Appendix E is approved.
- j) The CERA and Schools Condition Allocation (SCA) Grant programmes for 2015/16, as set out in Appendix F be approved.
- k) The contribution of the Landlord's repairs and maintenance programmes towards reducing carbon dioxide emissions is noted.
- i) 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.

- j) The procurement route for projects which cannot be delivered utilising the procurement strategies noted in i) above be delegated to the Director of Culture, Communities and Business Services.

## **78 CORPORATE PROCURMENT AND COUNTY SUPPLIES CONTRACTING ACTIVITY AND APPROVALS FOR 2015/16**

The Panel considered the report of the Director of Culture, Communities and Business Services providing an update on Procurement Approvals (Item 9 in the Minute Book).

The Director introduced the report and summarised the projects seeking procurement approval over the forthcoming 12-15 months from the County Council and partner organisations, Hampshire Constabulary and Hampshire Fire and Rescue Service.

Members' questions regarding the cost of purchasing vehicles used for Council business were answered and opportunities for using quality used vehicles were discussed.

RESOLVED:

That the Buildings, Land and Procurement Panel made the following recommendation to the Executive Member for Policy and Resources:

- a) That procurement and spend approvals, as appropriate, be given for the framework agreements and contracts as detailed in Appendix One.

## **79 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.

**80 EXEMPT MINUTE**

The exempt minutes of the meeting held on 21 October 2014 (Item 11 in the Minute Book) were confirmed as a correct record and signed by the Chairman.

**81 BUSINESS SERVICES GROUP – BUSINESS PLANS 2015-2016**

The Panel considered the exempt report of the Director of Culture, Communities and Business Services concerning Business Plans of the Business Group (Item 12 in the Minute Book).

The Director updated Members on plans of each of the business units within the Business Services Group, and key points were highlighted. The Panel were pleased to note the success of the in-house catering team HC3S who had successfully increased the uptake of primary school meals to 10 million this year, with a further rise anticipated in 2015/16. The Panel also complimented the price of the meals for schools which remained at £2 per meal, unchanged from April 2009.

Members of the Panel who had been assigned to each business unit in order to provide individual Member support to services during the year, updated the Panel on achievements within each of the services.

**RESOLVED:**

That the Buildings, Land and Procurement Panel made the following recommendations to the Executive Member for Income and Capital Receipts:

- a) The 2015/16 business plans for the Business Services Group be approved.
- b) Application of fund in the accumulated surpluses of the Business Services Group as set out in paragraphs 4.5, 4.6 and 4.7 be noted.
- c) 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.