

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL held in
the Mountbatten Room, Elizabeth II Court, Winchester, on
31 March 2016

Councillors:

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

p. Keith House
p. Frank Pearce

a. Martin Lyon
p. John Wall

112 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.

113 APOLOGIES

There were no apologies received.

114 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.

115 MINUTES

The Minutes of the meeting held on 5 January 2016 were confirmed by Members as a correct record and signed by the Chairman.

116 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that, following January's Panel meeting, officers had approached the Hospital Trust to understand its current interest in being a firm customer of a District Energy Scheme. The Trust had confirmed that, at this time, it is unable to provide any formal commitment as there are too many uncertainties surrounding the future of the estate. The Trust was, however, keen to stress that it remains supportive of the project and would like to review the position in a year's time. The Chairman noted that officers would remain in contact and be open to any approaches that the Hospital Trust may make.

The Chairman was pleased to announce the following awards and nominations received by the County Council's Property Services:

- **Constructing Excellence Awards** – Firstly, the Southern Construction Framework had been shortlisted in the Apprenticeship Initiatives category. To date, 11 contractors have recruited 42 trade apprentices across the region and, over the four year life of the Framework, it is expected that over 200 apprentice positions would be created. Secondly, a collective initiative by Reading Borough Council, Galliford Try Construction and Hampshire County Council had been shortlisted in the Interaction and Collaborative Working category. This recognised the partnership working to deliver five new primary schools as part of a £60million programme which Property Services was managing and designing for Reading Borough Council.
- **Civic Trust Awards 2016** – The M33 restoration project had received a Commendation at the Awards Ceremony. The project involved the Conservation of the historic warship owned by the National Museum of the Royal Navy. Property Services contributed as Historic Architects.
- **Heritage Lottery Fund (HLF) Grants** – The Council had continued its success in securing funding from the HLF to invest in historic buildings. Significantly, two grants of £2.8million had been received for Staunton Country Park and a grant for the Royal Victoria Country Park Chapel had also been received.

117 DEPUTATIONS

There were no deputations on this occasion.

118 MANAGING HAMPSHIRE'S BUILT ESTATE

The Panel considered the annual report of the Director of Culture, Communities and Business Services regarding the County Council's Built Estate and detailing repair and maintenance programmes for 2016/17 (Item 6 in the Minute Book).

Members heard that the total planned investment for schools and corporate buildings totalled £43million and that this was funded through local resources, school contributions and government grants.

It was reported that the 2016/17 corporate estate revenue budget allocation would remain at the same level as in 2015/16. Additional capital funding of £4.5million over three years had also been approved by the Executive Member for Policy and Resources and would go towards targeting the backlog of repairs across the corporate estate and reduce the overall maintenance liability.

It was noted that the initial indication given for the Schools Condition Allocation (SCA) grant for 2016/17 had been confirmed as £17.8million and that this would be used to invest further in the schools estate. The Panel heard that the Schools Service Level Agreement (SLA), which enables Hampshire schools to pool their funds and for their maintenance programmes to be managed within Property Services, was due for renewal in April 2017. A new offer to schools was currently in development. The Joint Working Arrangement (JWA), which was launched in 2015 and offers academies the opportunity to work with Property Services, was highlighted and it was confirmed that 22 of the 28 Hampshire academies buy into the JWA.

RESOLVED:

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

- The progress made to reduce the maintenance liability in the Corporate Estate is noted in the context of the available budgets is noted.
- 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.
- The projected 2015/16 budget outturn position for Revenue and Capital Repairs budgets is noted.
- Approval is given to the proposal to carry forward the balance of the Landlord Capital Repairs and School Condition Allocation budgets 2015/16 that are not expended by year-end to 2016/17 to meet the commitments made against these budgets.
- The Landlord's Corporate Estate capital repair programme for 2016/17, as set out in Appendix E, is approved.
- The Planned Revenue and Schools Condition Allocation (SCA) Grant programmes for 2016/17, as set out in Appendix F, is approved.
- The schemes planned for advance design against the indicative 2017/18 Schools Condition Allocation Grant, as set out in Appendix F, are approved including subsequent letting of contracts as soon as possible after the indicative allocations are confirmed by Government.
- The contribution of the Landlord's repairs and maintenance programmes towards reducing carbon emissions is noted.

- The procurement route for delivery of the revenue and capital repairs programmes -as either a suitable OJEU compliant framework arrangement or via traditional single stage competitive tender – is approved.
- A further, and final, phase of improvement and maintenance works in E11 Court South as part of the successful Workstyle Programme is approved. This to include opening up of spaces to provide flexible office areas along with decorations and floor finishes. The cost of £800,000 is to be funded from within the existing Workstyle Capital Programme budget.

119 MAJOR PROGRAMMES REPORT

The Panel considered the report from the Director of Culture, Communities and Business Services providing an overview on energy programmes completed, currently underway and planned for the future.

Members were informed that design work had commenced on a new all-through school at Horton Heath. This was following proposals for a Free School bid being made by the Wildern Academy Trust to the Department for Education. The proposals for this project were supported by members of the Panel.

It was reported that £400,000 had been awarded to develop the One Public Estate (OPE) initiative, designed to expand asset management and estate rationalisation across the public sector, and that these funds would be used to implement close working with district and borough authorities and Government departments. Furthermore, it was highlighted that Property Services had recently been successful in their application to participate in the third phase of the Government Property Unit's OPE Programme. Members also heard that the Director had recently attended a meeting with the Cabinet Officer, Local Government Association and Solent LEP to discuss synergies across the wider Hampshire estate.

The Panel were informed of a pilot schools energy savings programme which had commenced with 10 schools. It was confirmed that the programme was to be funded with Salix loan funds and that a procurement package was currently under development within the department.

RESOLVED:

The Panel recommends to the Executive Member for Policy and Resources that:

- Funding for the new all-through school at Horton Heath, at a value of £150,000 to come from the Children's Services Capital Programme, is approved.

- Approval is given to the appointment of a contractor for the pre-construction phase of the Horton Heath all-through school to be secured by mini-competition from the Southern Construction Framework.
- Progress of each of the programmes is noted.

120 CORPORATE PROCUREMENT CONTRACTING ACTIVITY AND APPROVALS FOR 2016/17

The Panel considered the report of the Director of Culture, Communities and Business Services outlining procurement approvals in relation to framework agreements and contracts.

An Appendix was attached to the report which detailed the projects which were seeking endorsement from the Panel.

Members noted that the figure listed on page five of the report, under the 'Venue Hire' item, was incorrect and should read 'The total spend is estimated to be £28.5million over the term, of which £8.75million will be HCC'.

RESOLVED:

The Panel recommends to the Executive Member for Policy and Resources that:

- That procurement and spend approvals, as appropriate, be given for the framework agreements and contracts as detailed in Appendix 1

121 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.

122 BUSINESS SERVICES GROUP – BUSINESS PLANS 2016/17

The Panel considered the report of the Director of Culture, Communities and Business Services regarding the 2016/17 Business Plans for the Business Services Group.

The Panel were reminded that the Business Units consisted of HC3S, Hampshire Transport Management (HTM) and County Supplies. Due to restructuring within CCBS, previous Business Units, namely Corporate Procurement and Hampshire Printing, were now managed within Property Services and Facilities Management respectively.

An update was provided on the performance of each of the three Units from 2015/16 and forecasts were given for 2016/17. It was reported that the revised outturn forecast for 2015/16 shows that the overall trading position was ahead of the estimates given in the business plans last year. Members praised the partnership between HC3S and the County Council's Country Parks providing a financially sustainable and quality catering service for each site.

Members commented on County Supplies and commended the service that they provided, particularly to schools, across Hampshire. Discussion was held regarding the marketing of this Business Unit and the intention for the County Council to behave in a more commercial manner to maximise revenue income going forward.

RESOLVED:

That the Panel recommends to the Executive Member for Income and Capital Receipts that:

- The 2016/17 business plans for the Business Services Group be approved.
- The planned application of funds in the accumulated surpluses of the Business Services Group be noted.
- The provision of up to £2 million annually, as set aside in the County Council's Capital Programme, for the purchase of new and replacement vehicles by HTM be noted.