

HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
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Report From:	Director of Culture, Communities and Business Services

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1. Summary

1.1. This report contains a summary review of the progress made over the past year on the strategies outlined in the March 2015 report to this Panel to meet the condition liabilities in the County Council's Built Estate. It also incorporates the annual forecast outturn for revenue and capital repairs budgets for the last financial year (2015/16), confirms the levels of funding available for the new financial year (2016/17) and sets out priorities and proposed programmes of work against the available budgets.

1.2 This report:

- Advises the Panel on progress in addressing the maintenance liabilities in the Education and Corporate Estates against the context set out in the Strategic Asset Management Plan.
- Explains the expected outturn budget position across all repair and maintenance budgets for 2015/16.
- Proposes programmes to be funded from the 2016/17 revenue and capital repairs budgets.
- Identifies how the maintenance programmes support the County Council's energy and carbon reduction strategies.

1.3 The projects and programmes of work in this report total around £43 million of capital and revenue investment in the repair and maintenance of schools and corporate buildings in Hampshire. This is funded through a combination of local resources, school contributions and government grant. A total of 203 projects and programmes of work are planned for next financial year, to be delivered and managed by Property Services through a series of effective and efficient mechanisms. This expenditure

will continue to support the local construction economy and also ensure our estate is safe and well managed for building users, customers and visitors. This continues to be one of the largest Local Authority led building maintenance investments nationally. Hampshire's arrangements with schools have seen our Property Services deliver a coordinated and managed programme of revenue and capital works totalling some £132 million over the last three years.

1.4 The programmes of work in the report clearly separates expenditure on buildings between the Corporate Estate and Schools. All funding for the Corporate Estate (offices, care homes, libraries etc.) is from within County Council revenue and capital budgets. In the case of Schools funding comes from two sources:-

- Government grant for school condition improvement
- Schools revenue funding given to the Council's Property Services to manage on their behalf

There is no County Council funding spent on school maintenance and repair. Property Services acts as the schools agent and in partnership designs, manages and delivers around £30m of schools own funds each year.

1.5 A recent announcement by Government that all schools will be required to become Academies by 2022 has created some uncertainty about the role of the Council's Property functions to provide services to schools. Members are reminded that 97% of the schools in Hampshire buy a comprehensive service and pool their revenue funds to support the most efficient and economical delivery of a complete property management and maintenance arrangement. A significant proportion of Academies access the services of the Council through a Joint Working Arrangement (referred to later in this report). It is this arrangement between the Council and schools which maintains an estate in suitable condition with a reducing maintenance liability year on year – making best use of limited financial resources and ensuring that all funds are targeted at the right priorities through a public-public partnership.

2. Managing the County Council's Built Estate

2.1 The March 2015 report to the panel set out the strategies that Property Services are adopting to address the maintenance challenges within the Estate. This builds on the context set out in the County Council Strategic Asset Management Plan (SAMP). It notes that the estate has two distinct sectors with different pressures and challenges – the 'Schools' and the 'Corporate' estates

3. Managing the County Council's Corporate Estate

3.1. The County Council's Corporate Estate comprises all of the non-School Properties managed by Property Services. This estate is currently undergoing significant changes where some parts of the estate are

increasing in floor area and others reducing. Overall there has been a reduction in the total floor area of 5.3% since 2007.

- 3.2. The Corporate office floor area has been reduced by 30% over recent years through the successful Workstyle programme. Work is ongoing to continue to maximise the use of the corporate office estate. This intensification of use has impacted on the revenue expenditure required to maintain these buildings, in particular servicing, floor finishes and decoration.
- 3.3 A final phase of improvement, refurbishment and maintenance is now recommended to Ell Court South. This will complete the transformation of this core building to a Workstyle office (within the constraints of the nature of the building). It is proposed to undertake works to the ground and first floors to a value of £800,000. This will consist of the removal of some walls, the remodelling of offices and the provision of modern furniture, lighting and wiring. Areas will also be decorated and floor finishings replaced. This work can be funded from the existing Workstyle Capital Budget.
- 3.4 A second significant floor area reduction has been in the Adult Services portfolio which has reduced by 8.4% (8,233msq). This follows a number of transformation programmes to services which have had an impact on the size and nature of the estate. This will have similar benefits and consequent revenue impact to the changes in the office portfolio.

Budget Pressures on the Repairs and Maintenance of the Corporate Estate

- 3.5 Revenue budget reductions have been a necessity over recent years and the repair and maintenance budgets have contributed accordingly to the required savings. The revenue budget for the Corporate Estate in 2015/16 was 14% lower than in 2007/08. However, to secure a more sustainable position the Council has supported the proposal that the Corporate Estate revenue budget will be protected from further reductions and the budget allocation will remain at 2015/16 levels for 2016/17. This is prudent, given the need to ensure the estate continues to be maintained in a suitable and fit-for-purpose condition.

Reductions in the Corporate Estate Maintenance Liabilities

- 3.6 The March 2015 report demonstrated that, as a result of the positive management of the Corporate Estate together with prudent and well targeted capital investment in repairs and maintenance, overall inflation adjusted liability in the Corporate Estate has fallen from £89.2 million¹ in 2007 to £58.6 million in 2014. This represents a 34.4% reduction.
- 3.7 It has been recognised that further investment is needed in the Corporate Estate to target the backlog of repairs and reduce the overall maintenance liability. Additional capital funding of £4.5m over three years has been identified by the Executive Member for Policy and Resources to support this strategy. This is a very welcome additional resource and will assist in further reducing the backlog and facilitate

¹ Source is the BMI Index Local Authority- Fabric (+11.3% 2007-2014).

improvements to the building environment for residents, staff and customers.

Test and Inspection Programme- Fixed Electrical Wiring

- 3.8 With the increased financial certainty afforded by the additional funding in 3.5 it is proposed to let a two year arrangement for test and inspection of fixed wiring. This two year arrangement will take advantage of favourable framework arrangements and will cover both the schools and corporate buildings due their inspections over the next two years. The total value of this two year contract will be in the order of £800k but will ultimately be confirmed by the number of PS SLA schools included in the arrangement. The approval for this procurement is included in a report elsewhere on the Panel's agenda.

4 Managing the County Council's Schools Estate

- 4.1 Schools represent 80% of the total County Council's portfolio of buildings. The most significant maintenance challenge in this portfolio is the high proportion of 'System Buildings' including the SCOLA and Timber Frame systems used extensively in the 1950's, 60's and 70's.
- 4.2 In 2014 the Education Funding Agency (EFA) published a "Condition Dashboard" for Hampshire schools which reflects the relatively higher need in this county. The dashboard is created from the findings from the EFA national Property Data Surveys (PDS). Key elements for Hampshire Schools include - external walls, ceilings and external decorations which feature in their "most need" category. It is difficult to be clear from the limited PDS data being released but these findings seem consistent with our understanding of the schools estate and have attracted a higher allocation than would otherwise be the case from the EFA Schools Condition Allocation (SCA).
- 4.3 The EFA are now piloting the next generation of school condition surveys, which will be known as the National Education Estate Data (NEED) programme. The surveys will collect more information and they are trialling different data collection methodologies. Hampshire County Council have been invited to take part in a pilot exercise and 10 Hampshire school buildings will be included. The current pilot data collection will cover 3 areas:- condition; compliance and asset data
- 4.4 Hampshire has enjoyed significant allocations under government programmes through the last two decades. These include the New Deals for Schools (NDS), Capital Maintenance Grant (CMG) and now the Schools Condition Allocation (SCA). In 2015 it was announced that Hampshire has an indicative SCA grant through to 2017/18 of £17.8 million per annum subject to revision with any changes in the size of the Hampshire school estate. The SCA grant for 2016/17 has recently been confirmed as £17.8million. This is further good news and secures more investment in the schools estate.

Priority Schools Building Programme 2 (PSBP2)

- 4.5 As noted in March 2015 HCC were notified by the Education Funding Agency (EFA) that they were successful with the following works in the

initial bidding round for PSBP2 funding and were subject to validation of the bid by EFA consultants-

- Mill Chase Academy – Partial Rebuild of some blocks.
- Wootey Junior School – SCOLA recladding
- Talavera Infant School – SCOLA recladding
- Overton Church of England Primary School – SCOLA recladding
- Oliver's Battery Primary School – SCOLA Cladding
- Hounslowdown School – Partial Rebuild (bid submitted by the Academy directly)

4.6 This validation was completed in Autumn 2015 and Property Services have since been appointed by the EFA as a Pathfinder Authority for local delivery to undertake detailed feasibility work for the four SCOLA recladding projects. This work includes undertaking outline designs and providing feasibility costs in accordance with the EFA standard design brief. The outcome of the feasibility study on the works to be undertaken is now awaited. This appointment acknowledges the expertise within the Council's Property Services in refurbishing and recladding SCOLA and other system buildings.

Advance design and procurement

4.7 In the 30 June 2015 report to the panel it was agreed that, given the announcement by the EFA of the indicative level of SCA grants through to 2017/18, Property Services would commence detailed design and procurement for high priority and value works to be programmed against the 2016 - 18 SCA allocations. It is proposed to continue this strategy and identify further high priority schemes to be programmed against the 2017/18 allocation.

SCOLA buildings

4.8 SCOLA buildings were built as a response to a significant population growth in the County in the 1960's and 1970's and feature on many of our school sites. 40% of the County Council's school estate is in this type of structure. Recladding of these buildings remains a key challenge and a breakdown of completed blocks is set out below:

4.9 In total, 113 SCOLA buildings have been reclad in the last 20 years, which represents very significant progress. However, approximately a further 300 remain to be addressed.

4.10 There are 3 'Marks' of SCOLA buildings –

Mark 1 /1A – all 83 buildings have been reclad

Mark 2 / 2A – 26 school buildings have been reclad

Mark 3 – 4 school buildings have been reclad

4.11 Recladding of SCOLA buildings is prioritised using a number of factors, however the predominant factor is the height of the building.

Across the secondary schools estate all 4 storey SCOLA buildings have now been reclad and the last 3 storey buildings requiring recladding will

be complete by the end of the year. Work is ongoing to reclad the 2 storey buildings within the estate of which 12 are already complete.

Across the Primary school estate 11 of the 2 storey buildings have been reclad or are on site, 6 have funding allocated and 8 remain to be reclad.

These figures exclude blocks at Academy schools where the capital liability sits with the Academies although significant progress has also been made on their buildings too through capital bids directly to the EFA, (designed and implemented by Property Services).

- 4.12 The recladding undertaken to SCOLA buildings gives the building a new lease of life, not only addressing maintenance backlog issues but also significantly improving the building environment and energy efficiency.
- 4.13 Although this demonstrates the good progress that has been made in recladding these buildings, the remaining liability for recladding SCOLA buildings is estimated as being two thirds of the total £350million liability across the schools estate.

Timber frame buildings

- 4.14 There are 14 timber framed school buildings across the County which are ongoing maintenance challenges.
- 4.15 Twelve of these buildings are single storey and a strategy for giving these buildings a new lease of life including structural repairs and recladding is in place. This is similar to and gives the same benefits as the work to SCOLA buildings. Three schools (Barton Stacey Primary, Portway Infant and Winnall Primary) have now been completed. The next priority building is Rowner Infant and work is commencing on the design for the recladding of this building..
- 4.16 Two timber frame schools are 2 storeys and will need to be replaced at some stage in the medium term. These schools were put forward for inclusion in the Priority Schools Building Programme 2 (PSBP2) funding but were not successful. As reported to the panel in June 2015, feasibility work has commenced on the proposed solution for Grange Junior school (the higher condition priority of these two sites building). It is expected that this will be a template for similar works to be then undertaken at Fryern Junior school. Delivery of both of these projects will be subject to future SCA grant levels.

Schools Service Level Agreement (SLA) and Academy Joint Working Agreement (JWA)

- 4.17 The Property SLA is based on the foundation of the schools pooling their funds together to be managed by Property Services. To reflect the tightening revenue budget position in schools, and recognising efficiencies made by Property Services over recent years and planned for this year, the contributions to the pooled fund made by schools has been reduced by 10% for 2016/17. This represents a saving to schools of over £2million per annum in future years. This also recognises the budget pressures that are emerging across the schools in the County and nationally.

- 4.18 The buy back of the Property SLA with Local Authority and Aided Schools remains high with currently all but one Voluntary Aided school purchasing it.
- 4.19 Property Services launched an innovative Joint Working Agreement (JWA) in 2015 which offers Academies the opportunity to work with HCC Property Services on a long term basis in a similar way to the schools SLA. 22 Academies out of 28 have joined the JWA. The terms of the JWA allow all schools in Hampshire purchasing revenue repair and maintenance services from Property Services to pool their revenue funding.
- 4.20 The JWA includes a governance arrangement called the Partnership Forum (PF). This forum allows Academy representatives to have an active input into the annual planned works for member Academies of the JWA. A fair allocation of £1.19m of SLA funds has been set aside to fund a planned programme for the JWA academies 2016/17. The PF is planning to finalise that programme at their next meeting.
- 4.21 A further 2 Academies have an annual contract with Property Services, similarly allowing these Academies to pool their revenue funding.
- 4.22 The collective pooled revenue funding for Hampshire Schools for 2016/17 will be around £18million. This allows works to be prioritised according to need in a structured and fair way. It ensures that all liabilities can be effectively managed and allows Property Services to gain economies of scale through the significant purchasing power the pooled fund provides.
- 4.23 The schools SLA is due to be renewed from April 2017 and work is already underway to develop a renewed offer. Property Services recognise the importance of listening to schools to ensure the service meets their needs. Key parts of the new offer will be re-designed Term Maintenance contracts and new Minor Work Framework arrangements as reported to the Panel in June 2015.

Conclusions

- 4.24 This report notes that the current management of the council's estate demonstrates that the capital investment and the prudent property strategies being employed are delivering a fit for purpose estate and ongoing reductions in the backlog liability.
- 4.25 A funding strategy for the Corporate Estate has been developed that retains the current revenue allocations for repair and maintenance and a new capital allocation for the next 3 years with the targeted outcomes set out below:
- The maintenance liability is reduced to a level so that core buildings are retained fit-for-purpose and in good condition.
 - Revenue expenditure is maintained at a sufficient level to maintain an appropriate estate in an environment where lower overall budgets are inevitable.

- Investment is targeted at buildings which will be retained in the long term (where that is known) and avoidable expenditure is reduced to an absolute minimum.
- 4.26 The available capital funding falls short of the overall condition liability for repairs and maintenance which means that not all risks associated with the built estate can be eliminated. The condition assessments and Corporate Risk Assessment approach continue to inform sound investment decisions in the built estate, targeting effective risk management and risk reduction.
- 4.27 Additional benefits of the continuing level of investment in buildings across the Hampshire estate include the positive effect on both the health of the local economy and the retention of the skilled labour force in building trades. Appendices E and F give breakdowns of the 2016/17 Capital Programme of investment in the County Council's Estate worth £31 million. This investment represents a very significant opportunity to enhance the quality of the built environment for the community of Hampshire and address the condition liability.

5 Recommendations

That the Buildings, Land and Procurement Panel recommends to the Executive Member for Policy and Resources that:

- 5.1 The progress made to reduce the maintenance liability in the Corporate Estate is noted in the context of the available budgets is noted.
- 5.2 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.
- 5.3 The projected 2015/16 budget outturn position for Revenue and Capital Repairs budgets is noted.
- 5.4 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.
- 5.5 The Landlord's Corporate Estate capital repair programme for 2016/17, as set out in Appendix E, is approved.
- 5.6 The Planned Revenue and Schools Condition Allocation (SCA) Grant programmes for 2016/17, as set out in Appendix F, is approved.
- 5.7 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.
- 5.8 The contribution of the Landlord's repairs and maintenance programmes towards reducing carbon emissions is noted.
- 5.9 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.

- 5.10 A further, and final, phase of improvement and maintenance works in EII 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.

6 Appendices

Appendix 1: Corporate and Legal Information

Appendix 2: Impact Assessments

Appendix 3: Repair and Maintenance Budget Report 2015/16 and Programmes for 2016/17

Appendix A: P+R Revenue Repairs 2015/16

Appendix B: Capital Repairs 2015/16

Appendix C: Revenue Maintenance Budgets 2016/17

Appendix D: Capital Repairs Programme- Proposed Allocations 2016/17

Appendix E: Landlord Corporate Estate Capital Programme 2016/17

Appendix F: CERA and SCA Programmes 2016/17

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	Yes
Corporate Business plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Business plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Business plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equality Duty

1.1. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;

- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2. Equalities Impact Assessment:

An equalities impact assessment has not been considered in the development of this report as access requirements are always considered during the design stages of building maintenance projects and are often improved.

3. Impact on Crime and Disorder:

3.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime.

4. Climate Change:

4.1. Re-cladding and re-roofing SCOLA buildings has major advantages, which includes improving thermal performance, reducing solar gain, improving ventilation, reducing glare and enhancing the teaching environment whilst using less energy. New boiler controls will also have a significant impact as set out at paragraph 6.10 of appendix 3. Also refer to section 8 of appendix 3.

Repair and Maintenance Budget Report 2015/16 and Programmes for 2016/17

1. Budget Context in Planning for the 2016/17 Financial Year

- 1.1. The 2015/16 total revenue repairs and maintenance budget for both the Schools and Corporate Estates, including amounts funded from the Service Level Agreements (SLAs) with schools, is £12.351 million.
- 1.2. The 2015/16 Policy and Resources capital repairs budget reported to the Panel meeting on 31 March 2015 including carry forwards was made up of the P&R Capital Repairs budget of £2.798 million and the Capital Expenditure from Revenue Account (CERA) of £11.2M. The combined total for 2015/16 is therefore £14.498 million.
- 1.3. In accordance with the DfE rules on the spending of the CERA budget it is made up of a contractually committed portion and a delegated portion. All schools purchasing the Property Services SLA (including Academies) current agree to pool this budget. The centrally held contractually committed element would continue to progressively reduce annually if further schools convert to Academies. The total delegated CERA budget in 2015/16 was £5.038 million.
- 1.4. The School Condition Allocation (SCA) for 2015/16 awarded annually by central government showed a reduction on the 2014/15 Capital Maintenance Grant (CMG) which it replaced. The 2015/16 grant is £9.6 million. This forms part of a joint programme with Children's Services totalling £17.8 million.
- 1.5. It is worth noting that over the course of the past year tender price returns have been continuing to show inflationary pressures. This is being positively managed within existing budget allocations and by adjusting the programme for 2016/17. This increase is in line with expectations and published indices.

2. Revenue Repairs and Maintenance 2015/16 Outturn

- 2.1. Appendix A shows commitment against the revenue budget of £11.046 million as at 29 January 2016. This includes a full year commitment under the engineering term maintenance contracts. The forecast is for a balanced position at the year end.

3. Capital Repairs 2015/16 Outturn

- 3.1. Appendix B shows projected commitment by 31 March 2016 against the Policy and Resources, CERA and SCA funded capital repairs budgets. Approved programmes are in place against the full level of each budget.
- 3.2. It is projected that the CERA budget will be fully expended by 31 March 2016. Significant progress has been made on the remaining capital budgets and projects will be either be fully committed or in advanced detailed design and programmed with works undertaken in the new financial year. The works continuing on site will require a proportion of the budget to be carried forward into the new financial year. The following

sums are required to be carried forward to meet the commitment against the 2016/17 budget.

P&R Capital Repairs	£2.92million
School Condition Allocation	£10.066million

4. Revenue Repairs and Maintenance 2016/17

- 4.1. Appendix C shows the proposed allocation of the 2016/17 revenue budget.
- 4.2. The Policy and Resources revenue budget for the Corporate Estate is unchanged from 2015/16.
- 4.3. The amount funded by schools is provisionally included at £8.2 million. As in previous years, the final figure will be subject to minor changes in school allocations and any changes in buy back.

School CERA Funding

- 4.4. As the centrally held CERA budget is progressively delegated to the schools revenue budget (as required by the current DfE rules) the associated funds are being managed as a revenue not capital budget.
- 4.5. Works will continue to be planned against the remaining CERA budget for planned maintenance works until the final delegation of this budget in 2017/18. The central CERA budget for 2016/17 stands at £2.856million.
- 4.6. Pooled contributions from school revenue budgets are adjusted to account for the increasing delegation of CERA.

5. Capital Repairs budgets 2016/17 and projections to 2017/18

- 5.1. The capital budgets for 2016/17 and forecast budgets to 2017/18 are set out in Table 1 and proposed allocations in appendix D. The values in the table are base gross budgets without inclusion of carry forwards proposed earlier in this paper.

Table one.

Budget	2016/17 Assumed	2017/18 Assumed	Notes
	£'000	£'000	
P&R capital repairs	4,076	4,076	Excludes non CRA
School Condition Allocation	17,800	17,800	
School Condition Allocation proposed 2015/16 carry forward to 16/17	10,066		Relates to figure in 3.2 above
Total	31,942	21,876	

School Condition Allocation Grant

- 5.2. The Government confirmed the School Condition Assessment (SCA) capital grant for 2016/17 on 11 February 2015. The County Council received £17.8 million and it has been agreed by the Council that this is all allocated to the Policy and Resources budget rather than split with Children's Services as in previous years. However, officers from Children's Services and Culture Community & Business Services (CCBS) will continue to work together to ensure that this funding is used to address strategic priorities within the education estate.
- 5.3. The announcement also confirms the previous indication that the level of funding will continue through to the financial year 2017/18. As the allocation can only be used on Local Authority Schools the value of the award will be subject to change reflecting any future school Academy conversions.
- 5.4. Academies have the option of preparing bids to the Education Funding Agency for Capital Investment Fund (CIF) allocations against a centrally held pot. Property Services is working with those Hampshire Academies purchasing the Property Services SLA contract to prepare and make bids for these funds.
- 5.5. Property Services have agreed an integrated programme of condition priorities against the overall SCA with Children's Services. The SCA programme for 2016/17 is set out in Appendix F.

6. Landlord's Capital Repairs and Schools Planned Maintenance Programmes 2016/17

- 6.1. Landlord's Capital Repairs Programme: A Landlord's programme of capital repairs investment for 2016/17 is set out in Appendix E.
- 6.2. Schools Planned Maintenance Programme: A Schools Planned Maintenance programme of investment for 2016/17 is set out in Appendix F. This incorporates both the CERA planned works and the Schools Capital Allocation and is in line with the joint condition priorities agreed with Children's Services.
- 6.3. The majority of the capital programme works reported in Appendices E and F will be procured through OJEU compliant framework arrangements or via traditional single stage competitive tender. The procurement route selected for each project will be determined taking into account the specific details of the project and market intelligence at the time of the tender. Flexibility in the buying strategy will allow the Council to take advantage of the construction market.
- 6.4. The capital maintenance and landlord capital repairs programmes contained in this report are produced from interrogation of the data held on the condition of buildings and the extensive knowledge of the County Council's built estate held within Property Services. The capital repairs programmes are used to support a planned approach to investment. The available budgets are focused on addressing the identified health and safety priorities highlighted by the Corporate Risk Assessment (CRA) for the built estate. Alongside the CRA priorities other key objectives for the capital maintenance and repair budgets are:

- Tackling the maintenance liabilities.
- Reducing risks and improving the health and safety performance of buildings.
- Improving efficiency and reduce recurring/running costs.
- Improving the quality of the built environment for communities and future generations.
- Helping reduce the impact of greenhouse gas emissions in the environment and supporting the County Council's energy strategy.
- Modernising buildings and making them fit for purpose.

As part of undertaking many capital repair works it is often necessary to manage existing installations of asbestos. The County Council has robust management practices for the management of asbestos which are closely adhered to. Allowance is made within the cost estimates of all works proposed on the attached appendices to safely remove or manage asbestos as necessary.

County Farms

- 6.5. County Farms have a programme of capital works for 2016/17 including the completion of works to ensure compliance with waste storage regulations, new buildings and re-roofing projects. Works are prioritised according to contractual or legal obligations essential to farming operations and within the context of the County Farms policy. The proposed projects are included within appendix E.

Condition priorities in the Corporate Estate

- 6.6. A planned programme of capital maintenance in the Corporate Estate enhanced by the additional capital funding is targeted at:
- Essential maintenance to address H&S priorities or to prevent serious deterioration.
 - The highest known priorities to ensure continued service delivery.

Condition priorities in the Schools Estate

- 6.7. Cyclical maintenance regimes such as external decoration and repairs; well structured term maintenance arrangements which ensure statutory compliance; and significant programmes of elemental replacement (e.g. roof coverings, boilers, fire alarm systems) are some of the now well established practices which have seen a significant improvement in the built environment in Hampshire schools. These approaches are all part of a risk management strategy which ensures safety in the built estate, while allowing a focus on replacement of the highest priority life expired building elements and addressing of key liabilities.

SCOLA 2 and 3 Building Re-cladding Programme

- 6.8. Re-cladding of the SCOLA 2 and 3 buildings in Hampshire remains a key theme for investment in schools. The programme for recladding has now been successfully running since 2010. The projects at the following schools are currently in detailed design or on site:

Horndean Technology College

Brookfield Community School & Language College

The Henry Cort Community College
Yateley Secondary School
Crofton (f) Secondary School
Freegrounds Junior School
Knights Enham Junior School
North Baddesley Junior School
South Farnborough Junior School
South View Junior School
Wootey Junior School
Overton Ce (c) Primary School
Morelands Primary School
Aldworth Science College
Swanmore College Of Technology
Crofton (f) Secondary School
Merton Infant School

- 6.9. The adopted recladding approach taken in Hampshire for the SCOLA 2 programme continues to be very well received and feedback from the schools about the positive impact of the buildings in use has been excellent.
- 6.10. In addition the PSBP2 programme includes SCOLA 2 recladding at the following schools subject to the outcome of a detailed feasibility study for which Property Services have been commissioned by the EFA:

Olivers Battery Primary School
Overton Primary School
Talavera Infant School
Wootey Junior School

Timber Framed Buildings

- 6.11. Recladding of timber framed schools is a further theme. A system for recladding single storey buildings has been successfully piloted and is now being rolled out to other schools. The following schools have now been completed -

Winnall Primary School
Barton Stacey Primary School
Portway Infant School

The next priority single storey school is Rowner Infant school

- 6.12. There are only two timber frame two storey buildings, but it is not possible to reclad these because the existing structures are not suitable to carry the new cladding. Work has started on viability options for these two buildings. It is proposed that Grange Junior School, Gosport is the first priority for works.

School Capital Maintenance

6.13. As noted above Property Services and Childrens Services have an integrated approach to the prioritisation of the SCA. It is proposed to use the SCA grant on the highest priorities against the following themes. The individual projects are detailed in appendix F:

- Renewal of roof coverings including improving insulation
- Recladding of SCOLA 2 /2A buildings.
- Recladding of timber frame primary schools.
- Refurbishment of toilet facilities.
- Removal of asbestos installations requiring particular attention
- Installation of new fire alarm systems and associated structural fire precautions works to single staircase, multi storey primary schools.
- Boiler and heating system renewal.
- Water supply pipework renewal.
- Lighting replacement including renewal of ceilings.
- Ventilation improvements to school kitchens.

Update on previous approvals

6.14. To continue the strategy set out in previous reports to the panel and as noted in section 4.6 of the main report above, it is proposed to commence detailed design and procurement for high priority works to be programmed against the 2017/18 SCA programme. Details of the individual schemes are included within appendix F.

Glazing Safety

6.15. Work is now complete to prepare and issue new technical glazing surveys to all schools in Hampshire. This work is supported and funded by Schools Forum. The schools, supported by the Childrens Services Health and Safety team, are now converting these surveys into new glazing and window safety risk assessments.

6.16. As noted previously to the panel a glazing related accident in one of the Secondary schools has highlighted a potential hazard in some locations in SCOLA Mark 2 and Mark 3 buildings. In response to the identified hazard Property Services have designed a safety rail system which has now been implemented across all 75 multi storey SCOLA school buildings affected.

7. Opportunity for Improved Energy Performance of Buildings and Reduced Carbon Dioxide Emissions

7.1. As reported to the Panel on 31 March 2009, in the Landlord Capital and NDS Programme update, around 80% of the County Council's built estate was constructed before thermal performance standards became part of the Building Regulations. Where possible, the investment of capital repairs resources is being used to help improve the thermal performance of the building stock.

7.2. Table 2 below provides an indication of the potential opportunity for energy savings and reduced carbon dioxide emissions from the capital programme proposals in Appendices E and F:

Priority Category of Work	Capital Maintenance Expenditure 2016/17		
	£'000	Indicative CO2 Reduction Tonnes	Indicative Energy Saving KWh
Building (SCOLA re-cladding/ window replacements / roofing)	18,631	320.75	1,781,944
Mechanical Services (Boiler systems, heating systems and underground mains)	1,765	42	233,333
Electrical Services (Lighting, power, and mains distribution)	361	13.4	18,035
TOTAL	20,757	376.15	2,033,312

P&R Revenue Repairs 2015/16
Commitment as at 29 January 2016

	Budget	Commitment	
	£'000	£'000	%
Corporate Estate Services			
Building Reactive Maintenance	2,259	1,559	69
Engineering Reactive Maintenance and Servicing	1,536	1,731	113
Non-functional buildings	17	0	0
Strategic Professional Support	152	201	132
Winter Contingency	112	0	0
Sub-total	4,077		86
Schools and Academy Buy-back Services			
Building Reactive Maintenance	2,405	1,919	80
Engineering Reactive Maintenance and Servicing	5,870	5,636	96
Sub-total	8,275	7,555	91
Total	12,351	11,046	89

Notes

All figures above are inclusive of fees which are charged at 12%
Strategic Professional Support is employed when necessary to provide additional resources to deal with peaks in workload and to cover areas where the full complement of specialist skills is not retained in house
A balanced outturn position is projected for 31 March 2016.

Capital Repairs 2015/16: Corporate Estate and Schools
Commitment as at 29 January 2016

Area of Work	Budget £'000	Total Projected Outturn against budget %
Corporate Risk Assessment (1)		
Condition of building fabric	9,316	75
Mechanical services management	2,859	97
Fire Management and arson prevention	505	148
Electrical services management	1,521	145
Management of Asbestos	593	106
Structural condition	324	128
High level access to plant	56	50
Other priorities	1,641	45
CRA contingency	296	0
Schools Condition Allocation	19,698	50
Other Allocations		
Joint funded landlord's minor works	13	
County Farms	267	
External works/landscaping	147	
Other priorities	126	
Contingency	1444	
Total	38,806	64

Note:

The traditional P&R capital repairs, the Capital Repairs Enhanced budget and the schools CERA budget are allocated against the building related Corporate Risk Assessment priorities. The breakdown above shows the breakdown against the CRA headings. All figures are inclusive of fees.

Revenue Maintenance Budgets 2016/17

	Budget
	£'000
Corporate Estate Services	
Building Reactive Maintenance	1,835
Engineering Reactive Maintenance and Servicing	1,469
Non-functional buildings	16
Childrens Centres	129
Strategic Professional Support	399
Winter Contingency	108
Sub-total	3,956
Schools and Academy Buy-back Services	
Building Reactive Maintenance	2,740
Engineering Reactive Maintenance and Servicing	5,480
Sub-total	8,220
Total	12,176

Notes

All figures above are inclusive of fees which are charged at 12%

Planned Repairs Programme Proposed Allocations 2016/17

Area of work	P & R Corporate Buildings	Schools (CERA)	Schools (SCA)	Total Budget
	£'000	£'000	£'000	£'000
Corporate Risk assessment				
Condition of Building Fabric	1,868	4,211	11,867	18,545
Mechanical Services Failure	602	1,781	2,967	5,251
Fire Management and prevention	56	448		504
Electrical Services Failure	695	883	2,967	4,149
Management of Asbestos	110	481		591
Structural Condition	56	265		321
Management of Legionella	110	168		670
Other Priorities	411	630		1,042
CRA Contingency	168	0		168
Other Allocations				
County Farms	267			
External Works / Landscaping	18			
Other Priorities	76			
Contingency	545			
Total	4,982	8,867	17,800	32,148

Notes

The amounts are inclusive of fees but exclude proposed re-profiling from 2015/16 to 2016/17.

Landlord's Corporate Estate Capital Programme 2016/17	
Property	Works
Schemes £0 to £50,000	
Aldershot Military Museum - John Reed Gallery	Toilet refurbishment
Alresford Library	External Decorations
Ash Lock cottage	Remedial works and improvements
Ash Lock Cottages (2)	External Decorations
Argoed Lwydd	Flat roof / balcony handrail improvements
Basingstoke Day - Audley Close	External Decorations
Bickerly Greem EPH	Lift upgrade
Bishops Waltham House	External Decorations
Bordon Library	External Decorations
Calshot Activity Centre	Jetty remedial works
Capital House	External Decorations
Castle Avenue	Acoustic works
Castle Avenue	Cobbles phase 2 - remedial works and improvements
Castle Avenue Offices	External Decorations
Castle Hill Offices	External Decorations
Castle Yard	External Decorations
Chandlers Ford Library	External Decorations
Copper Beeches	External Decorations
Copper Beeches Day Centre	External Decorations
Fort Nelson	Masonry repairs
Great Hall	External Decorations
Hamble Cottage Office	External Decorations
Havant Day Services	External Decorations
Havant Day Services - Annexe	External Decorations
Homewood	External Decorations
Lepe Country Park	Lower car park surface improvements
Manor Farm Country Park	External Decorations
Marfield	External Decorations
Merrydale	External Decorations
Oakridge House Nuring Home	External Decorations
Park View Day Centre	External Decorations
Ringwood gateway	Post completion works
Ringwood Library	External Decorations
Romsey Library	External Decorations
Royal Victoria Country park	External Decorations
Serles House	External Decorations
Staunton Country Park	External Decorations
Stubbington Study Centre	Path replacement / surfacing
Stubbington Study Centre	External Decorations
Ticehurst Nursing care Unit	External Decorations
Tile Barn Outdoor centre	External Decorations
Triangle Community centre	External Decorations

Waterlooville Library	External Decorations
West End Art Centre	Public toilet refurbishment (male & female)
Willis Museum	Kitchen refurbishment
Winchester Discovery Centre	Café Floor replacement
Schemes £50,000 to £100,000	
Aldershot Library	Lift replacement and upgrade
Brooklands Farm	Milking Parlour
Calshot Activity Centre	Installation/maintenance of beach groyne
County Museums HQ	External Decorations
Milestones Museum	External Decorations
New Milton Library	Lift replacement and upgrade
Schemes £100,000 to £150,000	
Chandlers Ford Library	Roof covering replacement and Thermal Upgrading
Malmesbury Lawn	Installation of double glazed windows
Schemes £250,000 to £500,000	
Everest Academy	Roof repairs
Schemes over £500,000	
Three Minsters House	Roof replacement and improvements

Note: All schemes below £100,000 are to proceed under delegated Chief Officer Approval, but are shown here for information.

Schools Planned Capital and Revenue Investment Programme 2016/17	
Property	Works
Schemes up to £50,000	
All Saints Ce (a) Junior School Fleet	External redecoration
Ampfield C E Primary School	Lighting upgrades
Andover Primary School	Lighting upgrades
Anton Infant School	Lighting upgrades
Applemore School	Toilet provision upgrades
Appleshaw St Peters Ce (a) Primary School	External redecoration
Bartley Primary School	Lighting upgrades
Baycroft Special School	External redecoration
Bentley Ce (c) Primary School	External redecoration
Bidbury Junior School	Lighting upgrades
Bishops Waltham Infant School	External redecoration
Brighton Hill School	Drainage improvements and surfacing
Brookfield Community School	Flat roof to G Block upgrading and recovering
Brookfield Community School	Lighting upgrades
Burghclere Primary School	External redecoration
Calmore Infant School	Pipework Distribution Upgrade
Castle Hill Infant School	External redecoration
Castle Hill Junior School	External redecoration
Cheriton Primary School	Lighting upgrades
Clatford Ce (a) Primary School	External redecoration
Clere School	Upgrading of ceiling and upgrading of lighting to Maths corridor area.
Cove School	Upgrading of drainage and Surfacing to 3 storey block quad
Crofton Ann Dale Jnr School	Lighting upgrades
Crofton School	Lighting upgrades
Crofton School (Foundation)	Upgrading of drainage and surfacing to quad
Crookhorn School	Lighting upgrades
Fairfield Infant School (Havant)	Lighting upgrades
Four Lanes Infant School	Lighting upgrades
Gomer Infant School	Lighting upgrades
Gomer Junior School	Lighting upgrades
Harestock Primary School	Lighting upgrades
Harrow Way School	Drainage improvements and surfacing
Harrow Way School	Toilet provision upgrades
Hatherden Ce (a) Primary School	External redecoration
Haven Childrens Centre	External redecoration
Hilitingbury Infant School	Lighting upgrades
Hordle Ce (a) Primary School	External redecoration
Kings School	Lighting upgrades

Kingsclere Church Of England Primary School	Boiler Efficiency Improvements
Leesland Ce (c) Junior School	External redecoration
Lymington Junior School	Installation of double glazed windows
Manor Infant School	Lighting upgrades
Mark Way Special School	Lighting upgrades
Milford-on-sea Ce (c) Primary School	External redecoration
Mill Hill Childrens Centre	External redecoration
Mill Rythe Junior School	External redecoration
Newtown Soberton Infant School	External redecoration
Norwood Primary School And Chamberlayne Childrens Centre	External redecoration
Otterbourne Ce (c) Primary School	External redecoration
Peel Common Junior School	External redecoration
Pinewood Infant School	External redecoration
Purbrook Park School	Windows to main block and thermal upgrading
Rownhams St Johns Ce (c) Primary School	External redecoration
Sarisbury Ce (c) Junior School	External redecoration
Shamblehurst Primary School	External redecoration
St Columba Ce (c) Primary Academy	External redecoration
St John The Baptist Rc (va) Primary School Andover	External redecoration
St Johns Gosport Ce (va) Primary School	External redecoration
St Marys Rc (va) Primary School Gosport	External redecoration
Talavera Infant School	External redecoration
Test Valley School	Sports hall Floor replacement and upgrading
Upham Ce (a) Primary School	External redecoration
Uplands Primary School	Upgrade patent glazing
Uplands Primary School	External redecoration
Vigo Junior School	Boiler Efficiency Improvements
Vyne Community School	Food Tech contribution.
Vyne Community School	Installation of double glazed windows
Wallop Primary School	External redecoration
Wildground Infant School	Lighting upgrades
Wildground Infant School	External redecoration
Wildground Junior School	Lighting upgrades
Wildground Junior School	External redecoration
Wolverdene School	Pipework Distribution Upgrade
Woolton Hill Junior School	External redecoration
Yateley Secondary School	Toilet provision upgrades
Schemes £50,000 to £100,000	
Aldworth Science College	Installation of double glazed windows

Bartley Junior School	Installation of double glazed windows
Bishops Waltham Infant School	Replace timber cladding including thermal upgrading
Brune Park Community College	Science/CDT windows replacement and thermal upgrading
Calthorpe Park School	Pipework Distribution Upgrade
Calthorpe Park School	Drainage improvements and surfacing
Calthorpe Park School	Dining Hall lower roofing and thermal upgrading
Connaught School	Installation of double glazed windows
Cove School	Reroofing and thermal upgrading of Hall roof
Elson Infant School	Boiler Efficiency Improvements
Fernhill School	Replace windows to DT and thermal upgrading
Frogmore Community College and Leisure Centre	External redecoration
Frogmore Secondary School	Water tank upgrade / decommissioning
Guillemont Junior School	Boiler Efficiency Improvements
Harestock Primary School	Pipework Distribution Upgrade
Henry Beaufort School	External redecoration
Horndean Technology College	Boiler Efficient Improvements
Kings School	Tower Roofing and thermal upgrading
Manor Infant School, Farnborough	Boiler Efficiency Improvements
Meonstoke Church Of England School	Boiler Efficiency Improvements
Netley Abbey Infant School	Upgrade polycarbonate roof
Overton C E Primary School	Pipework Distribution Upgrade
Portchester School	Drainage improvements and surfacing
Portchester School	Lighting upgrades
Quilley School	Flat roof to library and thermal upgrading
Red Barn Primary School	Boiler Efficiency Improvements
Stoke Park Junior School	Pipework Distribution Upgrade
Swanmore College	Pipework Distribution Upgrade
Various Schools	Removal of asbestos
Various Schools	Lighting upgrades
Various Schools	Lighting upgrades
Various Schools	Swith Gear Improvements
Various Schools	Replace obsolete distribution boards and switchgear
Warblington School	Lighting upgrades
Waterloo School	Boiler Efficiency Improvements
Westfield Junior School	Pipework Distribution Upgrade
Yateley Secondary School	Water tank upgrade / decommissioning
Schemes £100,000 to £150,000	
Aldworth Secondary School	Boiler Efficient Improvements
Brune Park Community College	Swimming Pool Corridor recovering and thermal upgrading
Cranbourne College & Enterprise College	External redecoration
Fairfield Primary School	Swith Gear Improvements

Gomer Junior School	Installation of double glazed windows
Purbrook Park School	Boiler Efficient Improvements
Purbrook Park School	Sports Hall Roof and thermal upgrading
Swanmore College of Technology	Library block roof and thermal upgrading
Toynbee Secondary School	Pipework Distribution Upgrade
Whiteley Primary School	Upgrade to All Weather Pitch
Schemes £150,000 to £250,000	
Cove Secondary School	Boiler Efficiency Improvements
Crookhorn Community College	Main Block Roofing and thermal upgrading
Emsworth Primary School	Roof thermal upgrading
Harrow Way School	3 Storey Roofing and thermal upgrading
Hurst Community College	Window upgrading to Main Block
Samuel Cody School	Boiler Efficiency Improvements
Various Schools	Toilet provision upgrades
Various Schools	Drainage improvements and surfacing
Various Schools	Kitchen infrastructure improvements / upgrades
Schemes £250,000 to £500,000	
Fort Hill Secondary School	Boiler Efficient Improvements
Various Schools	Fire Precaution improvements
Various Schools	Upgrades to hot and cold water services infrastructure and plant
Various Schools	Upgrades to hot and cold water services infrastructure and plant
Yateley Secondary School	Pipework Distribution Upgrade
Schemes £500,000 to £1million	
Various Schools	Kitchen infrastructure improvements / upgrades
Schemes Exceeding £1million	
Aldworth Science College	Winchester Block thermal upgrading and re cladding
Freegrounds Junior School	Scola recladding and thermal upgrade
Horndean Technology College	3 Storey Cladding and thermal upgrading
Morelands Primary School	Scola recladding and thermal upgrade
North Baddesley Junior School	Scola recladding and thermal upgrade
Rowner Infant School	Timber frame recladding and thermal upgrade
Warblington School	Phase 1 reclad and upgrading of external building fabric

Schemes Exceeding £1million – approval to commence detail design	
Brune Park Community College	Rosla block re clad and upgrading thermally
Connaught School	Rosla roof and cladding and thermal upgrading
Test Valley School	ROSLA Block Cladding and thermal upgrading
Grange Junior School	Replacement of 2 storey block