

HAMPSHIRE COUNTY COUNCIL

Report

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. Executive Summary

1.1 The purpose of this paper is to provide an update on the major programmes and issues currently being progressed relating to:

- Children's Services Capital Programme Update
- Traded Services Update
- Adult Services Programmes
- One Public Estate and Asset Transformation Programme Update
- Gosport Community Hub
- Partnerships/Shared Services (Police and Fire) Annual Update

2. Children's Services Schools Capital Programme Update

2.1. Property Services are continuing to work closely with Children's Services colleagues designing and delivering new school and existing school extension projects to provide a significant number of additional primary and secondary school places across Hampshire. There have been 6,300 new school places delivered 2013-16, and further projects to deliver an additional 11,000 new primary and secondary school places are planned to be on site by 2019.

2.2. There are currently a number of major extension and re-modelling projects being constructed on existing school sites. There are several primary schools where a new form of entry is being added and these are due for completion this year at Marnel Infant and Junior Schools (Basingstoke), Great Binfields Primary School (Basingstoke), Oakwood Infant School and Greenfield Junior School (Hartley Wintney), Hook Infant and Junior schools, Tower Hill Primary School (Farnborough). Brookfield Community School (Sarisbury Green) is also being extended and is currently on site. A

significant number of secondary school places have been added at Calthorpe Park Secondary School (Fleet) and the building works have been completed this year and additional external areas including a new synthetic grass pitch have been brought into use.

- 2.3. Designs are progressing well for adding further new primary school places for September 2017 at a number of existing schools and these include, Kings Furlong Infant and Junior Schools (Basingstoke), Shakespeare Infant and Junior schools (Eastleigh), St James CE Primary School (West End), Tweseldown Infant School (Fleet), Leesland Church of England (Controlled) Junior School (Gosport), Park View Infant and Junior Schools (Basingstoke) and St Lawrence Church of England Primary School (Alton). There are secondary school places to be added at Robert May's School (Odiham) and design development has started on this project. There is also design work commenced on a reinvestment projects from funding realised from the sale of land, to build additional teaching spaces and improved infrastructure at Kings School (Winchester), and additional provision, including dance and music, at Swanmore College.
- 2.4. In relation to areas of new housing development designs are underway for a number of new primary schools, which will be Academies, located within new developments; these include new two form entry primary schools with Academy sponsors at Barton Farm (Winchester), East Anton South (Andover), Wellesley (Aldershot), and Boorley Green (Eastleigh).
- 2.5. School design proposals are progressing for a new secondary and primary school in Horton Heath (Eastleigh) and for relocating Mill Chase Academy to a site within the new residential development at Whitehill Bordon. A new skills centre has also been designed to support employment opportunities and regeneration of the local area and is now in construction. This is the first phase of an 'Excellence Campus' vision being promoted by the County Council with capital investment through the local Growth Fund from the Enterprise M3 Local Enterprise Partnership.
- 2.6. Design proposals are now starting to be progressed for additional primary school places for 2018 and more detailed feasibility work has commenced for the projects for 2019 and 2020 completions. There are designs for the relocation of Cornerstones Primary School (Whiteley) to a new school site with an increased capacity of three forms of entry. There are proposals for major primary school extensions at Oakridge Infant and Junior Schools (Basingstoke), The Butts Primary School (Alton), Trostant Infant and Junior Schools (Havant), Romsey Primary School, Emsworth Primary School, Rownhams St John's Church of England Primary School, and Bishop Waltham Infant and Junior Schools.
- 2.7. Six new Childrens Homes are planned and five of these projects are now in construction on site. There have been a number of contractor and supply related issues which have delayed the building of the first two of these projects on site but the delay is being mitigated as much as possible on site by the contractor together with close project management by Property Services Officers.

- 2.8. The Linden Education Centre is to be relocated from Farnborough to what was formerly Wellington Infant School site in Farnborough and this project is now in construction and is due to be complete and operational for September 2017.
- 2.9. As the capital programme continues to grow (particularly due to need for the delivery of new school places) there continues to be pressure on the limited funding from Government Basic Need grant and Developers' contributions together with volatility in the construction market. There is innovative design work with our strategic consultant partners and contractors to keep downward pressure on construction costs and work to maintain our capacity to deliver. There have been common design and specifications developed for the primary school projects and efficient building plans and achievable reductions in scope of external works without significant impact on space and flexibility. The designs for the secondary school extensions and new secondary schools are following this way of working. The design of the capital programme works continues to be coordinated with the investment in maintenance and repair of the schools built estate.
- 2.10. There continues to be robust negotiations with developers to maximise financial contributions and ongoing and positive dialogue with the Education Funding Agency and the Department for Education to evidence benchmarked construction costs and to secure additional future funding. This includes feasibility design work for bidding for Free Schools funding and for special educational needs.

3. Traded Services Update

- 3.1. Alongside the growth in workload that Property Services has delivered for the County Council in recent years, the service continues to provide a wide range of professional services to external clients, in line with the corporate traded services strategy. In 2015/16 a total of £11.3m of fee income was earned from clients outside the County Council, including schools, Police and Fire.
- 3.2. The management of regional construction frameworks continues to generate income of around £1million per year with additional income expected over the coming year from the new southern modular framework.
- 3.3. Under the Reading Hampshire Property Partnership, Property Services has recently completed the delivery of a major primary school expansion programme for Reading Borough Council. The service also continues to build its reputation and portfolio of external clients and projects across a number of specialist areas, including historic buildings.

4. Adults with Disability Housing Strategy

- 4.1. In April 2016, the Executive Member for Policy and Resources approved the Strategic Business Case for the Adults with Disability Housing Strategy including the approval to a capital borrowing envelope of up to £35m. Building on the success of the Older Persons Extracare programme, a decision has been taken to support around 600 service users with a learning

and/or physical disability to transition from a traditional care home setting into either a shared house or groups of individual flats to achieve more independent living albeit with 24/7 care and support still being available and commissioned by the County Council, subject to the needs of each resident.

4.2. The approved strategy identified 3 key areas of delivery:

- Through the de-registration of existing care homes to become shared, supported housing.
- Through the re-use and adaptation of existing owned accommodation or new developments being undertaken by Registered Providers with the County Council making a capital contribution towards the cost by way of a grant.
- The County Council undertaking a programme of new build accommodation of around 100 units on its own land in areas of greatest need.

4.3. A recent procurement exercise has been undertaken to establish a register of providers willing to offer properties for deregistration. It is hoped that this will result in an acceleration of the deregistration process rather than relying on individual procurements for each scheme. Through a number of small grant awards, 6No. re-purpose projects are now being progressed with Registered Partners (5 houses and 1 scheme of flats) – it is hoped that a programme of similar conversions/adaptations will be developed over the coming months.

4.4. Finally, a significant amount of work has been undertaken regarding the proposed new build programme. Over 20 County Council owned sites were tested for their suitability and capacity to support the delivery of a new build project of groups of flats between 8-10 and 16-18 units, and also a smaller more specialist unit for physically disabled services users. A short-list of 10 sites was identified and with further feasibility work this has been refined to 6 new build opportunities and 2 conversion projects to be delivered in 2 phases. The Phase 1 projects, which include the development of land in Basingstoke (2 sites), Aldershot, New Milton and Winchester (adaptation), will be subject to planning and with continued good progress provide accommodation for around 60 service users for occupation Spring 2018. A composite project appraisal and business case to release the required funding is due to be considered at the November Executive Member for Policy and Resources decision day.

5. One Public Estate: Maximising value and efficiency across public sector assets

5.1 One Public Estate (OPE) is an initiative delivered in Partnership by the Cabinet Office's Government Property Unit and the Local Government Association (LGA). It is about Local Government working with Central government and Public Sector Partners locally on land and property initiatives to deliver against four core objectives:

- Stimulation of economic growth, including new homes and jobs.

- More integrated and customer-focused services.
 - Generation of capital receipts.
 - Reduction of running costs.
- 5.2 The Programme offers support to unblock barriers to progress, including an escalation route to a Ministerial 'Star Chamber'. There is also an intention to pursue work to introduce 'priority purchaser' status for local authorities seeking to acquire Central Government surplus assets where there is demonstrable benefit.
- 5.3 Hampshire County Council (HCC) has been participating in the initiative since its inception in 2013. The programme has been an opportunity for HCC to build on the work undertaken as part of the Capital and Asset Pathfinder Programme and HCC's own One Public Sector Estate work. Phases 1 and 2 secured relatively nominal funding of a total of £80,000. Towards the end of 2015 the Hampshire OPE partnership (led and coordinated by HCC as the lead authority) secured £400,000 to take forward a number of projects under Phase 3 of the programme.
- 5.4 In July there was an additional round of bidding and a further £420,000 has been secured to take forward new projects and also accelerate and increase outputs on existing projects. The total funding secured from the Cabinet Office for OPE Phases 1-4, led and arranged as programmes by the County Council, is now £900,000.
- 5.5 Governance for the programme has now been fully developed. Organisations represented on the board are listed below. The wider Hampshire OPE Land and Assets Board has been meeting quarterly since December 2015 and is chaired by HCC as the Lead Authority. Themed sub-groups have also now been formed to more closely monitor funding and progress of projects as well as sharing key information and initiatives across similar projects. There is now a significant amount of positive engagement from public sector bodies.
- 5.6 The Board agreed the distribution of funding between projects based on a "prioritisation matrix" developed by HCC which illustrated where funding would have the most impact against the core OPE priorities. There is recognition that sharing and transforming assets has real benefit.

Organisations that attend/ are represented on the board:

- Basingstoke and Deane BC
- Cabinet Office
- Community Health Partnerships
- Eastleigh Borough Council
- Enterprise M3 LEP
- Fareham Borough Council
- Government Property Unit
- Hampshire County Council
- Hampshire Police and Crime Commissioner
- Havant Borough Council and East Hampshire District Council

- Hampshire Fire and Rescue Service
 - Isle of Wight
 - Local Government Association
 - New Forest District Council
 - Solent LEP
 - Southern Health Foundation Trust
 - Test Valley Borough Council
 - Winchester City Council
 - Rushmoor Borough Council
 - Ministry of Defence
 - South Central Ambulance
 - Homes and Communities Agency
- 5.7 Land and Asset data has been gathered and mapped for all Partners and will be used to compare metrics/performance indicators and is intended to identify new opportunities for collaborative working.
- 5.8 Southampton and Portsmouth have their own successful bids for OPE funding and it is understood the Isle of Wight are also now pulling together a proposal to join Phase 5.
- 5.9 Hampshire officers will continue to keep communication channels open and may well support other authorities with advice and guidance on this important cross-sector initiative. The fact that geographical boundaries are rarely co-terminus (Local Government, Police, Fire, Health for example) means that HCC can have a role beyond its physical boundaries in support of public sector asset transformation and innovation.

6. Gosport Community Hub

- 6.1 Community hubs were originally identified as a cross-cutting theme as part of the Transformation to 2017 programme. They focus on the principles of co-locating multiple services (both County Council and partner) where there are sufficient synergies, in a hub setting across one or more buildings in a locality. The intention is to deliver improved facilities and greater convenience for service users, whilst realising savings for services and ensuring service sustainability as stand alone operating models become less viable. They focus on the delivery of services relevant to local users, including enabling service delivery from partners and the third sector. In this way they strengthen local communities and our presence within them.
- 6.2 An initial study identified 4 generic hub models which sought to combine office provision (area base or drop-in) with service delivery (e.g. libraries, day centres etc.) together with potential revenue generating uses including possible partner functions. The balance between these elements delineates each model and is summarised below:
1. Staff/Office based – a majority digitally enabled Workstyle office space, with a public facing service delivery component;
 2. Community hub – a mix of universal and targeted service provision, with revenue generating components and drop-in space for staff;

3. Partner led hub – a mix of service provision but located in a partner's asset where the primary use is likely to be determined by the partner. This could also incorporate drop in space.
 4. Other lead use / secondary hub – located in an asset where the majority use is separate from but sympathetic to the hub concept e.g. an extra care housing scheme with facilities for service delivery and/or community use.
- 6.3 A proposed hub solution was then piloted in Gosport, which then progressed to full feasibility. As work progressed it was necessary to refine the scope of the project as it became evident that for example, that HCC did not require occupation of a partner's asset in terms of space requirements, thereby negating the case for significant capital investment in a building that was not our own. Therefore, the proposal now relates to a solution for a range of HCC services, with scope to support the delivery of other core partners for example Public Health and the Voluntary and Community Sector (VCS) services as well and is focussed on the Gosport discovery Centre building.
- 6.4 This project would see more efficient use of a currently under utilised asset, whilst retaining its primary library function. New elements would include a community link for current users of Learning Disability Day Services; Older Persons Day Services; and drop-in provision. The potential for Public Health and VCS services is also being explored. Service users would benefit from opportunities for increased community engagement and improved access to other local services and amenities in the hub itself and the surrounding area. If successful, this pilot could form a blueprint for local service delivery across the county in buildings of a similar size and nature, be they HCC or partner assets.
- 6.5 The project is estimated to cost £750k and approval of funding and addition to the Capital Programme will be requested from Cabinet. The project will deliver approximately £200K net revenue savings annually to Hampshire County Council, due to a reduction in the number of buildings and associated staff costs, achieving payback on this investment within 4 years.

7. Partnerships/Shared Services (Police and Fire) Annual Update

- 7.1. The delivery of property services under the joint working arrangements with the Office of the Police and Crime Commissioner and Hampshire Fire and Rescue Service has continued to develop over the last year. In addition to the ongoing management and maintenance of the estates for both organisations, Property Services has delivered a number of capital projects in support of the OPCC's Estates Change Programme (ECP), the first phase of the Fire and Police joint headquarters project in Eastleigh and a new strategic asset management plan for the Fire Service.
- 7.2. Work is currently underway to confirm the scope for Phase 2 of the joint headquarters project and the procurement of new term maintenance contracts that will see provision of planned and reactive maintenance for all three organisations brought together under common contract arrangements.

8. Recommendations:

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

- a) The proposal to invest in Gosport Discovery Centre to form a Community Hub, subject to the confirmation of funding being added to the Capital Programme in December 2016.
- b) The Director of Culture, Communities and Business Services be authorised to progress the detailed design of the project in order to let a construction contract in 2017 and release the revenue savings and secure improvements as early as possible.

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

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

Document

Location

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:

This report provides an update on major programmes being progressed within the department.

2. Impact on Crime and Disorder:

2.1. This update report has no impact upon crime and disorder.

3. Climate Change:

3.1. This is an update report which has no impact upon climate change.