

HAMPSHIRE COUNTY COUNCIL

Decision Maker:	Buildings, Land and Procurement Panel
Date of Decision:	27 May 2010
Decision Title:	Major Projects Update
Decision Reference:	1591
Report From:	Director, Property, Business and Regulatory Services

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1. Executive Summary

1.1. This report provides a regular update on the major projects currently being progressed relating to:

- Buildings Schools for the Future (BSF)
- Children’s Centre Strategy
- Affordable Housing (Project 500)
- Ringwood Gateway Project

2. Building Schools for the Future

2.1. As Members are aware, BSF is a national initiative intended to rebuild, remodel or refurbish all secondary schools, including secondary age special schools and education centres, in England over a 15 year period.

2.2. The Department for Education has set in place a detailed framework within which BSF operates with delivery managed through Partnerships for Schools (PfS), which oversees the initiative nationally.

2.3. Hampshire was notified on 15 July 2009 that it had been successful, along with five other authorities. The first areas to benefit from this investment will be Havant and Horndean.

2.4. The County Council's Strategy for Change (SfC) was submitted on 12 March 2010 in line with the agreed programme and, on 16 April 2010, a Procurement Business Case for the Regional Education Partnership (REP) delivery strategy for Hampshire and other south-east and

London authorities was presented to PfS.

- 2.5. Submission of an Outline Business Case (OBC) is the next stage in the BSF process, which will refine further the proposals for capital investment and set out the proposed procurement method. The target date for submission of an OBC is 23 July 2010. Prior agreement must be reached with PfS on the principles of the procurement route and individual school project needs are set out to ensure resources are distributed fairly among the schools, in the light of their relative needs. The Procurement Initiatives report (Item 7 on this agenda) provides more information about the procurement of a regional ICT managed services framework on behalf of the REP subject to approval of the Department for Education.
- 2.6. Joint teams of Children's Services and PBR officers will develop projects with schools, including the work required to refine costs and development of ICT briefs.
- 2.7. Work also continues with South Downs College, the main sponsor of the proposed Havant Academy (currently referred to as Staunton Park Community Sports College), to open the Academy in existing buildings on 1 September 2010. The Academy will continue to work through the BSF process with other schools in Phase 1 of the programme, and it has been agreed that a separate business case be developed with a view to procurement commencing as soon as possible through the IESE framework, as agreed by PfS.
- 2.8. Considerable interest continues to be shown by other authorities in the south and London for the adoption of Hampshire's model for the BSF projects with in-principle buy-in from Devon, Oxfordshire, Buckinghamshire and the London Borough of Sutton.
- 2.9. The Parliamentary Election along with other local financial pressures has resulted in uncertainty about future phases of BSF. Informal indications from PfS confirm that arrangements need to be made to move these phases forward at a reasonable pace. The timing of any invitations for later phases to join the national programme is clearly dependent on Government policy and economic circumstances. Preparation for future phases is, however, necessary, as there is likely to be strong competition nationally for any available future funding.

3. Children's Centre Strategy

- 3.1. Progress on the 24 Phase III Children's Centres capital works schemes is as follows:
 - 7 projects on site
 - 2 projects due to start on site shortly
 - 7 projects out to tender
 - 4 projects preparing for tender
 - 4 projects preparing for planning and/or listed building consent

applications

- 3.2. The majority of projects are expected to be complete by the end of 2010, with all projects complete before the DCSF funding deadline of 31 March 2011.
- 3.3. Following the project appraisal in June 2009, further feasibility work has been carried out for the Children's Centre covering the Odiham area. It is now proposed to co-locate the Centre within the Odiham Bridewell, with the Library. This is a more cost-effective solution than the new-build option previously reported. Investment in this listed building will enable a more efficient use of the existing accommodation.
- 3.4. With regard to Phase II, the Children's Centre project at Ringwood Library is now complete and the project at Spring Meadow (formerly Shepherds Spring Infant, Andover) is nearing completion. The interior of the building has been completed and occupied and the exterior is expected to be completed mid May.
- 3.5. Both Phase II and Phase III of the Children's Centres programme remain financially on target.

4. Affordable Housing (Project 500)

- 4.1. The Hampshire Senate 500 Affordable Homes initiative is the result of collaboration between the County Council and the District Councils aimed at delivering more affordable housing on publicly owned land. Rural affordable homes will form a significant part of this initiative, although all parties accept that new house building in rural locations requires additional care and sensitivity, and not all village communities will have publicly owned land in locations suited to new affordable housing.
- 4.2. A Project Team has been assembled, chaired by the Chief Executive of Gosport Borough Council, and comprising representatives from County and District Councils, and from the Homes and Communities Agency. The Team is initially focusing on mapping sites in County Council ownership which may have housing potential as part of this initiative. These sites will then be evaluated by housing and planning officers from the relevant District Councils, with a view to producing a short-list for further detailed evaluation.
- 4.3. Some affordable housing opportunities may become available within open market housing developments as a result of the percentage of all new housing that must be affordable under existing planning policies. It is expected that the Project Team will be able to assist these homes to be brought forward as soon as practical. Housing on other more rural sites (typically 'exception policy' land) may need to be justified by local needs surveys and/or Community or Parish Plans, and inevitably the timescales for delivery will be somewhat longer.

- 4.4. Initial feasibility work has identified some sites with potential, although the more rural sites will require significant work to enable their planning and delivery. To support this work, the Executive Member for Policy and Resources has just approved the retention of £200k from capital receipts to facilitate this initiative.

5. Ringwood Gateway Project

- 5.1. Through the IESE Civic Office/Asset Management work stream, the department has been supporting New Forest District Council explore new ways of working at their HQ Office as part of their One Site Project. As an off shoot of this workstream, the department has been appointed to undertake a feasibility study to examine the options around a mini-Public Services Hub in Ringwood. The project is known as the Ringwood Gateway Project.
- 5.2. The project involves the co-location of the District Council's existing satellite office, with the main Ringwood Town Council office, the re-provision of an existing public convenience and Visitor Information Centre, and also the County Council's Registration Service facility (currently in the District Council office) into a single new building. Whilst the Town Council will have some dedicated accommodation, the majority of the building will operate on shared basis, including shared meeting and reception facilities, together with a joint drop-in facility for use by County and District Council staff. The project represents another good example of co-operation between different public sector organisations under the auspices of shared asset provision.
- 5.3. The Gateway building is proposed to be built on the site of an existing public convenience facility and will extend to approximately 600sqm over 2 floors. The aspiration is to achieve a BREAM Excellent rating for the building which will significantly improve the future maintenance and other running cost liabilities compared to the existing facilities. The estimated total cost of the new building is £2 million (inclusive of fees) and in principle agreement has been reached between the parties regarding the division of cost with the County Council' portion being in the region of £600,000.
- 5.4. Once the District and Town Council's secure reciprocal "in principle" approval to the joint funding of the Gateway Project, the next stages of design development will be progressed with the aim of submitting a detailed planning application for the project in August 2010. It is proposed that the project will be procured using the IESE Tier Framework with a start on-site Spring 2011 and completion Summer 2012. The majority of the financial expenditure will take place during 2011/12 although there will be some costs incurred over 2010/11 as the scheme design is developed.
- 5.5. There has been some discussion as to how best to manage this joint project and it is proposed that a Project Board of County and District

Members be established (led by NFDC) with a County Council Project Team to lead and manage the design and procurement of the project. It is anticipated that once the scheme design has been developed further and greater cost certainty achieved that a project appraisal will be ready for consideration by the Executive Member for Policy and Resources in July 2010. This report will also provide more information regarding the future joint ownership and management of the building which are proposed to be dealt with by a Joint Trust and shared Management Agreement respectively.

6. Recommendation(s)

That the Panel advises the Executive Member for Policy and Resources:

That progress on each of the projects be noted.

That in respect of the Ringwood Gateway proposals the Director of Property, Business and Regulatory Services identify and secure the necessary funding with a view to the scheme being added to the Capital Programme and in the meantime the design proposals be progressed.

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

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

Section 100 D - Local Government Act 1972 - background documents

The following documents disclose 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

COMPREHENSIVE RISK & IMPACT ASSESSMENT

Race and Equality Impact assessment

Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

Crime prevention issues

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

Climate Change

All the projects referred to in this report are and will be sensitive to future changes in climate and are principally naturally ventilated and use construction technologies that minimise solar gain and energy consumption.