

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL of the County Council held at The Castle, Winchester on 11 January 2011.

Councillors:

p T.K. Thornber C.B.E.

p A.P. Collett

p B.D. Dash

p C.R.H. Davidovitz

p P. Edgar

p A.D.G. Evans

a R. Ellis

a K. House

p K. Mans

p Mrs J. Porter

p J. Wall

p A. Weeks

## **82 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ellis and House.

## **83 DECLARATIONS OF INTEREST**

Members were mindful that, where they believed they had a personal or personal prejudicial interest in any matter to be considered at the meeting, they should, normally at the time of the debate, declare their interest and, having regard to the circumstances described in paragraphs 9, 10, 11 and 12 of the County Council's Code of Conduct, consider whether to leave the meeting whilst the matter was discussed save for exercising any right to speak in accordance with paragraph 12 of the Code.

## **84 MINUTES**

The Minutes of the meeting of the Panel held on 12 October 2010 were confirmed as a correct record.

## **85 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman announced that following a discussion on sustainable buildings at the last Panel meeting on 12 October 2010, BLAPP Members were being invited to attend a site visit, arranged to take place immediately after the next Panel meeting. The proposed sites to be visited include: Minstead Study Centre, Lyndhurst, Forest Park Primary School, Totton and The Bridge Education Centre, Eastleigh.

It was confirmed that Elizabeth II Court had received an award for Sustainability at the City of Winchester Trust Design Awards, as well as being voted Member's Choice for all categories. Winchester Discovery Centre also won the award for refurbishment/alteration and the Sparklers Children Centre in Winnall received a commendation in the same category.

The Panel was also informed that Wellstead Primary School, Hedge End was recently featured in Building Design, after winning the Solent Quality Place award at the Solent Design Awards. The team were also featured on the Solent Centre for Architecture's website. Furthermore the Elizabeth II Court refurbishment and Reading Girls School projects recently achieved a BREEAM (Building Research Establishment Environmental Assessment Model) Excellent rating. The highest status achievable in this nationally recognised assessment of sustainable design. The Reading Girls School project was developed by Property Services for Reading Borough Council through a shared services agreement. Elizabeth II Court won the David Alsop Sustainability Award at the Institution of Structural Engineers Awards. The judges commented that the 'project demonstrated the far-reaching contribution to energy and carbon savings structural engineers can make when preserving and revitalizing existing structures'.

The Chairman congratulated the teams involved in all of the successful projects.

## **86 REMODELLING AND REFURBISHMENT WORKS AT HAVANT ACADEMY, HAVENT**

The Panel considered the report of the Director of Property, Business and Regulatory Services (Item 5 in the Minute Book) outlining proposals for extensive remodelling and refurbishment works to be undertaken at Havant Academy.

The Director outlined the report and updated Members on the background to the Havant Academy, highlighting the refurbishment work, the County Council's role, the legal arrangements and the budgetary situation. It was noted that efficiency savings required by the Department for Education had resulted in a four percent budget cut and that these could be accommodated by reductions in specification that would not impact on the scope of the project. It was agreed that the recommendation be amended in the resolution to reflect the reduced budget.

It was asked whether any private sector sponsorship was being considered to support the Academy . The Director was not aware of any such external support but agreed to take this up with the Academy. The issue of a Property Services Service Level Agreement (SLA) with the Academy was raised and the Director confirmed that SLAs for academies were being developed and would be on offer to Havant and any other academies.

### **RESOLVED:**

That the Panel advises the Executive Member for Policy and Resources that the project proposals for extensive remodelling and refurbishment works to be undertaken at Havant Academy, at an estimated total cost of £8,678,000 (including fees of £775,000) be approved.

**87 GYMNASIUM REFURBISHMENT AND EXTENSION AT THE WESTGATE SCHOOL WINCHESTER**

The Panel considered the report of the Director of Property, Business and Regulatory Services (Item 6 in the Minute Book), detailing proposals for the refurbishment of the existing gymnasium and changing facilities, as well as internal alterations to establish a new Health and Fitness Suite at The Westgate School, Winchester.

The Director briefly highlighted key aspects of the report to the Panel, pointing out that no County Council funding was required for the project as it was jointly funded by the school and from developers' contributions. Members agreed that this was a positive project and should be supported.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that: the project proposals relating to the refurbishment of the existing gymnasium and changing facilities, internal alterations to establish a new Health and Fitness Suite at The Westgate School, at a total cost of £1,400,000 (including fees of £198,000) be approved.

**88 CORPORATE PROCUREMENT UPDATE**

The Panel considered the report of the Director of Property, Business and Regulatory Services (Item 7 in the Minute Book) regarding an update on corporate procurement initiatives and developments.

The Director drew Members' attention to key areas of the report such as the payment card pilot, which was achieving substantial savings and was planned to be extended to other schools. She confirmed that audit regulations were being met. The positive impact of the procurement skills training programme was explained to the Panel and it was noted that training was being supplied by a local provider.

Members were particularly interested in the level of County Council spend with SMEs (Small and Medium Sized Enterprises) and with Hampshire based businesses. It was confirmed that performance was high in this area as was demonstrated in Table 1 of the report.

Clarification of the telecoms spend was requested and it was confirmed that the contract for voice and data services had recently been re-negotiated resulting in £1 million ongoing savings for the authority.

RESOLVED:

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

- a) That the update on Corporate Procurement, including Property and IT, initiatives, be noted.

- b) That the progress in connection with the Survey and Data Collection Framework, be noted.
- c) That the procurement of a framework agreement for the provision of social care training for Adult Services, which will start in April 2011, for an initial two year period, with the option to extend for a further two years, with an estimated value of £400,000 per annum, be approved.
- d) That a procurement exercise for 'level access' shower equipment on behalf of the Hampshire and Isle of Wight Procurement Partnership (HIOWPP) with an estimated value of £750,000, be approved.
- e) That the selection and appointment of a contractor through the Improvement and Efficiency South East (IESE) Tier 2 Framework to provide pre-construction services to an estimated value of £55,000 for the Independent Learning Suite project at Wildern School in Hedge End, be approved.
- f) That the position with the swimming pool schemes as set out in Appendix A be noted and authority be given to place formal orders with contractors to commence the works on site early in spring 2011 at the following locations:
  - Locks Heath Junior School - £505,000
  - Mill Rythe Junior School, Hayling Island - £548,000
  - Bishops Waltham Junior School - £666,150
  - Wildern Secondary School, Hedge End - £518,000
  - Yateley Secondary School - £590,000

## **89 MAJOR PROJECTS UPDATE**

Councillor Collett declared an interest as a member of the Police Authority.

The Panel considered the report of the Director of Property, Business and Regulatory Services (Item 8 in the Minute Book) providing an update on the major projects currently being progressed.

The Director confirmed that the Havant Public Service Village was on track despite some contractors facing difficulties as a result of the economic downturn, and that the lead IESE Framework Contractor was ensuring continuity for the project. The question of asbestos in the building was raised and it was noted that the presence of asbestos had been identified and it had been possible to remove the majority of it during refurbishment, significantly reducing the risk for the future.

The Capital and Asset pathfinder project was highlighted to Members and the potential resulting from the refurbishment of the Hampshire Scientific Services Laboratory was explained. The Director agreed to

find out whether further commercial opportunities for the Scientific Service might appear when the national forensic laboratories close.

A Member asked why “Project 500” did not currently include 500 sites and it was explained that the project was currently at phase one and was working towards 500 sites. A timescale for this was not set, but there was an ambition to complete the project in two to three years. The Director emphasised the difference between regular development and Project 500, which is additional development on exception sites not currently identified in local plans.

There was general support for the Service Level Agreement (SLA) with Members of the opinion that it was of great benefit to schools. The Director confirmed that officers from Property Services are in regular dialogue with headteachers regarding the development of the next generation SLA.

RESOLVED:

That progress on each of the major projects be noted.

That in respect of the refurbishment of Hampshire Scientific Services Laboratory (Section 8 in the report) the Panel advises the Executive Member for Policy and Resources:

- i. That the County Council’s funding contribution of £317,000 from within existing resources, be endorsed and a scheme for the full value of £437,000 be added to the 2010/11 Policy and Resources Capital Programme.
- ii. That in order to progress the scheme to completion, the Director of Property, Business and Regulatory Services be authorised in consultation with the Executive Member for Policy and Resources to commit the necessary resources and take the required steps to procure the building works and laboratory equipment.
- iii. That a further update report be presented to a future meeting of the Panel.

## **90 PROCUREMENT INITIATIVES – REGIONAL AND NATIONAL PROGRAMMES FOR THE BUILT ENVIRONMENT**

The Panel considered the report of the Director of Property, Business and Regulatory Services (Item 9 in the Minute Book) providing an update on the developments in the Regional and National Programmes for the Built Environment.

The Director explained that through the programmes described in the report, Hampshire County Council was having a significant impact both locally and nationally and was able to provide support to other organisations.

RESOLVED:

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

- a) That the progress with the Hampshire Local Construction Framework, be noted.
- b) That the progress with National Improvement and Efficiency Partnership for the Built Environment (NIEP), be noted.
- c) That the progress with Procurement, Capital and Shared Assets Productivity Workstream, be noted.

## **91 EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED:

That in relation to the following items the public be excluded from the meeting, as it is 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 the items there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of 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 outweighs the public interest in disclosing the information, for the reasons set out in the reports.

## **92 MARKETING UPDATE FOR MERTON RISE, BASINGSTOKE**

The Panel considered the exempt report of the Director of Property, Business and Regulatory Services (Item 11 in the Minute Book) concerning planning permission for Merton Rise.

The Director updated Members on progress with the Merton Rise site. It was confirmed that outline planning permission had been granted and a number of expressions of interest in the site had been received and given a clear indication of the way in which the site should be marketed. It was also noted that design requirements for phases 2, 4 and 6 were already agreed.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that authority be given to progress the second stage marketing of Merton Rise, Basingstoke on the basis of the strategy outlined in section 8.2 of the report with the outcome of marketing to be reported to a future meeting of the Panel.

## **93 FORMER OLDER PERSONS HOME – STOCKLANDS, CALMORE DRIVE**

The Panel considered the exempt report of the Director of Property, Business and Regulatory Services (Item 12 in the Minute Book)

concerning the recent marketing of Stocklands Older Persons Home in Totton.

The background to the site and the bids that had been received were outlined to the Committee. Members felt that the site was on a good location and were keen to see community based use in the future. It was confirmed that any development would require planning permission.

**RESOLVED:**

That the Panel advises the Executive Member for Policy and Resources that authority be given to:

- a) The sale of Stocklands Older Persons Home, Totton to the preferred purchaser as set out in the report;
- b) the Director of Property, Business and Regulatory Services (Strategic Manager - Assets and Development) to settle detailed terms and conditions including any minor adjustments to the price as might be required; and
- c) that in the event that the preferred purchaser is unable to proceed at an acceptable price, that approval be given to proceed with the disposal with the next highest bidder that is deemed to have an acceptable scheme.

#### **94 RUSSELL HOUSE, EASTLEIGH – OUTCOME OF MARKETING**

Councillor Davidovitz declared a prejudicial interest due to his connection with one of the bidders and withdrew himself from the discussion.

The Panel considered the exempt report of the Director of Property, Business and Regulatory Services (Item 13 in the Minute Book) concerning the marketing exercise undertaken for Russell House, Eastleigh.

It was confirmed that this was a building that would cease to be used by the County Council as a result of the “Workstyle” Office Rationalisation Programme. The Director confirmed that all the bids received were subject to planning permission and that a preferred bidder had been identified on the basis of the marketing criteria.

**RESOLVED:**

That the Panel advises the Executive Member for Policy and Resources to give authority to:

- a) Declare Russell House, Eastleigh surplus to requirements and to proceed with the sale on the basis as set out in the report; and

- b) The Director of Property, Business and Regulatory and IT Services (Strategic Manager - Assets and Development) to settle detailed terms and conditions.

## **95 BINFIELDS HOUSING SITE 7, BASINGSTOKE**

The Panel considered the exempt report of the Director of Property, Business and Regulatory Services (Item 14 in the Minute Book) concerning the outcome of the recent marketing exercise undertaken for Binfields Site 7, Binfields Farm Lane, Basingstoke.

The Director confirmed that bids had been received and were subject to planning permission. It was also noted that the site was designated for residential development.

**RESOLVED:**

That the Panel advises the Executive Member for Policy and Resources to give authority to:

- a) Proceed with the sale of Binfields Site 7, Basingstoke on the basis as set out in the report.
- b) The Director of Property, Business and Regulatory Services (Strategic Manager - Assets and Development) to settle detailed terms and conditions.