

Buildings, Land and Procurement Panel

The Work of Property Services

26 March 2019

Steve Clow

Assistant Director - Property

HCC Property Services – Scale of Operation

- 500 in-house staff
- £42m service budget (including income): Less than 20% of which is revenue budget
- £10m income from public sector 'Partners'
- 10,000 buildings on 1,000 sites
- 2,000 hectares of farms

HCC Property Services – Scale of Operation (Contd)

- Designs and delivers around £150m of construction activity every year
- £100m of repair and maintenance programmes over 3 years (Policy and Resources)
- £200m Children's Services Capital programme over 3 years
- £270m of capital value from land sales over 10 years
- £100m of developers' contributions to schools secured over 10 years

The Service We Provide

- A 'one stop shop' design and delivery service to County Council departments – working in partnership
- Schools, children's homes, nursing and residential care, housing for adults with learning difficulties
- Libraries, countryside/country parks facilities, office accommodation, outdoor centres
- Full compliment of building disciplines: Architects, landscape, interior design, engineers, building surveyors, cost managers, estate surveyors

The Service We Provide (Contd)

- Specialists in project management, fire safety, historic buildings, energy management
- Access to private sector partners' support for additional capacity
- Comprehensive Assets Management of the Council's estate:
 - Repair and Maintenance
 - Leases and Rents
 - County Farms
 - Office Accommodation

The Service We Provide (Contd)

- Services to schools (Community and Academy) through a Service Level Agreement (97% of schools)
- Full property and facilities services to Fire and Police (through Joint Working)
- Strategic land development – significant contribution to place making and income through capital receipts
- Energy programmes and expertise
- Comprehensive Facilities Management service to all managed offices – caretaking, cleaning, security etc.

The Service We Provide (Contd)

- Services to the Department for Education – local delivery of Free Schools and refurbishment projects
- Design and project management services to Partner Local Authorities – Reading, Poole, Surrey, West Sussex, Dorset, Southampton
- Services to the Isle of Wight in parallel with Children's Services Partnership
- Procurement and management of construction frameworks:
 - Southern Construction Framework £2bn turnover in 4 years
 - Income generation

Key Issues and Opportunities

- Maintaining levels of fee income to support the business
- Delivering T19 savings: £1m by April 2019
- Restructuring the business to be 'fit for the future' – Property Futures
- Customer service – maintaining excellent relationship with departments and Partners
- Expanding external business where opportunities exist
- Modernising the business operations with digital technology and new systems

Property Services Vision Statement

Delivering great public value outcomes, through one integrated Property team, valuing our customers and staff

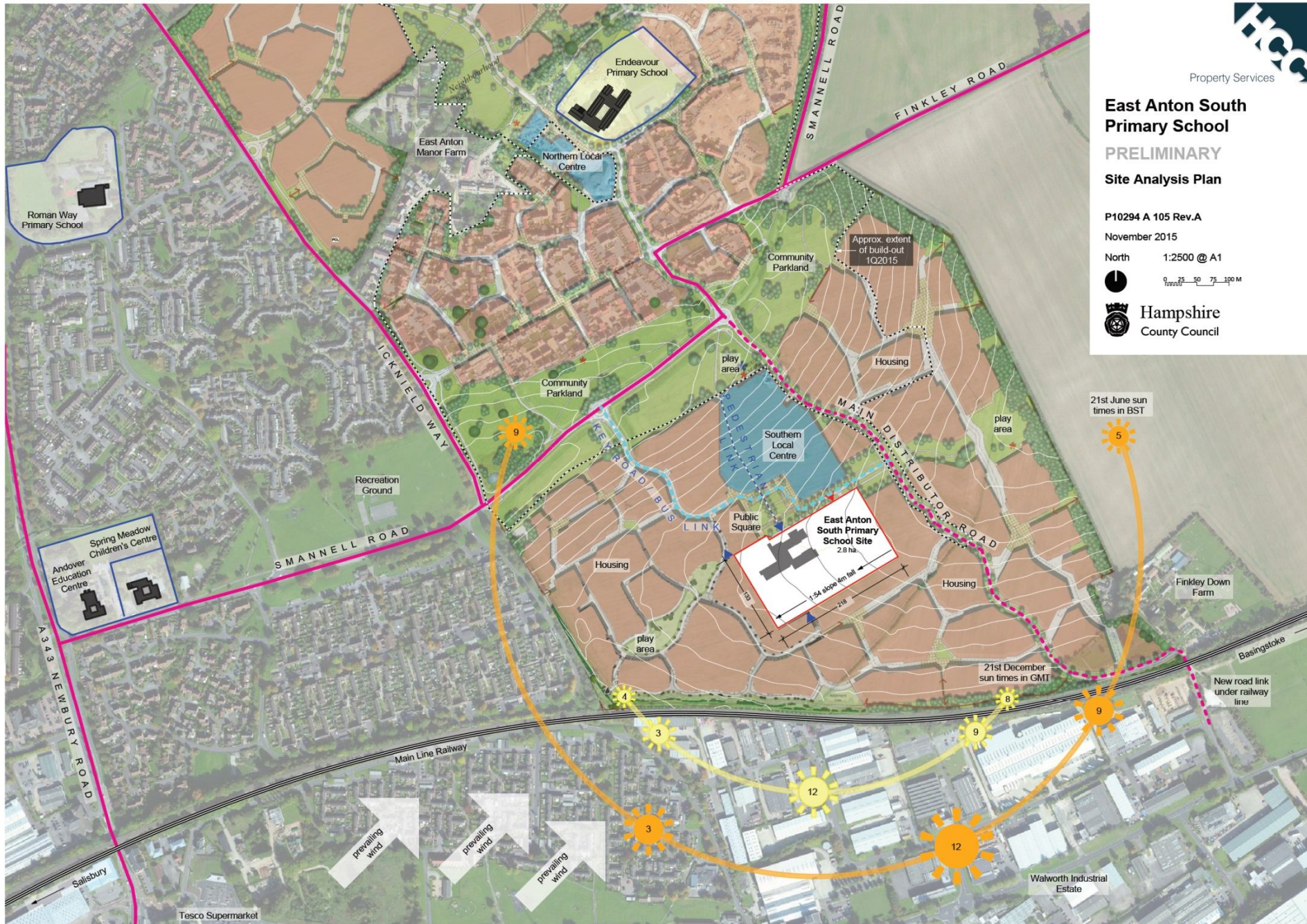
Communication with Members

- Consulted on Project Appraisals at approval stage
- Engage about key property and asset issues in your Division
- Share the annual programmes of Repair and Maintenance work
- Interface with Executive Members: Policy and Resources, Economic Development, Children's Services, Education, Adults Care and Health, Recreation and Heritage



Projects and Programmes





East Anton South Primary School

PRELIMINARY Site Analysis Plan

P10294 A 105 Rev.A

November 2015

North 1:2500 @ A1





The Butts Primary School



North Baddesley Infant School: Primary Shared Design



HCC - recent schools programme
2018 Primary Expansion Programme 1500 additional places across 10 schools; £26M



AUE – Cambridge Primary School



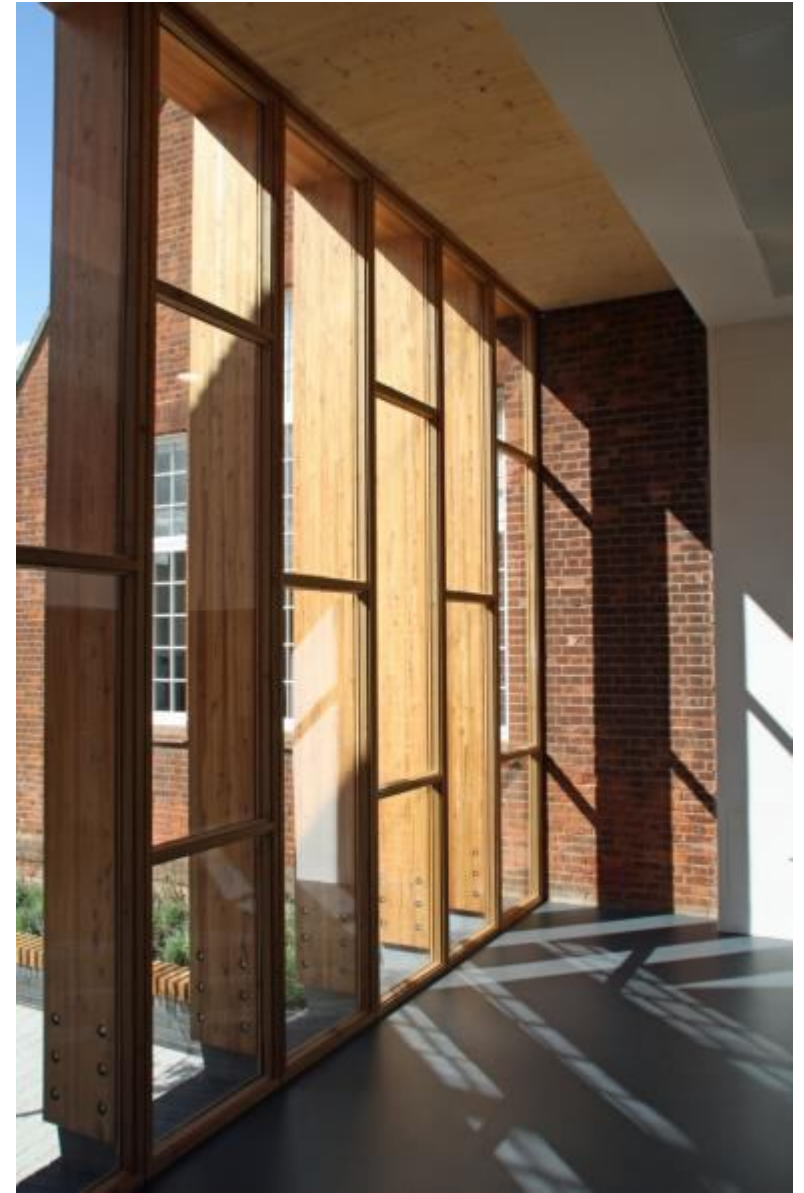
**The Cambridge Primary School
HCC - recent schools programme
2018 New Primary Schools 840 additional places across 2 schools; £20M**



Rowhill School

HCC - recent schools programme

2017 Primary / SEN Expansion Programme; 900 additional places across 7 schools; £19M



SEN Schools – Rowhill School



**Barton Farm Primary School
HCC – future schools programme
2019/20 New Primary Schools. 1785 additional places across 4 schools; £30M**



Masterplanning / multiphase site redevelopment Park Community School

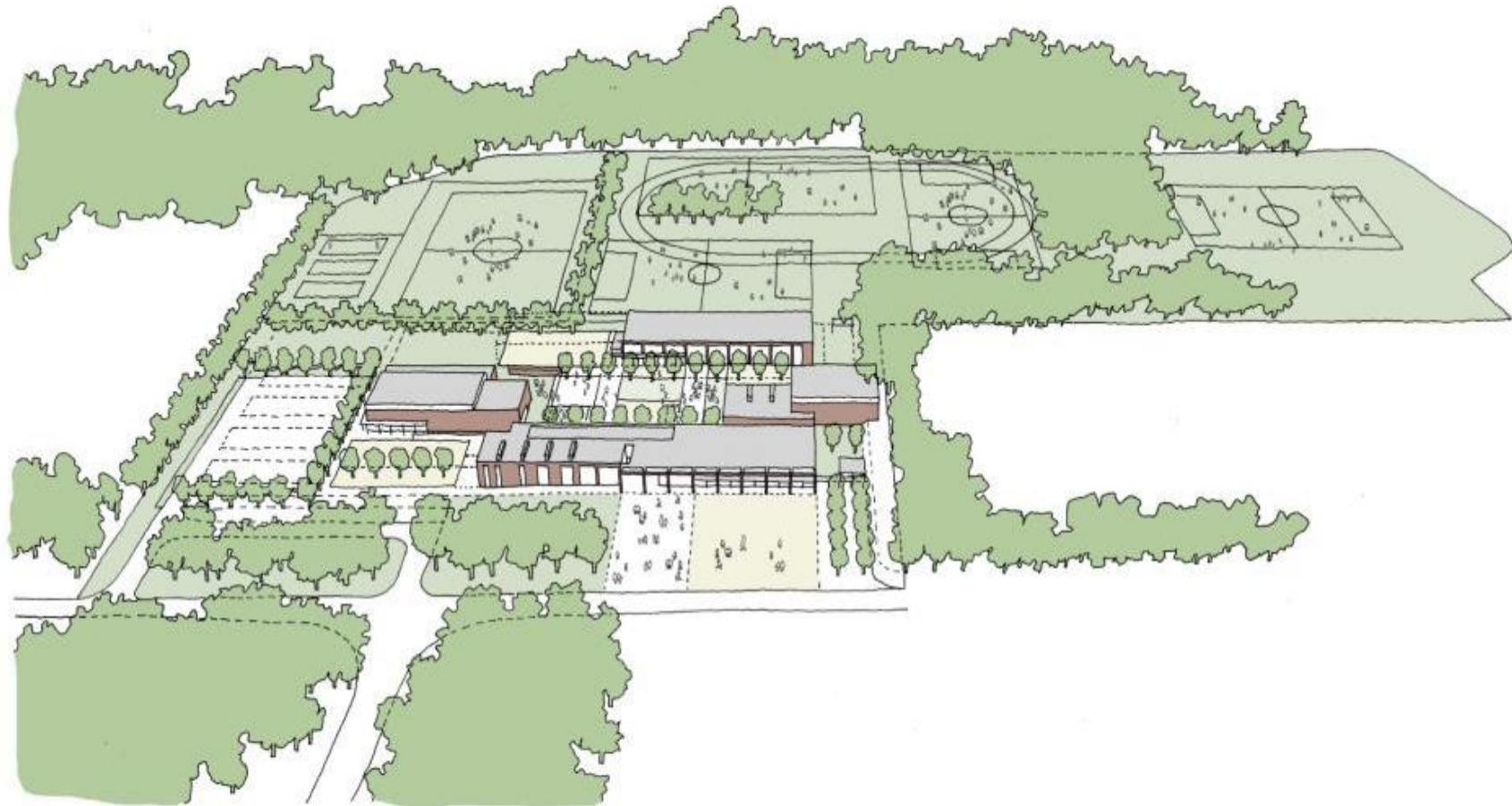


Calthorpe Park (Secondary)



**Swanmore Secondary School
HCC - recent schools programme**

2018 Secondary Programme 150 additional places and new facilities across 3 schools; £12M



Mill Chase Academy – University of Chichester Trust
2019 Secondary Programme on site Mill Chase School , Whitehill Bordon £30M



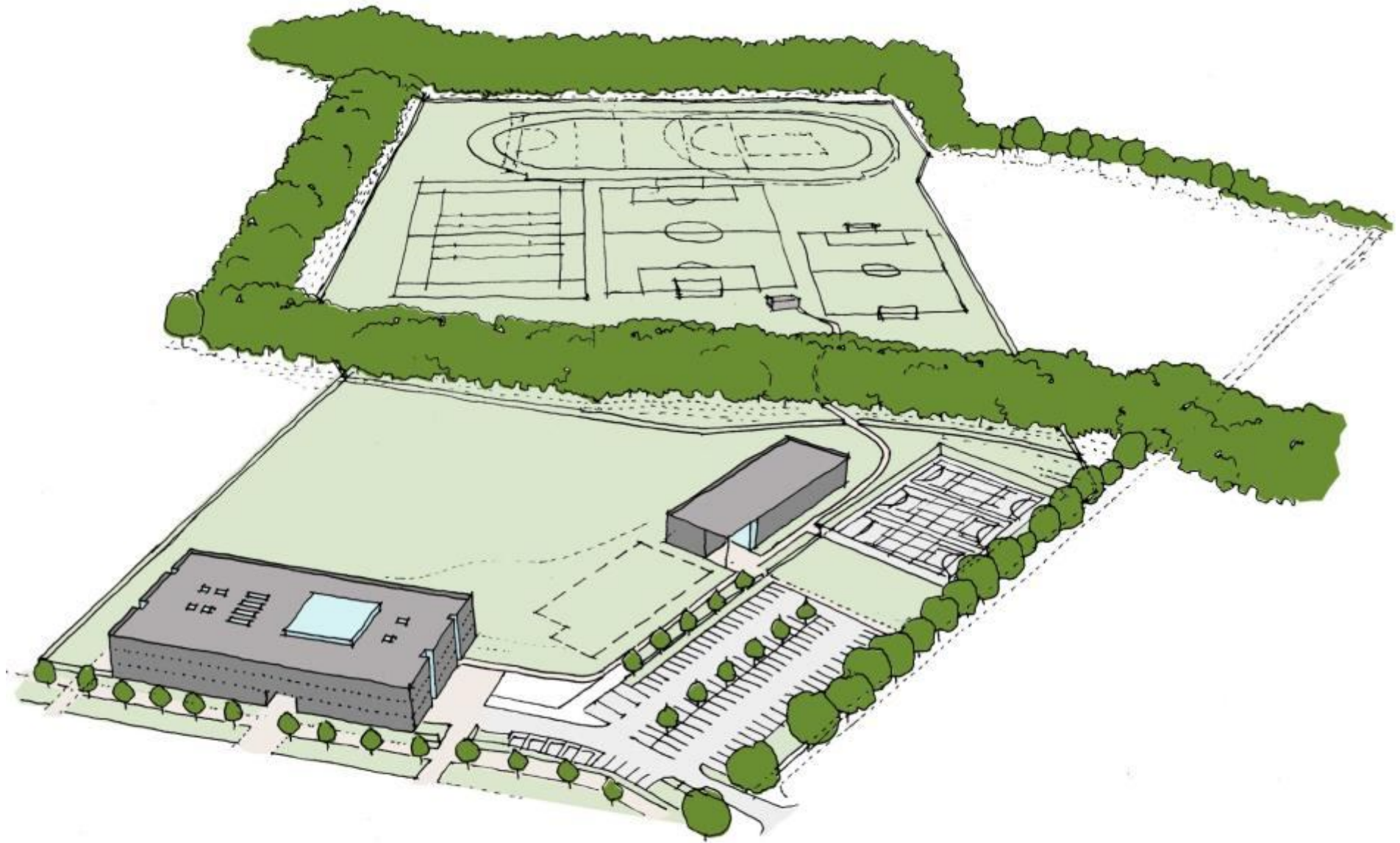
Mill Chase Academy – University of Chichester Trust
2019 Secondary Programme on site Mill Chase School , Whitehill Bordon £30M



Mill Chase Academy – University of Chichester Trust
2019 Secondary Programme on site Mill Chase School , Whitehill Bordon £30M



Deer Park Free School (Secondary)



HCC - future schools programme
2020 Secondary Programme Deer Park Free School, Hedge End £20M



Deer Park Free School (Secondary)



Deer Park Free School (Secondary)



Deer Park Free School (Secondary)



Scola Re-cladding Freegrounds Junior School



Gateway Building - Education and Skills - CEMAST



Future Skills Centre, Whitehill & Bordon



**HCC - Adults Services AWD housing programme
6 projects in 2 phases, 3 now complete;£26M**



Basingstoke Fire Station



Reading Borough Council - Reading Abbey Ruins
Complete May 2018. Part of HLF Reading Abbey Revealed Project. £3.15M Construction £1.8M



**Reading Borough Council - recent schools programme
2016 Primary Expansion Programme. 2500 additional places across 14 schools; £61M**

Country Parks Transformation Programme

Investment of £15m across five parks with contributions from the HLF, Enterprise M3 LEP and the Army Covenant – enabling them to become up to date and increasingly self-financing

Lepe Country Park	£3.0m	completed
Royal Victoria - Chapel	£3.4m	completed
Royal Victoria - Empire Rooms	£1.2m	
Queen Elizabeth Country Park	£2.3m	
Staunton Country Park	£4.1m	
River Hamble Country Park	£0.8m	



Lepe : 43% increase in visitors and a 50% increase in income since opening in July
RVCP : 3,300 visitors in the first 3 weeks, over 1,000 up the Chapel tower, car park income up 33% on same period last year



Whitchurch Silk Mill



Royal Victoria Country Park Chapel



Southern Respite



D-Day Museum

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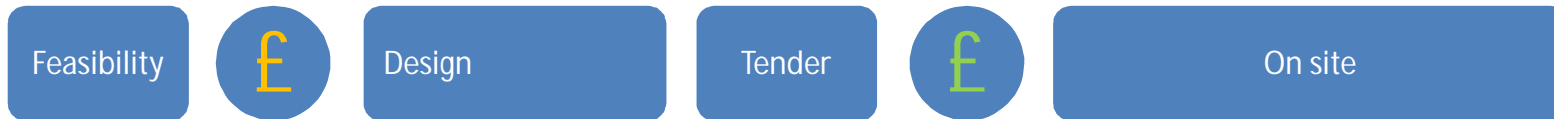
Free Schools

A new way of working with the
Department for Education

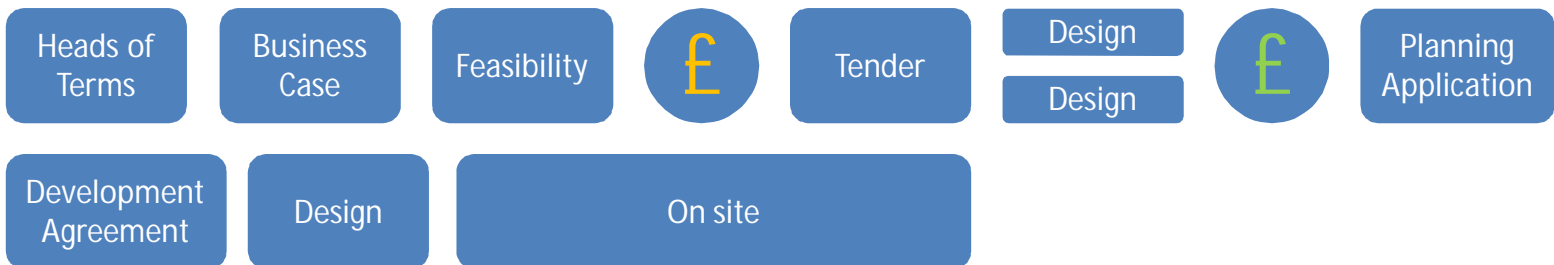
BLAPP 26 March 2019

- Three new Free Schools on behalf of DfE

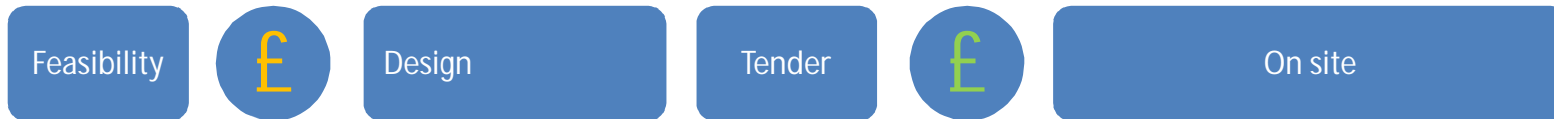
HCC Standard Procurement



DfE Procurement – National Framework



HCC Standard Procurement

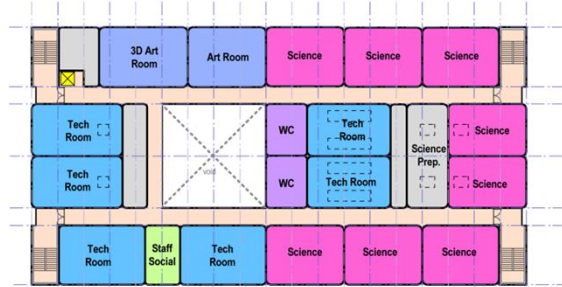


DfE Procurement – Deer Park School experience

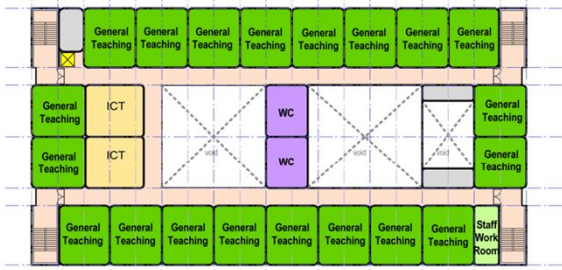




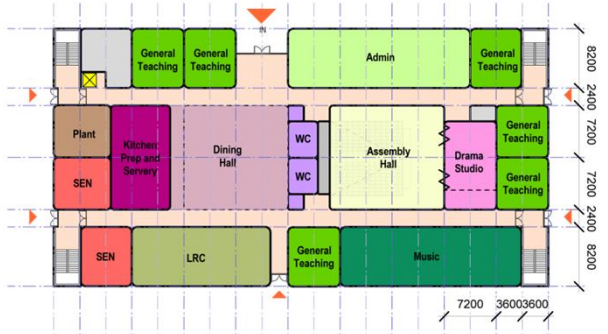




Second Floor

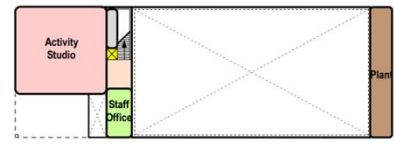


First Floor



Main Teaching Block

Ground Floor



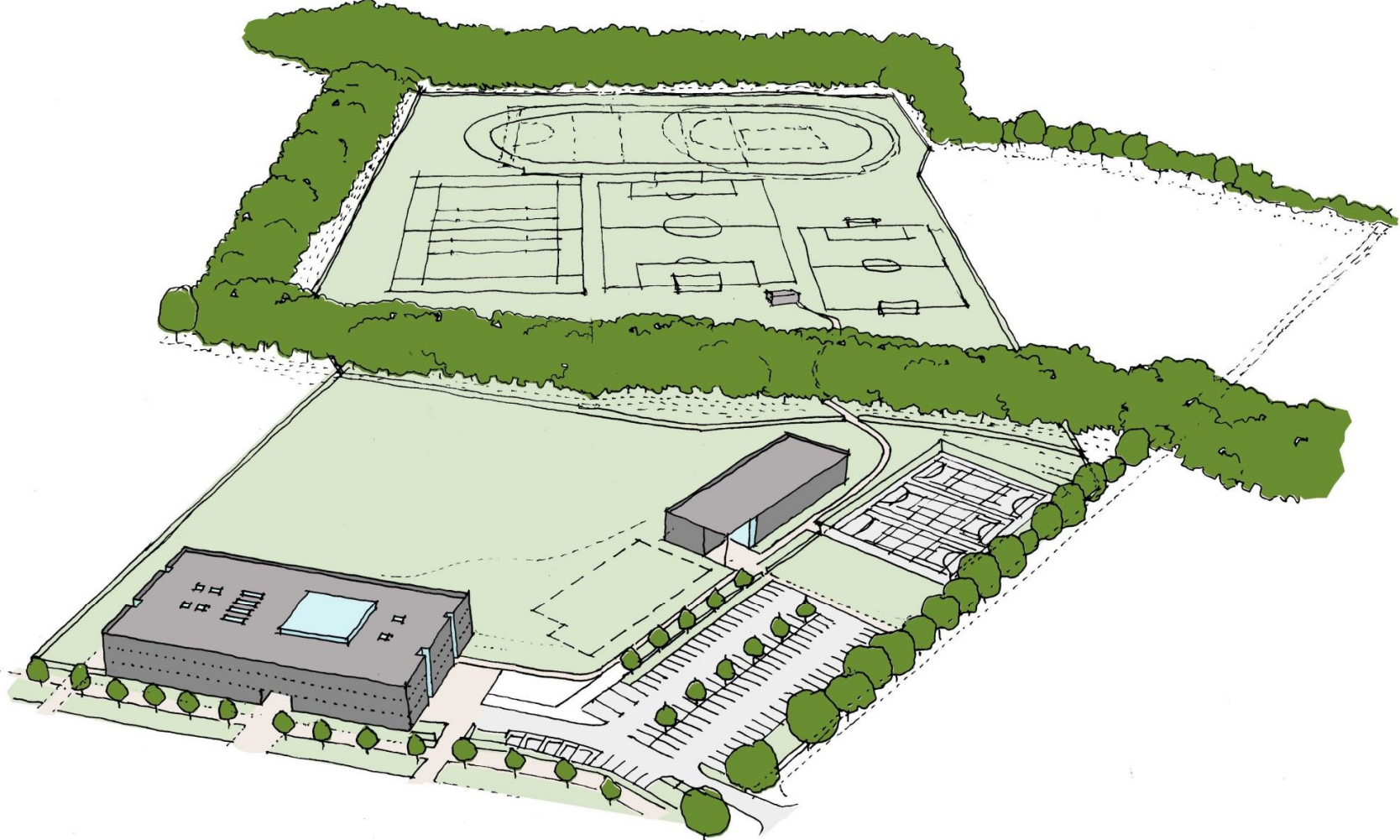
First Floor



Sports Hall

Ground Floor









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Education & Skills
Funding Agency





Education & Skills
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PHASE 2 HOUSING

PHASE 2 HOUSING

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SITE AREA FOR FUTURE
PRE-SCHOOL BY OTHERS

SITE AREA FOR FUTURE 1FE
BUILDING EXPANSION

SITE AREA FOR FUTURE 1FE
CAR PARK EXPANSION

PHASE 2 HOUSING

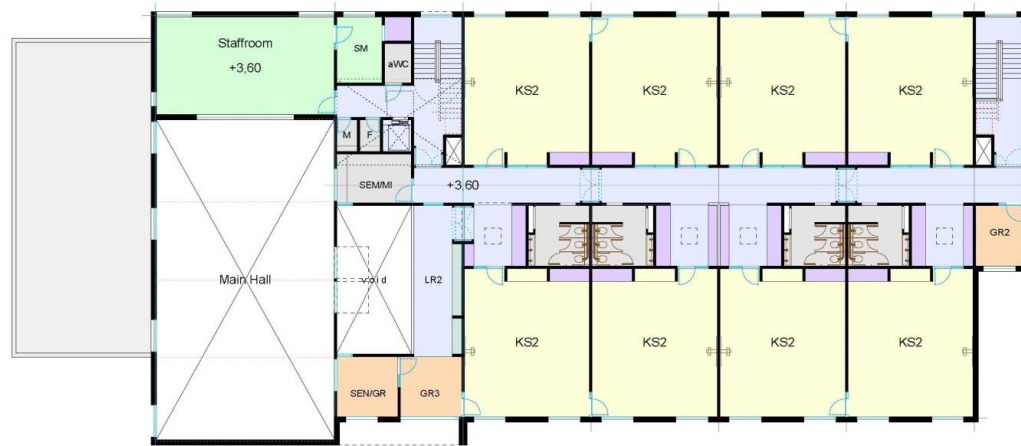
< SPINE ROAD >

SITE AREA FOR COMMUNITY CENTRE
+ MUGA BY OTHERS



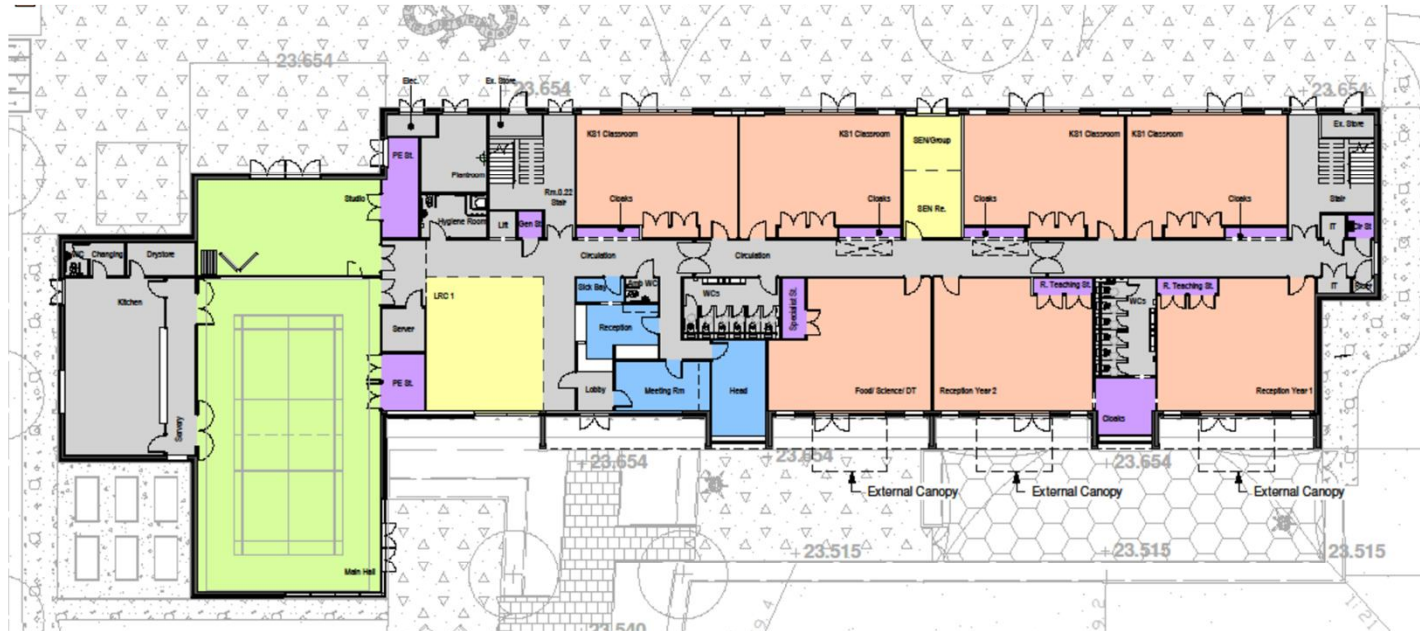


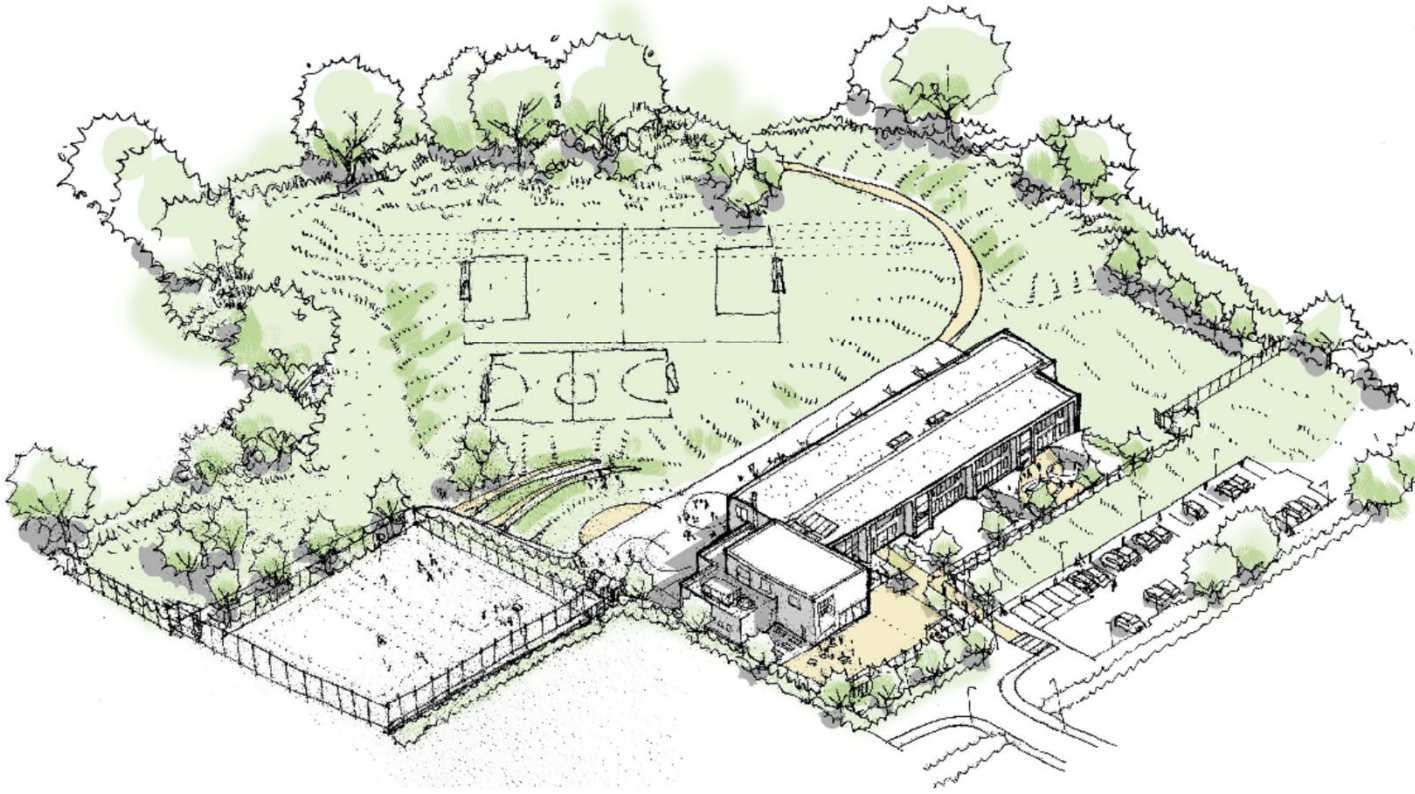
Ground Floor



First Floor

2FE Primary





Education & Skills
Funding Agency





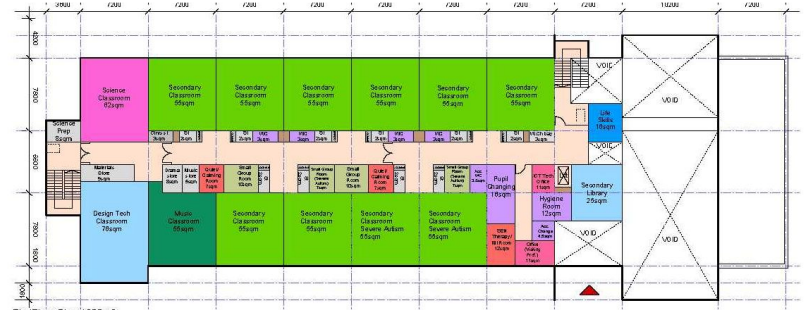
Education & Skills
Funding Agency



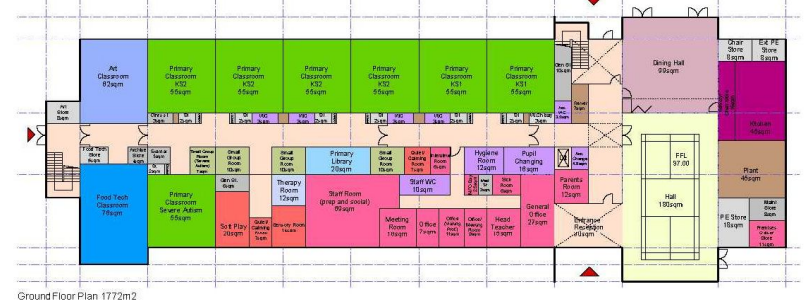




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First Floor Plan



Ground Floor Plan





Front Elevation



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