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NOTICE OF MEETING

Meeting	Buildings, Land and Procurement Panel
Date and Time	Thursday, 29th March, 2018 at 10.00 am
Place	Denning Room, Ell Court, The Castle, Winchester
Enquiries to	members.services@hants.gov.uk

John Coughlan CBE
Chief Executive
The Castle, Winchester SO23 8UJ

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the County Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Filming Protocol available on the County Council's website.

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

All Members who believe they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore all Members with a Non-Pecuniary interest in a matter being considered at the meeting should consider whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, consider whether it is appropriate to leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with the Code.

3. MINUTES OF PREVIOUS MEETING (Pages 5 - 8)

To confirm the minutes of the previous meeting held on 3 January 2018.

4. DEPUTATIONS

To receive any deputations notified under Standing Order 12.

5. CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

6. STRATEGIC PROCUREMENT AND COUNTY SUPPLIES CONTRACTING ACTIVITY AND APPROVALS FOR 2017/18 (Pages 9 - 14)

To consider a report of the Director of Transformation and Governance – Corporate Services seeking approval to various contracts within the County Council.

7. PROPERTY SERVICES: MAJOR PROGRAMMES UPDATE (Pages 15 - 26)

To consider a report of the Director of Culture, Communities and Business Services giving an update on major programmes being progressed within Property Services.

8. STRATEGIC ASSET MANAGEMENT - RISK MANAGEMENT 2017/18 (Pages 27 - 40)

To consider a report of the Director of Culture, Communities and Business Services regarding current risk management performance and actions in relation to Hampshire's built estate.

9. MANAGING HAMPSHIRE'S BUILT ESTATE (Pages 41 - 68)

To consider a report of the Director of Culture, Communities and Business Services outlining the strategies for the County Council's Built Estate.

10. EXCLUSION OF THE PRESS AND PUBLIC

To resolve that the public be excluded from the meeting during the following item of business, 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 this item 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 report.

11. BUSINESS SERVICES GROUP - BUSINESS PLANS 2018/19 (Pages 69 - 276)

To consider an exempt report of the Director of Culture, Communities and Business Services seeking approval of the business plans for 2018/19 for the Business Services Group.

ABOUT THIS AGENDA:

On request, this agenda can be provided in alternative versions (such as large print, Braille or audio) and in alternative languages.

ABOUT THIS MEETING:

The press and public are welcome to attend the public sessions of the meeting. If you have any particular requirements, for example if you require wheelchair access, please contact members.services@hants.gov.uk for assistance.

County Councillors attending as appointed members of this Committee or by virtue of Standing Order 18.5; or with the concurrence of the Chairman in connection with their duties as members of the Council or as a local County Councillor qualify for travelling expenses.

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Public Document Pack Agenda Item 3

AT A MEETING of the Buildings, Land and Procurement Panel of HAMPSHIRE COUNTY COUNCIL held at The Castle, Winchester on Wednesday, 3rd January, 2018

Chairman:
p. Councillor Mel Kendal

p. Councillor Peter Edgar
a. Councillor Adrian Collett
p. Councillor Keith House
p. Councillor Rhydian Vaughan

p. Councillor Bill Withers Lt Col (Retd)
p. Councillor Jackie Porter

23. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Collett. Councillor Jackie Porter was in attendance as the Liberal Democrat deputy member.

24. DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

25. MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting were agreed as a correct record and signed by the Chairman.

26. DEPUTATIONS

There were no deputations.

27. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

28. **PROPERTY SERVICES: MAJOR PROGRAMMES UPDATE REPORT**

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 6 in the Minute Book) which provided an update on major projects that were being progressed within the department.

In response to Members' questions, it was confirmed that the One Public Estate initiative in Hampshire incorporated partnership working with representatives from the health sector and the Ministry of Defence (represented by the Defence Infrastructure Organisation) as well as other public sector partners.

Discussion was held regarding the school project appraisals for recladding works and Members' praised the collaboration between the Children's Services department and Property Services in conducting these projects. As part of the discussion, the Panel noted that an additional £4.5million of County Council funding had also been allocated to carry out much needed backlog maintenance on the corporate estate to keep the building stock in good operational order.

RESOLVED:

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

- a) Progress of each of the programmes is noted.
- b) That procurement and spend approval for contracting activity associated with the projects as outlined in this report is granted.
- c) Approval is given the project appraisal to reclad the SCOLA Technology Block at Alderwood school at a total cost of £800,000 plus fees. (with fees is £932,000)
- d) Approval is given to the project appraisal for the reclad of a SCOLA block at Applemore School at a total cost of £1,048,000 including fees.
- e) Approval is given to the project appraisal for the reclad of the three storey block at Westgate School at a total cost of £1,048,000 including fees.
- f) Approval is given to add essential maintenance works into the Library Transformation project at Totton Library with a revised total cost of £362,000 including fees.
- g) Approval is given to the project appraisal (design and expenditure) on the basis set out in the report to facilitate the delivery of the Community Hub at Gosport Discovery Centre project at a total construction cost of £600,000 including fees.

29. ENERGY AND CARBON MANAGEMENT PROGRAMME UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 7 in the Minute Book) which provided an update on progress with the energy and carbon management programme.

Members' attention was drawn to the fact that CCBS had engaged an energy procurement specialist to review existing energy contracts and advise on the most suitable procurement route for future energy requirements.

RESOLVED:

- a) That the Panel recommends to the Executive Member for Economic Development that a new, stretching carbon emissions reduction target of 50% by 2025 from 2010 levels is set.
- b) That the Panel notes the progress on the carbon management activities.3.3. That Panel notes that the Director of CCBS;
 - intends to review the current energy supply contracts and bring an options paper on future energy purchasing to the Panel for review
 - intends to investigate setting up a Salix Recycling Fund and identify potential programmes to be funded through it
 - intends to establish an Electric Vehicle roll out programme and seek the support of the Panel for the principal of EV as the default when leasing new vehicles where it is practical to do so
 - intends to prepare a report for consideration on the potential for large scale battery storage
- c) That the Panel notes that the Directors of CCBS and ETE intend to undertake a detailed feasibility study to consider the viability of LED conversion of street lights and report to a future meeting of this Panel.

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HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	29 March 2018
Title:	Strategic Procurement and County Supplies Contracting Activity and Approvals for 2017/18
Report From:	Director of Transformation and Governance – Corporate Services

Contact name: Belinda Stubbs

Tel: 01962 846235

Tel: belinda.stubbs@hants.gov.uk

1. Recommendation

That the Buildings, Land and Procurement Panel make the following recommendations to the Executive Member for Policy and Resources:

That spend approvals, as appropriate, be given for the contracts as detailed in Appendix 1.

2. Summary

- 2.1. The purpose of this report is to present the relevant procurement approvals in relation to various contracts as listed in Appendix 1. This approval request is in accordance with the County Council's Contract Standing Orders and Constitution.
- 2.2. The County Council's Contract Standing Orders (CSO) requires that 'The procurement of a Contract (not including a Framework Agreement) is subject to the approval of the relevant decision maker who has the authority to give approval for the relevant expenditure under the Constitution.
- 2.3. Framework agreements are not linked to specific one-off purchases or projects but provide for the ongoing routine goods and services requirements of a large number of individual budget holders, either through direct call-offs or mini-competitions as required by each framework agreement. Therefore, the framework agreement values are only estimates and expenditure will be determined by the actual commitments made by the budget holders keeping within their approved budgets.

2. Contextual information

- 2.1. The programme of procurements contained within this report includes arrangements for use by the County Council, Hampshire Constabulary and Hampshire Fire and Rescue Service, schools and other external partners and

customers, with a total estimated value over £1 million. Contracts with a total value of under £1 million are approved by the relevant budget holder under the scheme of delegation.

2.2. Whilst all the latest finalised procurement proposals are included in this report, further procurement projects are planned during 2018 and 2019. Once fully developed, these proposals will be reported to this Panel prior to seeking Executive Member for Policy and Resources approval.

2.3. Background and context has been provided for the projects in the following paragraphs.

2.4. **Water and Waste Water Supply agreement**

The water supply market for non-domestic supply was fully opened up to competition on 1st April 2017. There are currently twelve suppliers supplying Hampshire under what was the regulated market arrangements. Water Deregulation provides the opportunity to switch providers and compete our portfolio within the market. Generating financial benefit and driving value from, supply base rationalisation, use of consolidated and electronic billing, improved account management and usage information, and access to associated products and services. The elements above would represent a strong foundation to develop water efficiency initiatives to reduce the Council's water footprint in the future.

2.5. **Provision of Supply Teachers and staff into Schools and Educational Establishments**

This is a replacement contract as the current arrangement expires in October 2018. This contract is for the provision of temporary teaching and support staff to work in Maintained Schools; Academies; Education Centres; Free Schools; Independent Schools; Children's Centres; Nurseries and Post 16 Colleges across Hampshire. The contract is required to ensure value for money, quality and safeguarding compliance from Supply Teaching Agencies providing temporary staff to schools.

2.6. **Employee Assistance Programme (EAP)**

This is a replacement contract as the current arrangement expires in April 2019. Led by HCC Occupational Health Department, the Employee Assistance Program (EAP) is an employer sponsored workplace-related service under a contract that is designed to address the individual and work-related issues that interfere with a healthy and productive workplace; and support the organization in meeting its productivity goals and service outcomes. As such, provision of the EAP is a core element of each partner's wellbeing strategy. Having an EAP in place helps to reduce sickness absence and also protects the organisation in the event of an employment tribunal claim.

3. Consultation and Equalities

- 3.1. This report seeks approvals for spending on individual projects and no equality impacts have been identified.

CORPORATE OR LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Other Significant Links

Links to previous Member decisions:	
<u>Title</u>	<u>Date</u>
Direct links to specific legislation or Government Directives	
<u>Title</u>	<u>Date</u>

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.)

<u>Document</u>	<u>Location</u>
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:

The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;

Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;

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 seeks approvals for spending on individual projects and no equality impacts have been identified.

2. Impact on Crime and Disorder:

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.

3. Climate Change:

3.1 Positive impact on climate change will be considered at the time each of the projects is reported for approval. This report seeks solely procurement approvals and it is not appropriate to set out specific impacts on climate change for each individual item.

<p><u>Project Title</u> Brief project description (including scope of project, customer, procurement route, other relevant bodies)</p>	<p>Contract / framework term & Start date</p>	<p>Anticipated HCC value over term</p>	<p>Anticipated Total Value over term</p>	<p>Approval required / project update</p>
<p><u>Water and waste water supply agreement</u> Hampshire County Council wishes to tender the water and waste water supply agreement to appoint a single provider using existing frameworks available through national public buying organisations. The proportioned spend for HCC is £3.5 Million, HFRS is £500k and Schools is £9.5 Million and this arrangement will allow other authorities to join the tender.</p>	<p>3 year contract with options to extend by 2 years (+2) commencing May-June 2018.</p>	<p>£3.5 Million</p>	<p>£13.5 Million</p>	<p>Authority to spend</p>
<p><u>Provision of Supply Teachers and staff into Schools and Educational Establishments</u> This is a replacement contract as the current arrangement expires in October 2018. The contract is required to ensure value for money; quality and safeguarding compliance from Supply Teaching Agencies providing temporary staff to schools. The overall contract value is an estimate based on current annual spend for agency workers (across 500+ schools) projected forward for the duration of the contract. The risk of not re-tendering this contract is the Council will not be able to negotiate price, dictate levels of quality or ensure safeguarding compliance. The £112 Million spend is made up of £89.6 Million for Hampshire Schools, and £2.4 Million for HCC over the 8 years. Oxfordshire County Council have also identified a spend requirement of £20 Million over the 8 years.</p>	<p>4 year contract with options to extend by 4 years (1+1+1+1) commencing October-2018</p>	<p>£2.4 Million</p>	<p>£112 Million</p>	<p>Authority to Spend</p>

<p><u>Employee Assistance Program (EAP)</u> This is a replacement contract as the current arrangement expires in April 2019. The EAP contract will be run and managed by Hampshire County Council who will pay all invoices. The contract will allow HCC, HC, HFRS, and Schools to request these chargeable services. Only £600K will be attributable to HCC as £1.5 Million will be apportioned and/or chargeable to the partner organisations and schools as part of the partnership agreement or via SLAs. This is calculated as follows, HCC - £600k, HC - £280k, ACRO – £12k, HFRS - £70k, Schools - £1,138m. These values are based on the maximum 7 year contract (subject to renewals). Pricing under Crown Commercial Services of £6.84 per head per annum for 44,000 staff equates to an estimated contract value of £300,080 per annum. Contracting on a partnership-wide basis reduces the cost per head for the provision of EAP service for each organisation compared with each organisation procuring services on a stand-alone basis due to scale.</p>	<p>4 year contract with options to extend by 3 years (+1+1+1) commencing April-2019</p>	<p>£2.1 Million (HCC £600k)</p>	<p>£2.1 Million</p>	<p>Authority to spend</p>
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HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
Date of Decision:	29 March 2018
Decision Title:	Property Services: Major Programmes Update
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow

Tel: 01962 847858 **Email:** steve.clow@hants.gov.uk

Recommendations

1.1 That the Buildings, Land and Procurement Panel notes the progress of each of the programmes.

2. Summary

2.1 The purpose of this report is to provide an update on the major programmes, projects and issues currently being progressed relating to:

- New School's Delivery Programme
- Adult Services Programme (inc AWD & Extra Care)
- Construction Framework
- Carbon and Energy Programmes Update

3. Children's Services Capital Programme and New Schools Delivery

3.1 Property Services are continuing to work closely with Children's Services colleagues on the design of new schools, school extensions, children's homes, modular classrooms and special schools. There is also ongoing work on the delivery of programmes of activity such as inclusion, health & safety and access improvements across the schools estate.

3.2 The Department for Education (DfE) now requires that all new schools are academies, delivered as Free Schools either through a DfE 'approved sponsor' route or alternatively through a local authority led 'presumption' route. Both are to be constructed in the context of reduced public spending and are proposed to be at a lower cost than schools previously delivered in Hampshire. Hampshire County Council's Property Services will retain the role of delivery agent and technical advisor to ensure the best outcome within the framework that the DfE sets.

- 3.3 The County Council has been successful to date in working with academy sponsors to gain approval from the DfE for a number of new schools.
- 3.4 There are currently a further eight new schools identified to be delivered in the next four years (2017-2021). The County Council's Property Services has established a partnership with the Education and Skills Funding Agency (ESFA) to undertake local delivery of a number of these as Free Schools. The close working with the ESFA and DfE is currently expected to realise more than £20 million of capital funding over and above developers' contributions for the current programme of new schools.
- 3.5 There is design development and procurement work which is being progressed for new free schools at Boorley Gardens (primary school) and Horton Heath (all through school) with the Wildern Academy Trust and contractors have been selected for both projects and a planning application is being submitted for the Boorley Gardens primary school.
- 3.6 Design work is also being progressed for two new schools(primary school places) at Barton Farm, Winchester and Chestnut Avenue, Eastleigh with the University of Winchester who have been confirmed as the academy sponsor. This schools will be delivered locally by the County Council.
- 3.7 The County Council has also been successful in the first stage of application for a free school for Special Educational Needs in Basingstoke and further design work is now being progressed to secure capital funding from the DfE for this project.
- 3.8 In addition to these free schools there is continuing design development work for a new secondary school for North Whiteley and for the proposed relocation of the existing primary provision at Cornerstones Primary, Whiteley (Church of England Aided School).
- 3.9 Design proposals have been progressed and a contractor confirmed for relocating the existing Mill Chase Academy to a new secondary school site within the new residential development at Whitehill and Bordon. The total cost of the replacement facility is estimated to be £30m including a significant one-off capital contribution of £10m by the County Council. The project has reached the next major milestone in its delivery as it has been successfully tendered and has now started on site.
- 3.10 A programme of projects are progressing well on site for completion for opening this September for additional new primary school places at a number of schools and these include, St James CE Primary School, Tweseldown Infant School, The Butts Primary School, Oakridge Infant & Junior Schools, Emsworth Primary School, Pilgrims Cross Primary School, Romsey Primary School, St Lawrence Church of England Primary School and at Robert May's School for additional secondary school places. The extension project at Bishops Waltham Infant & Junior Schools has been delayed by the contractor's groundworks on site but

the major reinvestment projects at secondary schools, at Kings School, Winchester and at Swanmore College are both progressing well on site.

- 3.11 There is earlier stage design work being carried out for projects to add additional school places at several schools; Church Crookham Infant School, Colden Common Primary School, Four Marks C of E Primary School, Bordon Infant and Junior Schools, Petersgate Infant, Kings Copse Primary School, Castle Hill Primary School, Rownhams St John's School and Whitchurch Primary School and the timing of delivery of these schemes is to be confirmed subject to need of school places.
- 3.12 There is feasibility work for school places to be added at a further 16 schools, including two secondary schools, and more strategic planning work is continuing to be undertaken for new school provision, including specifically at Manydown (Basingstoke), Welbourne (Fareham), Hartlands Park (Fleet) and the wider Fleet area.
- 3.13 Five of the new Children's Homes were completed last year and are in occupation, design for the sixth home in Winchester are progressing well and are based on the design delivered for the other five.
- 3.14 There is continued work with our contractors to keep downward pressure on construction costs and work with our strategic partners to maintain our capacity to deliver. Projects are batched into programmes where possible to achieve economies of scale and a shared design approach (but not a "one size fits all") is being adopted.
- 3.15 There also continues to be discussion with our District and Borough Councils in relation to new residential development and community infrastructure as well as robust negotiations with developers to maximise financial contributions. There are also ongoing discussions with the ESFA and DfE to secure the maximum possible funding with bids submitted to the Free Schools programme.
- 3.16 Value for money for the delivery of new school places continues to be scrutinised and it is evidenced with the benchmarking of construction costs for schools across the country. Despite inflation pressures being experienced in the construction market Hampshire schools costs remain close to the national average. The cost of school delivery in Hampshire has been driven down in real terms over the past five years. The exertion of this downward direction on costs is necessary and will need to continue in the face of further reductions of funding in the public sector and the financial pressures on Local Authorities.

4. Adult Services Programme (inc AWD & Extra Care)

- 4.1 Property Services continues to support the County Council's Adult Health and Care department to deliver property outcomes for a number of existing and emerging transformation programmes and an update on each these programmes is provided below:

Learning Disability Transformation Programme

- 4.2 This programme involves the transformation of the Learning Disability Residential (respite and long-term stay) and Day Services provision with various reinvestment projects across Hampshire including: the replacement of the traditional day centres with in effect a “hub and spoke” model of three regional Keystone Centres with supporting Community Link facilities, together with the replacement of an outdated respite service with 2 new, purpose built projects in the north and south of the County. The LD Transformation programme will see a total investment of £11m.
- 4.3 In relation to the transformation of the LD Day Service, community link projects have been opened in Winchester, Eastleigh, Farnborough and New Milton and one of the Keystone projects is currently being delivered with adaptations to the Havant Day Services building.
- 4.4 In relation to the respite service, Hindson House provides an 8 bedded unit in Basingstoke and a scheme for the south of the County has just started on a site in Fareham and is due to complete autumn 2018.

Older Persons Extracare programme

- 4.5 The County Council’s Cabinet has approved £45m worth of funding (land and capital) for the Older Persons Extracare programme which would see the development of around 500 affordable extracare units on either County Council or third party owned sites with the provision of capital grant subsidy alongside other public funding including housing grant from the Homes England (formally the Homes and Communities Agency [HCA]).
- 4.6 To date the County Council has secured and/or protected the opportunity for a number of serviced sites on third party owned major development areas in Aldershot, Waterlooville, Winchester and Fareham – these will be developed for Extracare accommodation in due course. Through the Extracare Grants programme, money has been given to support schemes in Eastleigh and Winchester – in respect of the latter the Chesil Street scheme is due to open in the summer of 2018. Recently the Executive Member for Policy and Resources has agreed to the selection of Ashley House and Places for People+ as the development partner for the redevelopment of the former Nightingale Lodge/Master’s House site in Romsey to develop a 54 unit scheme. This scheme is scheduled for completion in late summer 2019.
- 4.7 In addition, following approval to a new strategy to support the delivery of mixed tenure extracare schemes, the County Council will be progressing a linked tender process to select development partners on sites in Petersfield (former Bulmer House site); Gosport (former Addenbrooke House site) and New Milton (former Fernmount Centre site). The outcome of this tender process will be reported to a future meeting of the Executive Member for Policy and Resources and subject

to securing planning consents for each site could see the delivery of around 150 further units.

Adults with a Disability Housing Programme

- 4.8 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 with 24/7 care and support still being available and commissioned by the County Council, subject to the needs of each resident.
- 4.9 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, largely third party owned accommodation and/or new developments being undertaken by Registered Providers with the County Council making a capital contribution towards the cost of adaptation or construction 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.
- 4.10 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. To date around 13 settings have been or in the process of being deregistered.
- 4.11 Through a number of small grant awards, twelve re-purposing projects (involving modest adaptations and improvements schemes), together with a capital contribution towards the cost of 8 new build flats as part of a wider residential scheme in Bordon have been achieved providing opportunities for more independent living for around 70 service users.
- 4.12 Significant progress has been made on the new build element of the programme which will see the investment of £26m in around 95 purpose built units across a number of County Council owned sites. More than twenty 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 smaller more specialist units for physically disabled services users with more complex needs. From this work, a two phase programme was developed with six projects in Phase 1 and two further schemes in Phase 2.

4.13 Within Phase 1, conversion projects of accommodation at New Road, Basingstoke and part of Upton Grey Close, Winchester have been completed and service users will be shortly moving into these schemes. In addition, four new build schemes are under construction on sites in Basingstoke (an 18 unit scheme and specialist bungalow for up to 6 service users), New Milton (18 units) and Aldershot (10 units) and these schemes are due to complete in summer 2018. A Registered Provider was recently appointed to act as managing landlord for the Phase 1 projects. Finally, the project proposals (design and expenditure) for two further projects in Eastleigh and Fareham were recently approved by the Executive Member for Policy and Resources. These projects will deliver a further 31 units.

5. Construction Framework

- 5.1 Alongside the new Southern Construction Framework (SCF) that is being tendered in March in partnership with Devon County Council, work has commenced to define and procure a new intermediate value framework for projects ranging up to £5m. The new framework will be available to neighbouring authorities within the local geography and cater for new schools, extensions and other projects for the County Council and external client users. As with the SCF the new intermediate value framework will include a rebate tariff as a source of income as part of our strategy to generate additional revenue streams to support our wider business and as a net return to the County Council by making contributions to overheads in the Service. The precise detail of this new framework which will be in place from April 2019 will be reported to future meetings of this Panel.
- 5.2 Once the Property Futures review and restructure of the Service has been completed there will be further proposals to supplement the new arrangements for the organisation as a way of modernising our business. Future reports to this panel will provide further details of these proposals.

Cost Benchmarking

- 5.3 Property Services have just concluded the latest national cost benchmarking of schools study, which is done in conjunction with East Riding Council and the Education and Skills Funding Agency (ESFA). The latest report confirms a continuing downward cost trajectory since 2012, with the Primary School sample showing a reduction at 9% when all of the data is brought to a common price base. The overall sample size is very significant at £3.77billion and is drawn from 126 local authorities across England. The data obtained is also used for costs multipliers and as a basis for developer contributions. The size of the sample provides a strong evidential basis for average costs used to compile the multipliers. This study is unique in its scope and scale and is used by local authorities and the ESFA as a means to share intelligence, analyse trends and support the drive to reduce costs and increase efficiency in the design and procurement of schools.

Construction Industry Appraisal

- 5.4 The general fiscal position of the UK economy remains uncertain with still no clear outcome of Brexit and future trade deals or the UK's position within the Global market. Government statistics appear to show that the UK construction industry continues to perform well but there has been little growth in a ten year period and growth is still predicted to be slow.
- 5.5 Construction activity in the South East appears to be resilient heading into 2018 having sustained reasonable growth in the second half of 2017. The highest levels of activity still remain in the housing sector, with over half of contracts awarded in this sector although build out rates in Hampshire are still lower than predicted.
- 5.6 More locally the trend in Hampshire shows signs of a lack of confidence in the market and there is concern about workloads for 2018. Generally, short term projects are proceeding but longer-term projects are proving to be more difficult. This is due to a lack of confidence in the market with both Brexit and political uncertainty being cited as the reasons especially in the commercial property sector.
- 5.7 There is still keen interest from our construction contractors to tender for Hampshire County Council projects. The RICS Building Cost Information Services (BCIS) has recently published that in 2017 tender prices increased by 14.6% overall for the year. This is a much higher position than originally indicated from them as they were predicting negative inflation on tender prices. The BCIS have stated this is based on a very small sample of projects so there is caution around this figure. In Hampshire we have not seen this level of increase over the last 12 months in our tender prices which have remained as predicted with increases of up to 3.5% on our 2017 tendered projects.
- 5.8 Taking in to account several sources of information we consider that for 2018/2019 we will continue to see a rise in construction tender prices of up to 3.5% and then for 2019/2020 increases of up to 4%.

6. Carbon and Energy Programmes Update

- 6.1 The Panel recommended that, given the good progress made to date in achieving the original target of 40% reduction by 2025, this target be raised to a 50% reduction by the same date.
- 6.2 The Director of CCBS, supported by the Panel, is progressing a number of programmes to further reduce the county's carbon emissions including the following:

LED Lighting

- 6.3 The major programme of LED lighting replacement in the corporate estate is now underway with work having commenced in Ell Court South and at the Calshot Activities Centre.

- 6.4 Design work has commenced on five sites and a further five have been surveyed in advance of design work commencing.
- 6.5 When completed in 2019/20, this programme of work will see approximately £1.6m invested resulting in 1.4m kWh of energy saved with a consequent reduction in carbon emissions of 750 tonnes and an energy revenue saving of £240,000 per annum.

Energy Supply Contracts & Management

- 6.6 Property Services has employed a specialist Energy Procurement and Supply Manager for a period of time to review the method of purchasing energy, the processes we use and the opportunities for efficiencies and cost savings. In addition, this role will be investigating business opportunities for Property Services to assist in the purchase and management of other public sector partners' energy supplies. The initial phase of work has focussed on driving efficiencies from the remaining two years of existing contracts. A thorough audit has been undertaken to identify improvements in the processes used pay for energy and number of efficiencies have been identified in these processes. Once fully implemented the efficiencies will result in a substantial reduction in the amount of time taken to process the energy bills by the administrative support team. This will contribute to revenue savings in parallel with the County Council's Transformation Programmes.
- 6.7 Alongside this, work has been undertaken to assess maximum capacity available compared to actual electrical use across the highest energy users in the portfolio. Large consumers, like the County Council, pay a maximum demand allocation on a £ per capacity basis. By accurately measuring and predicting future maximum demand, it is possible to reduce the additional allocation and save the cost of this aspect of the energy supplied to the site.
- 6.8 The current energy supply contracts, meter operation and data collection contracts are being aligned to improve operational efficiencies with the benefit of;
- Providing the opportunity to strategically award all supply agreements with the market at the same time to create efficiencies.
 - Resolving current operational inefficiencies with regards to data collection as a result of recent regulatory changes which occurred.
 - Improving the reporting output from the supplier.
 - Delivering savings to the County Council and our public sector partners who purchase energy through our collective arrangements managed by Property Services and Corporate Procurement.

Battery Storage

- 6.9 Early feasibility studies have been undertaken as a result of previous support by this Panel. A report on the progress of this opportunity will be

brought to a future Panel.

Electric Vehicles (EV) and charging

- 6.10 The Director CCBS is concluding the procurement of a framework for the installation of electric vehicle charging points which will be open to all public sector bodies. Interest from the industry has been encouraging and a number of authorities have already expressed a desire to use the framework.
- 6.11 Evaluating which vehicles in the county council's fleet could be exchanged' for EVs once their lease term expires continues. Where it is practical to change to EV it is proposed that this is the default position and that vehicles using other fuels are leased only by exception.

Street lighting

- 6.12 The Directors of ETE and CCBS have commenced work to review the potential for a large scale LED replacement programme.
- 6.13 Technical solutions have been developed for the replacement of fluorescent lamps and further work is ongoing into establishing what the implications are for the current PFI contract; how a programme could be funded; and what constraints and technical challenges need to be overcome if it were to be delivered.
- 6.14 Initial figures show a £6.7m investment in replacing fluorescent lamps with LED in residential areas would result in energy savings of £1.15m per annum giving a simple payback of approximately 6 years.
- 6.15 Work is ongoing with Salix to determine if a newly established recycling fund could be established which would use an initial injection of capital to commence the replacement of lamps and use the energy savings over a period of time to fund the remaining lamp changes.

Schools Energy Performance Programmes

- 6.16 The Director of CCBS is developing a programme with schools to deliver energy saving measures which would be funded by Salix loans paid back through energy savings.

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Other Significant Links

Links to previous Member decisions:	
<u>Title</u>	<u>Date</u>
Direct links to specific legislation or Government Directives	
<u>Title</u>	<u>Date</u>

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 /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.

2. Impact on Crime and Disorder:

2.1 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.

3. Climate Change:

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

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HAMPSHIRE COUNTY COUNCIL

Decision Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	29 March 2018
Title:	Strategic Asset Management – Risk Management Update 2017/18
Report From:	Director of Culture, Communities and Business Services

Contact name: Steve Clow

Tel: 01962 847858

Email: steve.clow@hants.gov.uk

1. Recommendation(s)

- 1.1. That the Panel notes Property Services' current risk management performance and actions in relation to the built estate as set out in this report.

2. Executive Summary

- 2.1. The purpose of this paper is to provide an update on Property Services' approach to the management of risks in the County Council's corporate built estate and maintained schools estate.
- 2.2. This paper seeks to:
 - Confirm the current status of risks associate with the built estate
 - Identify key actions being undertaken to manage and mitigate risks
 - Highlight key issues that are being addressed by Property Services in relation to these risks.

2. Contextual information

- 2.1. The County Council has a legal duty to manage the health and safety requirements in its buildings to ensure that people are not affected by the risks. The County Council's corporate risk register contains a number of specific risks associated with the management of health and safety in the corporate built estate and maintained schools.
- 2.2. The legal duty is met by both Property Services, which is responsible for the infrastructure of the buildings, and by the building occupiers through their local facilities management arrangements (e.g. school managers, departmental building managers and Property Services Facilities Management team).

- 2.3. Property Services discharges its duties within the County Council's strategic risk management framework which is based on best practice and national approved guidance (ISO 31000:8009 and HSG65 Successful Health and Safety Management), in conjunction with the departments Head of Risk and Safety.
- 2.4. The corporate risk assessment programme requires an annual assessment of each of the identified risks by the end of August each year. The risk assessment for the built estate risks is undertaken jointly by Property Services' officers and the departments Head of Risk and Safety.
- 2.5. All risks are allocated an overall status of low, medium, high or very high based on a risk score determined from an assessment of the potential severity of the potential impact(s) and the likelihood of the impact(s) occurring. Where a risk is assessed as medium, high or very high, additional control measures must be considered to evaluate whether the risk can be lowered. It is not always the case that additional controls will reduce the score further. Where further controls are required, an action plan is developed. Where necessary, an individual risk will have a business continuity and resilience plan in place as part of the overall mitigation.
- 2.6. Property Services undertakes actions to manage and mitigate the risks in line with the relevant corporate policy and statutory legislation and guidelines. To support the risk management approach, the buildings and assets within the corporate and education estate have been profiled to determine the relative level of risk in relation to the risk areas, taking account of form of construction, condition and operational use.
- 2.7. The risk profile of individual assets within the estate ensures that actions undertaken by Property Services, including the annual programme of surveys, inspections, maintenance and condition improvement works is targeted to achieve the maximum benefit in terms of risk management and reduction.
- 2.8. Any changes in legislation or guidelines, corporate policy or the occurrence of specific events (within or external to the County Council), will focus attention on the specific areas of risk affected. Recent examples that have driven a review of the County Council's risk management policy, procedures and action plans include the introduction of The Approved Code of Practice: Legionnaires' disease (L8 Fourth Edition 2013), the changes to sentencing guidelines that emerged in 2016 that placed increased emphasis on exposure to risk rather than just the outcome of the risk and, most recently, the fire at Grenfell Tower in June 2017. Further information on the actions that Property Services is taking in relation to these is provided in section 4 of this report.

3. Finance

- 3.1. A detailed programme of expenditure for 2017/18 was reported to the Panel and approved by the Executive Member for Policy and Resources in April 2017. The proposed programme of expenditure for 2018/19 is set out in the

separate ‘Managing Hampshire’s Built Estate’ report elsewhere on this Panel’s agenda.

- 3.2. Expenditure is determined by consideration of the available repairs and maintenance budgets for the corporate and schools estate and Property Services’ professional assessment of the priorities in relation to risk management and condition liabilities. Where additional funding is approved to address specific issues, this is incorporated into the planned programme of works.
- 3.3. The financial approach represents the optimum position to enable compliance with statutory requirements balanced with essential maintenance replacement. Funding is directed to address the highest known priorities for health and safety risks as defined and in the strategic risk register.
- 3.4. It should be noted that with a total liability of over £400m across schools and the corporate estate, the available funding falls short of the overall condition liability for repairs and maintenance. This means that not all risks associated with the built estate can be eliminated. The condition assessments and corporate risk assessments approach continue to inform sound investment decisions for the build estate targeting effective risk management and risk reduction.
- 3.5. Table 1 identifies the allocation of funding to each area of risk over the last three years.

Table 1 Repairs & maintenance funding allocated to corporate risk areas

Area of Risk	2015/2016 (outurn) £'000	2016/2017 (outurn) £'000	2017/18 (forecast) £'000
Condition of Building Fabric	18,545	17,605	13,544
Mechanical Services Management (failure)	5,251	5,745	7,008
Fire Management and (arson) Prevention	504	504	1,128
Electrical Services Management(failure)	4,149	4,150	2,292
Management of Asbestos	591	591	959
Structural Condition	321	321	1,176
High Level Access to Plant	56	56	34
Management of Legionella	670	278	1,016
Other Priorities	1,042	1,030	795
CRA Contingency	168	168	-
Total	31,297	30,448	27,952

4. Performance

- 4.1. In 2017/18 there are fifteen risks on the Property Services risk register. Four of these risks are corporate cross cutting risks for which Property Services is the lead owner. The remaining eleven risks are categorised as operational risks.
- 4.2. This includes the Management of Asbestos risk for which the lead owner is the Asbestos Management Service within the CCBS department, and Property Services plays a key role.
- 4.3. A summary of the outcomes of the risk assessments undertaken in August 2017, including Management of Asbestos, is provided at Appendix 1.
- 4.4. Three risks, Condition of Building Fabric including Vandalism for both the non education and education estate and Fire including Arson Prevention were assessed as high.
- 4.5. Of the remaining twelve risks, nine were assessed as medium risk, including Management of Asbestos, with the remaining three risks assessed as low.

High Risks

Condition of Building Fabric – Education and Non Education

- 4.6. Two of the risks with a 'high' status relate to the condition of the building fabric including vandalism for the non education and education estate, which includes hardstanding and drains but excludes plant and services. The level of risk is driven by the assessment of the overall financial level of the condition liabilities within the estate and in the latest risk assessment this has led to an increase from medium to high for the level of risk in the education estate.
- 4.7. Property Services continues to invest in condition improvement and risk mitigation works for both the non education and education estate within the allocated revenue and capital funding budgets and in line with the identified risk profile and condition priorities. However, funding continues to be under considerable pressure due to national spending cuts and the scale of emerging school revenue budget pressures. The proposed programme of works for 2018/19 is set out in the separate 'Managing Hampshire's Built Estate' report to the Panel elsewhere on this agenda.

Fire including Arson Prevention

- 4.8. The level of this risk remains 'high' following the 2017 risk assessment. Property Services has continued to invest in surveys and physical fire precautions work across the education and non education estate to comply with a risk assessed approach as required under the Regulatory Reform (Fire Safety) Order 2005 (FSO). Successful fire safety management under the FSO relies on a combination of physical fire precaution measures and robust local fire safety management which is the responsibility of the building occupiers through their local facilities management arrangements.
- 4.9. Property Services' management of fire and arson risk is supported through the Fire Safety Partnership with Hampshire Fire and Rescue Service (HFRS). Working with HFRS, Property Services has established a fire risk

profile for all buildings across and the prioritisation of actions and investment by Property Services to improve the physical measures in the buildings.

- 4.10. Maintenance of local management standards are supported through accredited Fire Safety Management and refresher training courses that are delivered to schools and local building managers across the corporate estate. This training supports the occupiers of buildings to manage their duties through robust local fire safety management arrangements.
- 4.11. The catastrophic events at Grenfell Tower in June 2017 and subsequent on-going investigations have raised many questions at a national level relating to both fire safety management and construction standards, including regulations, materials used and the quality of construction. This is reinforced by the findings of the Independent Review of Building Regulations and Fire Safety: interim report "Building a Safer Future" by Dame Judith Hackitt (published in December 2017).
- 4.12. Although the review focuses on "high rise residential buildings", with the final outcomes not yet known, there has been an increased focus on the approach to fire safety within HCC's education and non education buildings since June 2017.
- 4.13. In response to these events, Property Services has undertaken a number of additional activities since June 2017. These include:
 - a) A thorough desk top review of our buildings to confirm that they meet the required standards. The review highlighted that Aluminium Composite Materials (ACMs) had been use in small areas on only 4 school buildings, and as the main cladding material on 1 small single storey building. All the panels were specified to meet the current regulations and with regard the single complete clad property, a further assessment was undertaken with Hampshire Fire and Rescue Service and concluded no remedial works were required. It should be noted that the buildings with ACMs are all low rise properties, without any residential or sleeping risk. Due to the perception around ACMs, and pending final recommendations form the Grenfell Tower investigations, Property Services also took the decision to no longer specify ACMs on future projects.
 - b) Additional surveys of the physical fire precautions at a significant number of buildings with a higher fire risk profile including 139 SCOLA school buildings and 17 elderly residential care homes resulting in a programme of improvement works which is currently being implemented.
 - c) Working closely with the corporate and departmental health and safety teams and Children's Services officers to ensure that there is clarity on roles and responsibilities, robust co-ordination of physical fire precaution measures with the local fire safety management arrangements for schools and the corporate estate and agreement on the prioritisation of actions to be taken in relation to mitigation of fire and arson risks.
- 4.14. Property Services also continues to monitor the ongoing Grenfell Tower investigations and publish information. We await the final outcome of the Hackitt review due in the spring of 2018, when we can assess any further

proposed recommendations relating to the wider remit of the review. In anticipation of some changes to requirements, additional funding for fire improvement works has been identified in the 2018/19 repair and maintenance programme as set out in the separate Managing Hampshire's Built Estate report elsewhere on this agenda.

Key Medium Risks

Legionella Management

- 4.15. Property Services continues to follow the strategy for managing legionella risk that was agreed by the County Council in 2013. A substantial improvement programme to the physical infrastructure was put in place at the time alongside robust systems and processes that responded to the legal requirements set out in the approved code of practice (L8 Fourth Edition 2013).
- 4.16. This included completion of technical risk assessments (TRAs) to identify required improvements to the physical infrastructure which have been undertaken through an ongoing programme of works. Additional funding approved by Cabinet in October 2017 as part of the medium term financial strategy, means that the remaining improvement works identified through the TRAs will be completed by Spring 2018 alongside additional capital investment to install a comprehensive system of temperature monitoring points throughout the corporate and community schools estate.
- 4.17. The TRAs also identified opportunities to improve the on-site management activities to ensure compliance and a training and awareness programme has driven improvements in this area.
- 4.18. To further improve the management of site based activities and to ensure greater compliance monitoring, an on-line legionella data management and reporting system is being procured and implemented to replace the current paper based log-book system across both the corporate and schools estate.

5. Consultation and Equalities

- 5.1. It is considered that the current risk management and mitigation actions set out in the report has no impact on groups with protected characteristics.

6. Other Key Issues

The recent attention on legionella and fire risk management has identified a number of cross-cutting issues and actions that Property Services is now focusing on to ensure the robustness of its risk management processes and procedures.

Co-ordination with local building management

- 6.1. Officers within Children's Services are currently reviewing the approach to the governance of health and safety management within maintained schools in response to the current context of increased delegation of revenue budgets to schools, the associated devolved responsibilities for

management of school buildings, the County Council's retained responsibilities as landlord and increasing school revenue budget pressures.

- 6.2. Property Services is working closely with Children's Services to clarify roles and responsibilities in relation to risk management and to strengthen the liaison and communication that underpins the co-ordination of physical precautions and mitigation measures and local management actions.
- 6.3. Similar discussions are taking place with other departmental health and safety teams in relation to risk and health and safety management within the corporate estate.

Increased use of digital technology

- 6.4. Following the decision to implement an on-line Legionella data management and reporting system as identified in paragraph 4.22 above, Property Services is reviewing the opportunities to deliver improvements across other areas of risk management through use of digital technology, in conjunction with the corporate and departmental health and safety teams.

Review of processes and procedures

- 6.5. Property Services is undertaking a review of its internal processes and procedures that support the identification and completion of remedial and improvement works to identify any improvements that can be made and provide assurance that works have been completed to the appropriate quality standards.

7. Future direction

- 7.1. During 2018/19 Property Services will continue to work closely with the corporate and departmental risk, health and safety teams to review and improve the joint approach to management of risks in both the corporate and schools built estate. This will include ensuring that the roles and responsibilities of Property Services and local building managers are clear and understood and that there are appropriate channels through which relevant information can be shared.
- 7.2. Property Services will also continue to review its own internal processes and procedures to ensure that these remain robust and to identify opportunities for improvement and modernisation, particularly through the deployment of digital technology.
- 7.3. Once the final outcome of the Hackitt review into the fire at Grenfell Tower is published, we will work with the corporate and departmental risk, health and safety teams to assess the impact of any recommendations on HCC's estate and make recommendations on whether additional improvement works or changes to the risk management approach are required.

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

Hampshire maintains strong and sustainable economic growth and prosperity:	no
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	no
People in Hampshire enjoy being part of strong, inclusive communities:	no

Other Significant Links

Links to previous Member decisions:	
<u>Title</u> 'Managing Hampshire's Built Estate' report to BLPP and EMPR	<u>Date</u> 29 March 2018
Direct links to specific legislation or Government Directives	
<u>Title</u> N/A	<u>Date</u>

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.)

<u>Document</u>	<u>Location</u>
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:

See guidance at <http://intranet.hants.gov.uk/equality/equality-assessments.htm>

*Inset in full your **Equality Statement** which will either state*

- (a) why you consider that the project/proposal will have a low or no impact on groups with protected characteristics or*
- (b) will give details of the identified impacts and potential mitigating actions*

2. Impact on Crime and Disorder:

2.1. Some of the programmes support the strategy for crime and disorder including risk management actions to reduce the likelihood of arson and vandalism.

3. Climate Change:

- a) How does what is being proposed impact on our carbon footprint / energy consumption?

Some of the works undertaken to mitigate or minimise risks include replacing building fixtures with more efficient fittings to reduce energy consumption.

- b) How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

Planned programmes associated with the management and mitigation of risks will take account of adaptation to climate change through ensuring appropriate resilience of buildings and infrastructure to potential climate change impacts such as flooding.

Appendix C: Property Services Risk Register

No	Name	Description of Risk	Level of Risk	Description of Risk Performance Level
1.	Condition of Building Fabric including Vandalism – non Education	Risks associated with the condition of the building fabric (excluding plant and services) of HCC corporate operational buildings including risk of injury to persons and potential to impact on operational service delivery.	HIGH	Although this risk has many challenges, there are a number of ongoing controls that are consistently in place to support mitigation of this risk. Condition liability and pressures remain challenging. Work is ongoing to review and address high risk building elements through the annual repairs and maintenance programme.
2.	Condition of Building Fabric including Vandalism – Education	Risks associated with the condition of the building fabric (excluding plant and services) of school buildings including risk of injury to persons and potential to impact on operational service delivery.	HIGH	Ongoing controls are in place to support mitigation of this risk but the existing condition liability and increasing revenue budget pressures present significant challenges. SLA and JWA arrangements with schools and academies give clearly defined roles and responsibilities and there is ongoing work with Children's Services to ensure that these are well understood. Work is ongoing to review and address high risk building elements through the annual repairs and maintenance programme.
3.	Fire including Arson Prevention	Risks associated with injury to persons or damage to property as a result of fire and arson. Property Services have a duty to offer advice; the duty to discharge duties lies with the occupier.	HIGH	A wide range of controls remain in place and provides a good level of mitigation. A strategy for arson reduction continues to be in place and is reducing the risks in schools. Following the fire at Grenfell Tower additional work has been undertaken with the corporate and departmental health and safety teams to ensure there is a clear understanding of roles and responsibilities as set out in the corporate policy; review physical fire precautions at buildings with a higher risk profile and audit Property Services internal processes to confirm these are robust.
4.	Management of Asbestos	Risks associated with any failure to manage asbestos containing materials (ACM) within all County Council and maintained schools buildings.	MEDIUM	All of the identified controls remain in place. There is now a published corporate procedure for Asbestos Management and additional training was delivered to Property Services staff during 2017. There is an increased focus on opening up more before planned refurbishment and demolition work to minimise disruption to construction projects and the risk of asbestos disturbance. Asbestos Management software is being updated

No	Name	Description of Risk	Level of Risk	Description of Risk Performance Level
				to reduce resilience risks and improve web access to asbestos data.
5.	Management of Legionella	Risks associated with the potential for Legionella colonisation and distribution in domestic water and open systems.	MEDIUM	Additional controls are set out in the agreed improvement plan which is being actively progressed with remedial works identified from the TRAs due to be completed in Spring 2018 and additional funding confirmed for installation and monitoring of a comprehensive system of temperature measuring points throughout the corporate and schools estate. This includes procurement and implementation of an on-line data management and reporting system.
6.	Management of automatic doors, powered gates, powered roller shutters and barriers	Risk of injury to persons from automatic and powered gates, roller shutters and barrier failure due to lack of maintenance or design shortcomings.	MEDIUM	Adequate controls remain in place which include defined design and installation standards and proactive maintenance of installations carried out by property Services. A programme of works is in place on a priority basis for existing installations to improve safety.
7.	Failure to Manage Property Services construction activities.	Risks associated with any failure to manage Property Services' construction activity.	MEDIUM	All changes to processes, procedures and monitoring required following the change to legislation and the new corporate procedures for CDM are now fully embedded. Ongoing controls include robust selection and procurement processes and good monitoring and auditing of contractors on site.
8.	Management of Mechanical Engineering Services	Risks associated with failure of mechanical engineering plant and equipment typically located within plant rooms, but also distributed through buildings. This includes discreet areas such as oil, gas, LPG and pressure systems. Statutory inspections for LEV are the responsibility of the local manager.	MEDIUM	There are a number of ongoing robust controls in place which includes a programme of planned upgrade and replacement works and term contracts for cyclical and reactive maintenance. Work is in progress to transfer plant records to the PAMS database with associated improvements in data quality, monitoring and exception reporting.
9.	Management of Trees	Risk of injury that may occur from tree failure, either in part or full, due to disease, age, fungal attack or storm.	MEDIUM	There are a number of well established controls in place that ensure full compliance with statutory requirements. Inspections are set appropriately for the level of risks related to the tree. Property Services is reviewing the benefits of aligning with the Countryside CAMS reporting system.
10.	Pollution and Water Contaminated Land	Risks associated with the uncontrolled release of pollutants or the mismanagement	MEDIUM	Ongoing work continues to ensure that the identified controls remain embedded and the risk continues to be well managed.

No	Name	Description of Risk	Level of Risk	Description of Risk Performance Level
		of contaminated land. Principal risks relate to oil leaks and spillage in the corporate and schools estate.		
11.	Window and Glazing Safety	This covers the risk of significant injury to people or a failure to keep an operational building safe or open due to failure of the glass or windows /doors in building. Property Services role in this area of risk is limited to the provision of information and technical advice including condition information repairs and maintenance. Carry out condition surveys and completed remedial works. The preparation of completed glazing risk assessments sits with the responsible manager and FM for FM managed buildings.	MEDIUM	A number of improved controls have been in place since 2016 although further work is required to complete surveys in the corporate Estate. Controls include sharing of outputs from the glazing surveys and guidance for managements of glazing in buildings. An ongoing programme of planned improvement works continues to target premises in the poorest condition.
12.	Preventing Structural Collapse and Temporary Buildings	This risk relates to the failure of key load-bearing elements of a building or structure, e.g. floors, roofs, walls, columns, posts, beams, foundations, etc. and certain non-loadbearing elements, e.g. chimneys over two metres high, free standing or retaining walls above one metre in height, lighting grids, etc., or loss of stability leading to potential or actual collapse, that may result in personal injury or operational loss of the building or structure.	MEDIUM	There are a number of embedded controls that help mitigate the level of risk, including a structure inspection programme and remedial repairs. Additional reviews are undertaken where higher risk buildings are identified. Monitoring of works is good.
13.	Hot Surface and Water Injury (risk from failure of plant)	Property Services is responsible for ensuring that the appropriate engineering controls are provided across the estate to comply with legal requirements to ensure that the risk to vulnerable uses of scalding from hot water or burning from hot surfaces is mitigated. The day to day management of hot surfaces is the responsibility of the local	LOW	Property Services uses agreed guidance procedures and risk assessment templates to ensure compliance with legal requirements. A number of engineering controls are in place to manage water and surface temperatures. A corporate policy update is planned and this is linked to the Legionella improvement plan.

No	Name	Description of Risk	Level of Risk	Description of Risk Performance Level
		manager at each site.		
14.	Lift Failure	This risk covers passenger and goods lifts and plant associate to HCC built estate and /or activity related to services business. The risk is predominantly connected to injury of persons using the lift. It includes platform lifts and stair lifts installed for building occupiers.	LOW	There is regular monitoring of ongoing controls to ensure the risk remains low. Further work is required to identify high risks including public accessed areas, libraries, museums and schools where pupils are unescorted. This risk continues to be well managed.
15.	Electrical Services Failure	This risk covers any loss or damage associated with electric shock or short circuit in the built estate associated with the fixed installation and equipment. It considers the minimum legal requirements across the built estate and fulfils its obligations where schools buy back SLA fixed wiring inspections.	LOW	This risk continues to be well managed with a number of embedded controls that reduce the level of risk. This includes a testing and inspection regime undertaken through a term contract arrangement with a database to support record management and remedial works.

HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	29 March 2018
Title:	Managing Hampshire's Built Estate
Report From:	Director of Culture, Communities and Business Services

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1. Recommendations

That the Buildings, Land and Procurement Panel make the following recommendations to the Executive Member for Policy and Resources:

- Approves the proposal to carry forward the balance of the Landlord Repairs and School Condition Allocation budgets 2017/18 that are not expended by year-end to 2018/19 to meet the commitments made against these budgets.
- Approves the Landlord's Corporate Estate repair and maintenance programme for 2018/19 as set out in Appendix E.
- Approves the planned Schools revenue and Schools Condition Allocation (SCA) programmes for 2018/19 as set out in Appendix F.
- Notes the progress made to reduce the maintenance liability in the Corporate Estate in the context of the available budgets.
- Notes 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.
- Notes the projected 2017/18 budget outturn position for reactive and planned repairs budgets.
- Notes the contribution of the Landlord's repairs and maintenance programmes towards reducing carbon emissions.

2. Executive Summary

2.1 The purpose of this paper is to advise on the County Council's repair and maintenance programmes and budget recommendations for 2018/19.

2.2 It also incorporates the annual forecast outturn for planned and reactive repairs budgets for the last financial year (2017/18), gives known and estimated levels of funding available for the new financial year (2018/19) and sets out high level priorities against the available budgets. As not all the budgets are currently confirmed, the final proposed programmes of work will be adjusted from those proposed in appendices E and F. If it is necessary to reduce the scope of the programme the highest priority items will be addressed first and any deferred works reported to a future meeting.

3.0 Managing the County Council's Built Estate

3.1 The April 2015 report to the Executive Member Policy and Resources(EMPR) 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). These strategies continue to deliver sound outcomes and progress within the known financial constraints. It notes that the estate has two distinct sectors with different pressures and challenges – the 'Schools' and the 'Corporate' estates.

3.2 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. The programme will 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 and expenditure on the corporate estate have seen our Property Services deliver a coordinated and managed programme of revenue and capital works totalling some £210 million over the last four years.

3.3 The programmes of work in this report separate 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

Ordinarily there has not been any County Council funding spent on school maintenance and repair in recent years. However with an increasing Corporate focus on health and safety management and to meet key Landlord duties around legionella and fire safety management, contributions from the County Council's resources have been made to the 2017/18 Local Authorities

schools programme and will continue into the 2018/19 programme. It has also been proposed in principle to advance fund proposals at the two 2 storey timber frame school buildings which are high condition priorities in advance of the receipt of expected government grant. This will be the subject of formal approval by Cabinet and Full Council in early 2018/19 as they will be required to be added to the Capital Programme. More detail about this is noted in paragraph 3.10.

Corporate Risk Assessment

- 3.4 The Corporate Risk Assessment (CRA) is fundamental to the maintenance approach adopted across the estate in Hampshire. All expenditure is prioritised and programmed against the known risks and these risks are the first call against available budgets. Where there are insufficient financial resources to eliminate risks the highest known priorities are targeted.
- 3.5 A separate report focused on the management of property risks is elsewhere on this Panel's agenda.

Management of Fire and Arson

- 3.6 In response to the heightened awareness around fire safety since June 2017 (the Grenfell Fire in London), Property Services have undertaken a range of actions focused on the priority buildings in the Corporate and Schools Estate. This has resulted in a programme of upgrading of passive fire precautions in these buildings. Reviews of property risks are undertaken on a cyclical basis (usually annually) and also in response to events and legislative changes (e.g. legionella management standards). The result is often a need for focused survey and improvement works based on a risk assessed basis. This is the case in relation to fire safety and has led to a recommendation for prioritising additional spend from within overall funding.
- 3.7 All SCOLA school buildings with accommodation above ground level have also been surveyed and an improvement programme of work is now underway based on a risk profile approach. It should be noted that the majority of school building stock pre-dates Building Regulations and current benchmark standards. The approach therefore has to be prioritised and targeted based on knowledge and condition of the estate. The interface with schools local management is also key to ensure they take appropriate steps in relation to fire safety based on knowledge of the building fabric and layout.
- 3.8 It is proposed in 2018/19 that all single staircase buildings in the schools estate will also be surveyed and improvements made to the passive fire precautions. It is currently anticipated these works will vary from site to site but an overall allowance of £2M is being made in the SCA grant for 2018/19 to support this programme. The estate is very significant and therefore levels of expenditure can be high because of the number of individual interventions and improvements needed on many buildings and sites.
- 3.9 All the County Council's residential care homes are fitted with fully addressable fire alarm systems and all except one home is fitted with sprinklers. Sprinklers are an additional safety provision and not a statutory requirement. The one remaining Home is currently the subject of a wider asset review jointly with Adults, Health and Care as its use and viability could

result in significant change or alternative service provision. Hence, a decision on fitting sprinklers is currently deferred until the service requirements are defined. The home remains a focus of ongoing regular audit and inspection to ensure that structural fire precautions are maintained to the highest level.

Management of Timber Frame Buildings

- 3.10 Two 2 storey timber frame buildings remain in the schools estate. These are the highest remaining condition priorities in the Local Authority Maintained Schools Estate. A funding strategy has now been agreed to address the two buildings affected as part of the 2018/19 and 19/20 programmes.

Management of Legionella

- 3.11 Following a thorough review of process and procedures in October 2017, Cabinet approved (as part of the Medium Term Financial Strategy and Transformation to 2019 Savings Proposals) a one-off capital investment of £1.23m to improve the quality of data collection and management in respect of managing the risk due to Legionella. In addition a further £320,000 of ongoing revenue funding was approved to continue to proactively manage and mitigate any legionella risks. This was as a result of legislative changes and a review of the County Council's approach to the risk and local management arrangements in relation to the monitoring and control of legionella in water supplies.

Term Maintenance Contract

- 3.12 New Term Maintenance Contracts (TMCs) were procured during 2017 and commenced in the summer of 2017. These contracts will run for 5 years with an option to extend for a further 5 years if the contractors perform to expectations. To ensure the maximum efficiency and purchasing power in the market place these contracts are procured to deliver the day to day reactive requirements across the Hampshire Corporate Estate, Schools, Academies who purchase the SLA, Hampshire Fire and Rescue Service and Hampshire Police.

Minor Works Framework

- 3.13 In parallel to tendering the TMCs two new Minor Works Frameworks (MWF) were also procured- one for Building Fabric and one for Mechanical and Electrical Services. These arrangement offer lowest price competitive returns and have proved attractive to local small and medium contractors, positively supporting the Hampshire economy.

Maximising Delivery with Available Budgets

- 3.14 Property Services take the opportunity to use the existing budget allocations to lever further funding wherever possible. Examples of this are the seed funding of Salix (Energy funds) and Academy capital bids (Capital Infrastructure Fund) direct to Government. Successful bids can generate considerably more than the original investment from such co-ordinated approaches.

Digital and Smarter working

3.15 Over the course of the past year, Property Services have introduced a number of digital initiatives to save costs and improve customer service including

- Rolling out the Digital Asset Management System (PAMS) portal to schools and corporate sites, this allows building users to access information about the building and to keep track of repairs they have reported to the maintenance contractor.
- Introducing an enhanced energy monitoring system allowing building users to keep track of their energy use

These new systems will improve efficiency, reduce costs and enhance customer knowledge and satisfaction. Property Services will continue to develop innovative digital methods which are a strong reflection of the wider improvements undertaken by the County Council.

3.16 Property Services are also working on a number of new initiatives including moving the Facilities Management Helpdesk and integrating the Engineering Servicing Management system onto PAMS and the provision of a new legionella management system.

3.17 Property Management are an 'Early Adopter' as part of the wider County Council Enabling Productivity initiative. Hybrid devices in particular are being used by Surveyors visiting Schools and early signs are that these are saving money and time as well as enabling a better service to schools. The savings will contribute to the Service's T19 efficiencies as well as the cost reductions already delivered to the schools over recent years.

4 Corporate Estate

4.1 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. Investments in the corporate estate are currently tested to ensure they offer the best known outcomes within the context of current changes.

Budget Pressures on the Repairs and Maintenance of the Corporate Estate

4.2 To secure an ongoing sustainable position the Council has recognised the significant liabilities and supported the proposal that the corporate estate revenue budget will be protected from further reductions in the short term and the budget allocation will remain at 2017/18 levels for 2018/19.

Additional Investment in the Corporate Estate

4.3 It has been recognised that further investment is needed in the corporate estate to target the backlog of repairs and reduce the existing maintenance liability. The overall maintenance liability in the corporate estate is estimated to be over £50m from periodic survey work.

4.4 In April 2016 it was agreed that £4.5m would be invested over 3 years to tackle the backlog of repairs in the Corporate Estate and it has been recently agreed to extend this by a further 2 years with another £3m investment

through 19/20 and 20/21. This is excellent news and a demonstration that even in times of financial constraint, the County Council supports the need to maintain a fit for purpose estate avoiding a significant acceleration in the overall liability as a result of lack of regular investment.

Office Accommodation Investment

- 4.5 At a time when the Council is undertaking another positive reduction in the office space it occupies as a result of new technology and flexible working practices, Policy and Resources Landlord budgets are being aligned with this. This ensures that where office accommodation needs investment to enhance its utilisation, regular maintenance funds are undertaken in parallel to get best value from limited resources. This will also include expenditure on Three Minsters House to maximise its efficient use on re-occupation after decanting as a result of the unfortunate fire.

5. The Schools Estate

- 5.1 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. The overall condition liability in the schools estate is estimated from surveys to be £350m. This is set against a capital Schools Condition Allocation (SCA) Grant of £17m per annum. Significant progress has been made to reduce the backlog liability in schools over recent years and this is the result of sound maintenance strategies using pooled revenue (via the Schools SLA) and capital investment (SCA).
- 5.2 In 2014 the Education and Skills Funding Agency (ESFA) published a "Condition Dashboard" for Hampshire schools which reflects the relatively high need in this county. This was consistent with our understanding of the schools estate and resulted in Hampshire receiving a higher allocation than would otherwise be the case from the SCA.
- 5.3 The ESFA are currently working on a new Condition Data Collection (CDC) survey. These surveys include a check on the earlier generation of Property Data Survey (PDS) together with a compliance check to ensure that the buildings are being effectively managed. The surveys are being conducted nationally at all schools, including Academies over a 2 year period starting in Spring 2017. It is expected these surveys will inform and support future funding allocations for school building condition (SCA). Property Services are supporting schools where appropriate in responding to this data collection and are represented on the ESFA working groups for the CDC programme.
- 5.4 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). Although the 2018/19 SCA grant has not been formally confirmed yet it was recently announced that it would be calculated in the same way as in 2017/18, therefore it is anticipated to be £17million which factors in a reduction for recent Academy conversions.

Property Services Service Level Agreement (SLA) for Schools

5.5 The Property Services SLA continues to attract a high level of support amongst schools with 96% of all Community, Aided and Academy schools through the Joint Working agreement buying into it. The key principle of the SLA is that all schools make a fair contribution to a pooled fund based on their number on roll and floor area. The pool of funding is then used to ensure the day to day liabilities in the schools buying into the SLA are managed.

Priority Schools Building Programme 2 (PSBP2)

5.6 As noted in March 2015 the County Council were notified by the then Education Funding Agency now Education and Skills Funding Agency (ESFA) that they were successful with the following works in the initial bidding round for PSBP2 funding:

- 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

5.7 Property Services have since been appointed by the ESFA as a Pathfinder Authority for local delivery of the four SCOLA recladding projects. This appointment acknowledges the expertise within the Council's Property Services in refurbishing and recladding SCOLA buildings. Work has now commenced on site for the four recladding projects with a total investment of £10,672,845. Work is expected to complete on the first of these in August this year and the programme will complete in January 2019.

SCOLA buildings

5.8 Scola buildings represent 40% of the floor area in the School Estate and as previously reported are a significant proportion of the maintenance liability. All Scola 1 buildings have been reclad and good progress continues to be made in recladding and modernising Scola 2 / 3 buildings. An update on the progress is summarised in the table below:

Table 1. SCOLA 2/3 Recladding Completed or in Progress since 2009		
Secondary	Completed/ Programmed (1)	Yet to be Programmed
4 Storey Blocks	3	All complete

3 Storey Blocks	8	2 (2)
2 Storey Blocks	18	65
Single Storey Blocks	0	77
Primary		
2 Storey Blocks	21	9
Single Storey Blocks	3	85
Totals	53	241

(1) Includes PSBP2 and Academy projects and commissions.

(2) Outstanding 3 storey blocks are both at Academy schools where HCC is not responsible for capital investment.

- 5.9 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.

Timber frame buildings

- 5.10 As noted in previous reports there are 14 timber framed school buildings across the County which require significant refurbishment similar to SCOLA buildings. Three schools have now been completed and work is currently on site at Rowner Infant School with completion now due.
- 5.11 As reported to EMPR in April last year the condition issues at the 2 storey timber frame buildings at Grange (Gosport) and Fryern Junior (Chandlers Ford) Schools now need addressing.
- 5.12 Feasibility work has been undertaken which has established the options to address the condition issues at both sites. A detailed Project Appraisal will be the subject of a separate report to the Panel and the Executive Member Policy and Resources. Due to the priority now placed on these works the County Treasurer has agreed recommend to Cabinet the advanced funding of these projects on the basis that the costs will ultimately be met by the SCA government grant over 2018-21. An allowance of £2.5m is therefore included in appendix E to meet these commitments. This is excellent news and will see much needed improvements at both sites and remove a significant condition liability from the Schools Estate. The projects will be added to the Capital programme in the Summer of 2018. This will maximise the opportunity to front fund the schemes and achieve value for money, reduce inflation cost over time and procure one contractor for the works.

Academy Joint Working Agreement (JWA)

5.13 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 £2.105m of SLA pooled funds will be used to fund reactive and planned programmes for the JWA academies in 2018/19. It should be noted that with the further SLA reductions there now remains reduced scope to plan proactive repairs for Academies. It is proposed to encourage Academies to directly fund recommendations from Property Services where larger planned repairs would be prudent and assist Academies in making bids for capital directly to Government.

6. Conclusions

6.1 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.

6.2 A funding strategy for the Corporate Estate has been developed that retains the current revenue allocations for repair and maintenance and a new additional allocation for a further two 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 budgets are under considerable pressure.
- 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.

6.3 The identified additional County Council resources for legionella, fire safety and timber frame building condition are welcome additions to the programme which will deliver enhanced management of these Corporate Risk priorities.

6.4 Confirmation has recently been received from the ESFA that the 2018/19 SCA grant will be of a similar level to 2017/18 (£17.3M). This is good news and enables the planned programme to be committed early in the financial year.

6.5 The available capital funding for both the Corporate and Schools Estate 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.

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

- Appendix 1: Corporate and Legal Information
- Appendix 2: Impact Assessments
- Appendix 3: Repair and Maintenance Budget Report 2017/18 and Programmes for 2018/19.
- Appendix A: P&R Reactive and Planned Repairs 2017/18
(Expenditure on the Corporate Estate-excludes Schools)
- Appendix B: Schools Reactive and Planned Repairs 2017/18
- Appendix C: Corporate Planned and Reactive Maintenance Budgets 2018/19 and Proposed Allocation
- Appendix D: Schools Condition Allocation Grant Proposed Allocations 2018/19
- Appendix E: Corporate Estate (Excludes schools) Planned Investment Programme 2018/19
- Appendix F: Schools Planned Investment Programme 2018/19

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Other Significant Links

Links to previous Member decisions:	
<u>Managing Hampshire's Built Estate- Report to EMPR</u>	<u>Date</u> <u>9.3.2017</u>

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.)

<u>Document</u>	<u>Location</u>
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.

2. Equalities Impact Assessment:

1. *The programmes represent an expenditure of £42M on the estate (£34M Schools and £8M Corporate) which will address the highest priority condition and maintenance issues. This expenditure will lead to enhanced environments for a range of ages in Hampshire Including Schools and Elderly Persons. For the full EIA assessment see the following link*

https://forms.hants.gov.uk/AchieveForms/?form_uri=sandbox-publish://AF-Process-2c3c1980-7110-4c30-a92c-e881db92bb83/AF-Stage-5ee9a9bb-4b5b-4c74-88a7-f24ce1bbaa5c/definition.json&db_id=c8e92b233d6b4

3. Impact on Crime and Disorder:

1. The programme include replacement of major building components such windows and doors, SCOLA recladding. These improvements have a beneficial impact on the security of the County Councils Estate.

4. Climate Change:

- a) The positive impact on Carbon reductions is detailed in appendix 3.

Repair and Maintenance Budget Report 2017/18 and Programmes for 2018/19

1. Budget Context in Planning for the 2018/19 Financial Year

- 1.1. The School Condition Allocation (SCA) for 2018/19 grant value is now confirmed at just over£17m.
- 1.2. The ESFA have indicated that there will continue to be condition funding in future years but are reviewing the methodology for the allocation of grants to responsible bodies. How this will impact on Hampshire County Council is not yet known.

2. Overall Repair and Maintenance budgets 2018/19

- 2.1. The repair and maintenance budgets for 2018/19 set out in Table 1. The values in the table are base gross budgets without inclusion of carry forwards reported elsewhere in this paper.

Table one.

Budget	2018/18 Assumed	Comments
	£'000	
Schools SLA Pooled revenue contributions	16,068	Assumes same level of buy back going forward
Landlord Repair and Maintenance	7,020	
Additional Resources (£4.5m for 2016-20)	1,500	Third allocation against the overall allowance
Office Accommodation Strategy and dilapidations	1,169	
Legionella	1,230	
Landlord Contingency	545	
School Condition Allocation	17,000	
Total	45,277	

- 2.2. Property Services has agreed the programmes proposed within this report with the Childrens Services department to ensure a coordinated approach with the Basic Need Capital Programme.

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

- 3.1. Landlord's Planned Repairs Programme: A Landlord's programme of planned repairs investment for 2018/19 is set out in Appendix E.
- 3.2. Schools Planned Maintenance Programme: A Schools Planned Maintenance programme of investment for 2018/19 is set out in Appendix F. This incorporates both the planned revenue works funded from the Schools SLA and the Schools Capital Allocation and is in line with the joint condition priorities agreed with Children's Services.
- 3.3. 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.
- 3.4. 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 repair and maintenance 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.

Condition priorities in the Schools Estate

- 3.5. As noted above Property Services and Childrens Services have an integrated approach to the prioritisation of the SCA. It is proposed planned works are targeted at the highest known priorities against the following themes:
- 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 schools.
- Boiler and heating system renewal.
- Water supply pipework renewal.
- Lighting replacement including renewal of ceilings.
- Ventilation improvements to school kitchens.

4. Key Projects for 2018/19

Three Minsters House

- 4.1. Following the fire in September 2017 the contract to complete the repairs to the building is due to conclude in May 2018. It is proposed to follow the current contract with one to internally modify and improve the building taking advantage of the opportunity while the building is vacant. The new contract will maximise the potential in the building and bring the building in line with the office accommodation strategy.
- 4.2. Works will include upgrading electrical services, wall ceiling and floor finishes and removal of some walls to create more flexible and efficient office accommodation. The WIFI installation, IT, lighting and fire precautions will also be improved.

Passive Fire Precaution Improvements in Schools

- 4.3. It is proposed in 2018/19 that all single staircase buildings in the schools estate will be surveyed and improvements made to the passive fire precautions. It is currently anticipated these works will vary in scale and detail from site to site but an overall allowance of £2M is being made in the SCA budgets for 2018/19 to support this programme. The works will include ensuring physical fire separation around the staircases including repair or replacement of any damaged fire doors and local upgrading of automatic fire alarms if this is considered necessary.

Wavell (ROSLA) and Testbourne SCOLA recladding

- 4.4. The prioritised programme to reclad SCOLA buildings is making good progress across the estate as reported in paragraph 5.8 of the main report. The current priority in Local Authority Secondary Schools is to reclad the two storey blocks, having completed all four and three storey buildings. There are a total of 83 two storey blocks on Secondary School sites and 18 have already been reclad or are already programmed.
- 4.5. The two storey blocks at Wavell and Testbourne Schools are the highest priority two storey blocks based on the condition assessments conducted by Property Services and overall extensive knowledge of the schools estate. The proposals are to replace the roof finishes, replace the existing window systems and reclad the entire envelop following the now well established strategy for these buildings in Hampshire. The proposals will give the blocks a new lease of life enhancing the learning environment

(warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.

- 4.6. The works are currently anticipated to cost £900k at Wavell and £1.1M at Testbourne and will be programmed to work around the schools to minimise disruption and inconvenience as much as possible.

Whitchurch SCOLA cladding

- 4.7. The current priority in Local Authority Primary Schools is to finish recladding the two storey blocks. There are a total of 30 two storey blocks on Primary School sites and 21 have already been reclad or are already programmed.
- 4.8. Of the remaining two storeys block the highest remaining priority is at Whitchurch Primary. This is based on the condition assessments conducted by Property Services and overall extensive knowledge of the SCOLA estate. The proposals are to replace the roof finishes, replace the existing window systems and reclad the entire envelop following the now well established strategy for these buildings in Hampshire. The proposals will give the block a new lease of life enhancing the learning environment (warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.
- 4.9. The works are currently anticipated to cost £1.2M and will be programmed to work around the school to minimise disruption and inconvenience as much as possible.

Grange and Fryern Junior Schools

- 4.10. Grange Junior in Gosport and Fryern Junior in Chandlers Ford are the only two 2 storey timber frame school buildings dating back to early 1960s. The 2018/19 programme includes a £2.5M contribution to address the condition needs of these two buildings and will be the subject to a further detailed project appraisal to the Panel and the Executive Member for Policy and Resources.
- 4.11. Various Schools, Toilet Refurbishment – A prioritised programme at Various Primary schools will have pupil toilet refurbishment work undertaken. The programme has an anticipated cost of £350,000 the work will be undertaken starting in Summer 2018 with completion in Spring 2019. The works will include replacement of all sanitary ware, cubicles and brassware, replacement of flooring and upgrading ventilation.

4.12. Update to Existing Approvals

Test Valley School - Approval was given at the 9 March 2017 EMPR Decision Day for SCOLA recladding. Work has commenced on site but a number of issues have been encountered including additional asbestos removal work. The revised cost of the work is now expected to be £1.25M

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

- 5.1. As reported to the EMPR since 2009, 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 repairs and maintenance resources is being used to help improve the thermal performance of the building stock.

- 5.2. 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	Maintenance Expenditure 2017/18		
	£'000	Indicative CO2 Reduction Tonnes	Indicative Energy Saving KWh
Building (SCOLA re-cladding/ window replacements / roofing)	4,737,000	197	1,094,097
Mechanical Services (Boiler systems, heating systems and underground mains)	810,000	32	179,551
Electrical Services (Lighting, power, and mains distribution)	250,000	4.5	6,057
Behavioural Changes	£77,000	29	62,839
TOTAL	£5,874,000	262.5	1,342,544

P&R Reactive and Planned Repairs 2017/18
(Expenditure on the Corporate Estate - excludes Schools)
 Projected Commitment by 31 March 2018

	Budget	Commitment	
	£'000	£'000	%
Budgets 2017/18			
Policy and Resources Cash Limited Budget	7,020	7,020	100
Additional Resources (£4.5m for 2016-20)	1,500	1,807	100
Flexible working, Dilapidations Carry Forward from 2016/17	1,158	349	30
Contingency	545	545	100
Total Budgets	10,223	9,721	95

Breakdown of Expenditure against Budgets Above

Engineering Reactive Maintenance and Servicing	3,158
Corporate Risk Assessment Priorities	2,105
Planned Programmed Works	1,558
Building Fabric Reactive Maintenance	1,185
Flexible working, Dilapidations Carry Forward from 2016/7	1,158
County Farms Support	267
Structural Inspections of the Estate	137
EDS Estate	54
Historic Buildings	22
External Works	18
Non-functional buildings	16
Contingency	545
Total	10,223

Notes

1. All figures above are inclusive of fees which are charged at 12%
2. A balanced outturn position is projected for 31 March 2018 but any remaining balances will be carried forward to 2018/19.

Schools Reactive and Planned Repairs 2017/18

All Projected Commitment are to 31 March 2018

Budgets 2017/18	Budget	Commitment	
	£'000	£'000	%
Schools Revenue Budget from SLA Contributions	16,906	16,906	100
SCA Contribution to CRA Workstreams	4,000	4,000	100
Total Budgets	20,906	20,906	100

Breakdown of Expenditure against Budgets Above

Corporate Risk Assessment Priorities	5,058
Building Fabric Reactive Maintenance (TMC)	3,124
Engineering Maintenance and Servicing (TMC)	7,812
Modular Buildings	29
Structural Inspections of the Estate	400
Other priorities	4,483
Total	20,906

Schools Condition Grant 2017/18

Budgets 2017/18	Budget	Commitment	
	£'000	£'000	%
SCA Budget 17/18	17,536	12,058	69
SCA Grant Carried Forward from 16/17	2,632	2,632	100
Total Budgets	20,168	14,690	73

Notes

1. All figures above are inclusive of fees which are charged at 12% on SLA works and 16.5% on SCA funded works.
2. A balanced outturn position is projected for 31 March 2018 across revenue budgets and a full commitment against the SCA Grant.

**Corporate Buildings Planned and Reactive Maintenance Budgets 2018/19
and Proposed Allocation**

	Budget
	£'000
Budgets 2018/19	
Policy and Resources Cash Limited Budget	7,020
Additional Resources (£4.5m for 2016-20)	2,245
Carry Forward from 2017/18	809
Legionella	1,230
Contingency	545
Total Budgets	11,849

Proposed Allocations against Budgets Above

Corporate Risk Assessment Priorities	2,498
Building Fabric Reactive Maintenance	1,185
Engineering Reactive Maintenance and Servicing	3,158
Planned Programmed Works	3,140
Structural Inspections of the Estate	137
County Farms Support	267
External Works	18
EDS Non-functional buildings	16
Historic Buildings	22
EDS Estate	54
Carry Forward from 2017/18	809
Contingency	545
Total	11,849

Notes

1. All figures above are inclusive of fees which are charged at 12% on revenue works.
2. A balanced outturn position is projected for 31 March 2018 across most corporate revenue allocations but a projected carry forward of uncommitted funds is highlighted above. Any further uncommitted funds will be carried forward into 2018/19

Schools Condition Allocation Grant Proposed Allocations 2018/19

	Budget
Budgets 2018/19	£'000
SCA Budget 18/19	17,000
Carry Forward of 17/18 SCA which is already fully committed against the planned programmes	5,478
Total Budgets	22,478
Proposed Allocation of Budget against Budgets Above	
Support to the CRA Priorities for Local Authority Schools	2,995
Planned Programme of Works	13,872
Deferred Programme from 2017/18	5,477
External Works	134
Total	22,478

Notes

1. The amounts are inclusive of fees at 16.5%.
2. The final value of the 18/19 SCA Grant has yet to be confirmed. The programmes are based on an estimated allocation of £17.0m. Programmes will be adjusted accordingly when the final grant value is known.

Corporate Estate (Excludes schools) Planned Investment Programme 2018/19	
Property	Works
Schemes £0 to £50,000	
Rockbourne Roman Villa	External decoration and repairs
Totton Library	External decoration and repairs
Locks heath Day Services	External decoration and repairs
Great Hall Gallery	Internal repairs and decorations
36 Martins Close	Internal Decorations
Elson Library	External decoration and repairs
Lee on Solent Library	External decoration and repairs
Havant Day Services	External decoration and repairs
Winchester HQ	Internal Decorations
Athlestan House	External decoration and repairs
Gosport Family Centre	External decoration and repairs
Aldershot Military Museum	External decoration and repairs
Andover Museum	External decoration and repairs
Aldershot library	External decoration and repairs
Oakridge House	External decoration and repairs
Clarendon House	External decoration and repairs
Various	R+M Contribution to Projects
Various	Management Partnership
Audleys Close	Internal Decorations
Hexagon Centre	External decoration and repairs
Marlfield Older Person Home	External decoration and repairs
Basing House	Timber repairs following decorations
Ad hoc- Adults and childrens	Internal Decorations
Fareham Library	External decoration and repairs
Bishops Waltham House	Internal Decorations
Milestones	Replacement Building Management System
Park View	Internal Decorations
Hampshire Records Office	External decoration and repairs
Historic Buildings	Minor maintenance and repairs
Bickerly Green	Internal Decorations
Staunton Counrty Park	External decoration and repairs
Schemes £50,000 to £100,000	
Audleys Close - LD Day	Window replacement and upgrade
Audleys Cottage	Window replacement and upgrade
Bickerley Green - OP Nursing	Window replacement and upgrade
Chandlers Ford Library	Boiler replacement and upgrade
Fort Nelson	External decoration and repairs
Schemes £250,000 to £500,000	

Cranleigh paddock	Passive Fire precautions
Schemes £500,000 to £1M	
Three Minsters House	Office Improvement Contract

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

Schools Planned Investment Programme 2018/19	
Property	Works
Schemes up to £50,000	
Aldworth School	Sports Hall Roof Ridge Replacement
All Saints Ce (c) Primary School	External Decorations and repairs
Alton Infant School	External Decorations and repairs
Ampfield Ce (c) Primary School	External Decorations and repairs
Ashley Infant School	External Decorations and repairs
Ashley Junior School (Foundation)	External Decorations and repairs
Barton Stacey Ce (c) Primary School	External Decorations and repairs
Baycroft School	Damp proofing Works
Binsted Primary	Window replacement and upgrade
Bishop Challoner Catholic Secondary School	Roof light replacement and upgrade
Bishops Waltham Infant	Window replacement and upgrade
Bordon Infant School	External Decorations and repairs
Bordon Junior School	External Decorations and repairs
Bramley Ce (c) Primary School	External Decorations and repairs
Cadland Primary School	External Decorations and repairs
Calmore Infant School (Foundation)	External Decorations and repairs
Calthorpe Park School	Replacement and upgrading of external paving
Chalk Ridge Primary School	External Decorations and repairs
Chandlers Ford Infant School	External Decorations and repairs
Charles Kingsley Ce (a) Primary School	External Decorations and repairs
Cherrywood Community Primary School And Tyndale Early Years	External Decorations and repairs
Clere School (The)	Site Fencing upgrade
Cove School	Resurfacing and repairs
Crestwood College for Business and Enterprise (Shakespeare Road Site)	Replacement Mall doors
Crofton School	Resurfacing and repairs
Cupernham Infant School	External Decorations and repairs
Cupernham Junior School	External Decorations and repairs
Fair Oak Junior School	External Decorations and repairs
Fairfield Infant School	External Decorations and repairs
Fairfields Primary	Flue System upgrade
Farnborough Grange Nursery And Infant Community School	External Decorations and repairs
Fernhill Primary School	External Decorations and repairs
Fleet Infant School	External Decorations and repairs
Four Lanes Community Junior School	External Decorations and repairs
Front Lawn Primary Academy	External Decorations and repairs
Greenfields Junior School	External Decorations and repairs

Hamble Primary School	External Decorations and repairs
Hamble School (The)	Lighting upgrade and associated ceiling replacement
Hamble School (The)	Toilet refurbishment and upgrade
Harestock Primary School	External Decorations and repairs
Hart Plain Junior School	External Decorations and repairs
Hatch Warren Junior School	External Decorations and repairs
Hatherden Primary	Roofing replacement
Hawley Primary School	External Decorations and repairs
Hayling College (The)	Brickwork Repointing
Hayling School	Replace pipework in sports block
Heatherside Infant School	External Decorations and repairs
Heatherside Junior School	External Decorations and repairs
Kempshott Infant School	External Decorations and repairs
Kempshott Junior School	External Decorations and repairs
Kings Worthy Primary School	External Decorations and repairs
Lanterns Nursery School and Children's Centre	External Decorations and repairs
Lockerley Primary	Window replacement and upgrade
Lymington Ce (a) Infant School	External Decorations and repairs
Lymington Junior School	External Decorations and repairs
Marchwood Junior School	External Decorations and repairs
Medstead Ce (c) Primary School	External Decorations and repairs
Meonstoke Ce (c) Infant School	External Decorations and repairs
Micheldever Primary	Damp proofing remedial works
Netley Abbey Infant School	External Decorations and repairs
Netley Abbey Junior School	External Decorations and repairs
Orchard Lea Junior School	External Decorations and repairs
Owslebury Primary School	External Decorations and repairs
Park Gate Primary School	External Decorations and repairs
Parsonage Farm Nursery And Infant School	External Decorations and repairs
Pennington Infant School	External Decorations and repairs
Portchester Community School	Re-surfacing Repairs
Portchester Community School	Toilet refurbishment and upgrade
Portway Junior School	External Decorations and repairs
Redlands Primary	Flooring replacement
Rowledge Ce (c) Primary School	External Decorations and repairs
Rucstall Primary School	External Decorations and repairs
Silchester Ce (a) Primary School	External Decorations and repairs
South Baddesley Ce (c) Primary School	External Decorations and repairs
South Farnborough Junior School	External Decorations and repairs
South View Junior School	External Decorations and repairs
South Wonston	Damp proofing and rendering

St Albans Ce (a) Primary School	External Decorations and repairs
St Michaels Ce (c) Junior School	External Decorations and repairs
St Peters Farnborough	Replacement roof finishes
Tadley Community Primary School	External Decorations and repairs
Trosnant Infant And Junior Schools And Trosnacc Cc	External Decorations and repairs
Various Secondary Schools	Kitchen infrastructure improvements / upgrades
Schemes £50,000 to £100,000	
Bartley Jr	Window replacement and upgrade
Brighton Hill Community College	Metal Roof finish replacement
Brighton Hill Community College	Tennis Court Resurfacing
Brighton Hill Community College	Flat Roof replacement
Brookfield Community School and Language College	Pitched roof replacement
Calthorpe Park School	Drainage improvements
Chalk Ridge Primary	Replace all galvanised HWS & CWS pipework
Clere School (The)	Flat roof fascia panels and wall panels
Cove School	Window replacement and upgrade
Crestwood College for Business and Enterprise (Shakespeare Road Site)	Sports Reception Roof
Fernhill School & Language College	Window replacement and upgrade
Hurst Community College (The)	Window replacement and upgrade
Newlands Primary	Pitched roof replacement
Portchester Community School	Window replacement and upgrade
Purbrook Infant	Window replacement and upgrade
Sherborne St John	Window replacement and upgrade
ST James Primary (West End)	Replace corroded galvanised pipework
Swanmore College	Replace boilers/plant and controls W block
Testbourne School	Replace heating pipework
The Vyne Sec School	Oil To gas fuel conversion and modifications
Various Primary Schools	Replace obsolete electrical distribution boards and switchgear
Various Primary Schools	Contribution to Security Patrols
Various Primary Schools	Remedial works arising from the Test and Inspection programme
Various Primary Schools	Proactive removal of asbestos
Various Secondary Schools	Replace cistern fed water heaters with mains fed system & TMV
Various Secondary Schools	Upgrades to hot and cold water services infrastructure and plant
Various Secondary Schools	Replace obsolete distribution boards and switchgear
Various Secondary Schools	Proactive asbestos removal

Wickham Primary	Window replacement and upgrade
Wildground Jnr	Replace old galvanised and lead mains water pipe
Bartley Jr	Window replacement and upgrade
Brighton Hill Community College	Metal Roof finish replacement
Brighton Hill Community College	Tennis Court Resurfacing
Brighton Hill Community College	Replacement Flat Roof finishes
Brookfield Community School and Language College	Replacement Pitched roof finishes
Schemes £100,000 to £150,000	
Balksbury Junior	Replace 2 boilers, pumps & controls
Cranbourne Business and Enterprise College	Replacement roof finishes - B Block
Crookham Junior lower school	Replacement Flat Roof finishes
Elson Jnr	Replace boilers, calorifier, controls & pumps
Frogmore infant	Replacement Flat Roof finishes
Henry Cort Community College (The)	Replacement Flat roof finishes to Sports Hall Changing
Kings school	Replace pipework in block 013X
Various Primary Schools	Replace cistern fed water heaters with mains fed system & TMV
Various Primary Schools	Upgrades to hot and cold water services infrastructure and plant
Various Primary Schools	Kitchen infrastructure improvements / upgrades
Various Primary Schools	Support to Management Partnership
Various schools	Health and Safety ceiling repairs
Various Schools	Support to Improving Landscaping
Various Secondary Schools	Lighting improvements
Various Secondary Schools	Extract / ventilation improvements / upgrades
Wildground Junior	Replace boilers, calorifier, controls & pumps
Balksbury Junior	Replace 2 boilers, pumps & controls
Schemes £150,000 to £250,000	
Crookhorn College	Replace heating & hot water service boilers, plant and controls Sports hall
Harrow Way Community School	Replace roof finishes to English Block
Ranvilles Junior	Replace Flat Roof finishes
Various Primary Schools	Lighting improvements
Various Secondary Schools	Additional term contract support for larger scale works
Crookhorn College	Replace heating & hot water services boilers, plant and controls Sports hall
Harrow Way Community School	Replace roof finishes to English Block

Schemes £250,000 to £1,000,000		
Various Primary Schools	Additional term contract support for larger scale works	
Various Primary Schools	Toilet upgrades	
Various Primary Schools	Drainage improvements and surfacing	
Various Secondary Schools	Management Partnership	
Various Secondary Schools	Legionella Works	
Various Secondary Schools	Fire Precautions improvements	
Various Primary Schools	Additional term contract support for larger scale works	
Various Primary Schools	Toilet upgrades	
Wavell School	SCOLA Recladding to the ROSLA Block	
Schemes Exceeding £1million		
		Estimated Contract Value
Test Valley School	Scola Recladding	£1,100,000.00
Testbourne Community School	Scola Recladding	£1,100,000.00
Various Primary schools	Fire Precautions improvements	£1,500,000.00
Whitchurch Primary	Scola Recladding	£1,200,000.00

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