

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Commercial Strategy, Human Resources and Performance
Date:	20 July 2020
Title:	Property Services: Major Programmes Update
Report From:	Director of Culture, Communities and Business Services

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Purpose of this Report

1. The purpose of this report is to update the Executive Member Commercial Strategy, Human Resources and Performance (EMCSHRP) on a number of key programmes of work being undertaken by Property Services.
2. It is also an important update for the Executive Member on the strategies being taken to ensure the minimum of impact from the current Covid19 crisis. There is lots of evidence of flexibility and adaptability both from the service and from our contractor partners. Much work is still progressing well which is excellent in the current circumstances providing work for officers and much needed impetus for the local economy.

Recommendations

3. That the Executive Member for Commercial Strategy, Human Resources and Performance notes the progress of each of the programmes of work.

Executive Summary

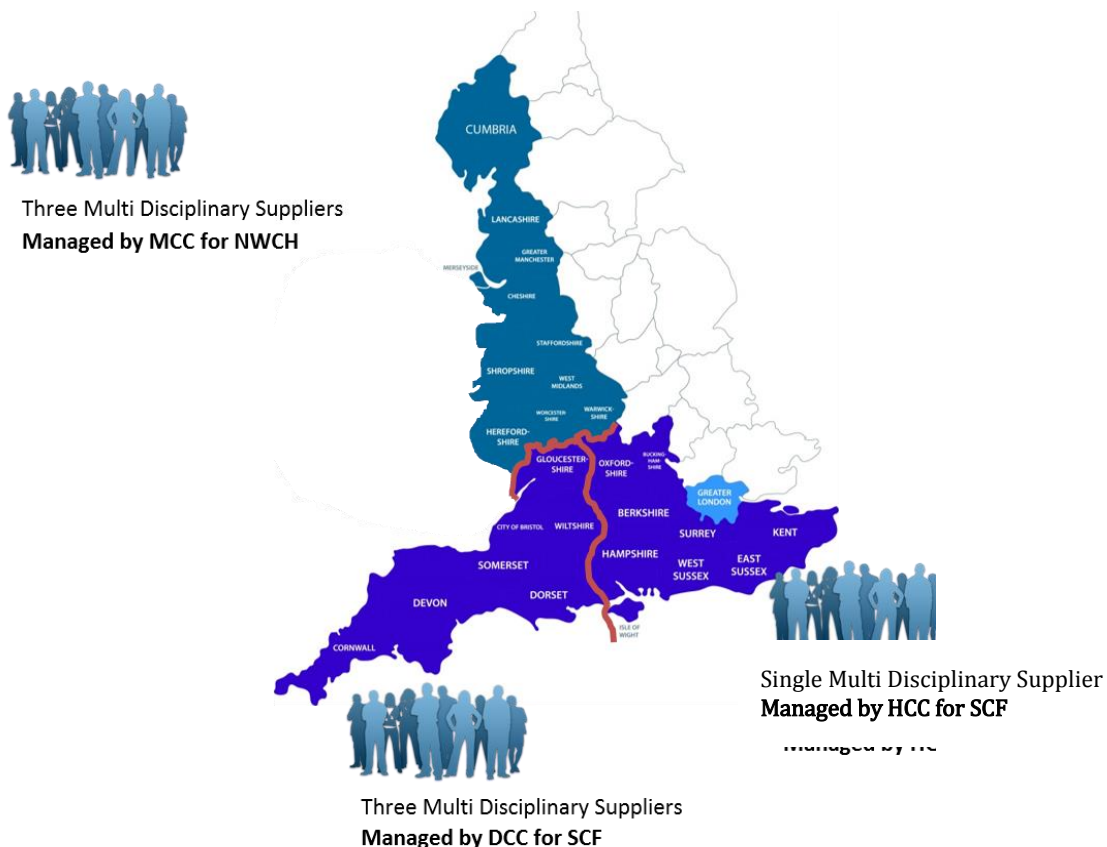
4. The purpose of this report is to provide an update on the major programmes, project and issues currently being progressed relating to:
 - Regional Framework Management
 - Children's Services Capital Programme
 - Office Accommodation

Regional Framework Management

5. Since 2006, Property Services has led on the procurement and management of a regional construction framework for the benefit of Hampshire County Council and other public authorities in the South East and London. This arrangement has grown over each 4 year cycle but has consistently delivered in excess of £500m construction work a year providing a high quality and commercially advantageous route to market for public sector clients. In 2015 we entered into a joint Working Agreement with Devon County Council to procure and manage a regional construction framework for the whole of the South of England, and this is known as SCF (Southern Construction Framework).

<https://scfsolutions.org.uk/>

6. We are now one year into the fourth generation of the current generation construction framework, and despite the pandemic which has affected major parts of the economy, the framework has continued to grow and be a primary choice for public authorities to deliver their major capital programmes and projects. Clients include Local Authorities and London Boroughs, universities, police forces and health and leisure sector bodies. The first year has attracted a workload at the enquiry stage of £682m, which is well in excess of the business plan figure of £450m, and is intended to contribute T21 targets through levy and subscription, as long as there are no further stoppages to the work. The income in previous years has generated a surplus which contributes to the overheads of Property Services. The conversation rate of enquiries and pre construction agreements is not generally known until later in the Autumn of each financial year. Property Services Business Development leads and the framework team continuously monitor progress through well established data portals and client contacts. It is very encouraging that this year has seen the greatest number of entries on to the framework than ever before. There is clearly some uncertainty surrounding the impacts of Covid19 on commitments to financial close on projects. More will be updated at future meetings of BLaPP and Decision Days.
7. Further joint work with Devon County Council is planned. We will start procurement work this year on a new and innovative housing framework aimed at helping local authorities or Registered Social Landlords to build social housing on local authority land. A business case has been approved by the joint authorities and demonstrates a strong interest and market for this.
8. We also have a joint working arrangement with Devon County Council and Manchester City Council to procure a consultancy framework covering all Property Asset Consultancy work in the South East and South West of England, London, the North West, and West Midlands. This is designed to support the work of the construction frameworks and encourage increased turnover, and to provide local authorities with an easy to access route to property asset consultancy. The additional levy through this arrangement and the increased construction turnover is key to T21 transformation plans and generation of planned additional income for the Service. The scale of these arrangements ambition can be seen in the map below:



9. Our work on regional frameworks has been replicated throughout England and Wales and the lead authorities in these regions have come together to form a body supported by the Local Government Association called the National Association of Construction Frameworks (NACF). It has as its mission to drive quality, efficiency, social value and innovation in publicly funded construction projects. The body is chaired by the officer in HCC Property Services who also leads on frameworks and category management. The NACF frameworks deliver around £2bn construction projects every year between them, and the network has proved hugely beneficial during the current pandemic. It has developed strong relationships with the Local Government Association and government departments including BEIS, MHCLG and Cabinet Office.

<https://nacf.org.uk/>

Children's Services Programme 2020/21

10. The construction of all the school capital projects that are critical for delivery of additional school places this September have continued to be progressed on site since late March despite the Covid-19 outbreak. Disruption has been minimised and work continues positively on all projects on site.

11. The Property Services team working on the design and delivery of these new schools, school extensions and improvement works have been working from home. Using mobile technology online, they have worked collaboratively with contractors and the supply chain enabling all projects to continue construction on site. Contingency plans were developed to ensure these projects needed to provide new school places were prioritised and these all remain on track to deliver for both September 2020 and 2021 completions. There are eight projects due to complete for September 2020 and September 2021, together these will provide 3,050 additional school places.
12. The two new academy primary schools at Kings Barton, Winchester and Stoneham Park, Eastleigh, have been progressing well and are nearing completion at the end of July and August respectively. Both projects have experienced some delay and loss of productivity as a result of the requirement to socially distance on site but are still on programme to install the loose furniture and IT equipment once the building works are complete and be operational in September 2020. These are to be operated as Academies by the University of Winchester. The University has recently written to Property Services to thank them for the exceptional efforts to keep the work going and the emerging quality of the product. This is a key strand for the Service to ensure that we retain the commissions to deliver schools in Hampshire irrespective of governance or funding sources. The majority of the new schools in design or construction are evidence of this strategy paying off.
13. Extension projects at Colden Common Primary and Kings Copse Primary will also be complete for September 2020, the contractor at Colden Common did have to temporarily close the site due to the inability to secure materials and labour during the Covid-19 lockdown. However, the contractor is now back on site and working towards completion.
14. The new academy secondary, Deer Park School, at Botley and a new special school ,Austen Academy, in Basingstoke are both progressing well on site and are due to open as planned in 2021. Deer Park School will be operated by the Wildern Academy Trust and Austen Academy will be operated by Catch 22.
15. The new permanent building for Cornerstone Primary School, North Whiteley, commenced on site in early June. The start on site was delayed by about a month due to the Covid-19 outbreak but the contractor has reprogrammed works and is still planning to complete their works in the summer of 2021 for the school to be operational as planned in September 2021.
16. Design work is progressing well on all other projects, as planned, and the next significant tender returns are anticipated shortly for the extension proposed to Calthorpe Park School to provide 300 additional secondary school places. Subject to the tender outcome it is anticipated that this project will start on site in the autumn this year and complete in the autumn of 2021.
17. Following the completion of Oakmoor School in autumn 2019 the contract to demolish the previous Mill Chase Academy school buildings has now

commenced, the works are anticipated to complete in early 2021 and includes the demolition of the existing leisure centre once the new facility is open in the town centre all planned as part of the wider regeneration project for Whitehill and Bordon.

18. There has also been good progress on much needed work to improve facilities and capacity for special educational needs and disability (SEND) provision across Hampshire. In addition to the new Austen Academy noted in paragraph 14 above, the second phase of the improvement works to St Francis School, Fareham, have been started on site. These works are planned to be complete in summer 2021. The proposals to create a Waterloo School satellite SEND provision on the Woodcote Primary School site in Gosport are also now on site. These works are principally remodelling and more modest in scale so they will be completed more quickly. These works are due to complete over the summer.
19. The proposals for improvement and extension works to Shepherds Down School, Winchester are at tender stage and design proposals for an Osborne School satellite SEND provision on the Kings School site in Winchester are being developed.
20. The basic need programme for temporary modular classrooms for this year comprises 9 schemes with a total value of £2m. This includes the relocation of existing units to Alderwood, Portway, Harrow Way, Talavera and Riverside schools; a new double unit with hygiene room at Forest Park; and a unit with enhanced facilities for SEND at Rachel Maddocks to meet the demands of a bulge in pupil numbers in September 2020. The modular contractors procured to deliver these did have a period of factory closure due to the Covid-19 pandemic but they remain confident they can deliver these projects for the start of the academic year. The relocation of units to Brookfield and Glenwood schools will be carried out in the autumn term as they are not required for new places in September.
21. Feasibility work and dialogue with the District and Borough Councils are progressing for future school projects in relation to planned new housing developments across Hampshire. These include the potential for new primary schools at Hartland Park in Fleet, Manydown and Hounsoume Fields in Basingstoke, Welborne in Fareham, Berewood in Waterlooville, Horton Heath in Eastleigh, Wellesley in Aldershot and a new secondary school for North Whiteley. Through negotiation with developers suitable sites and funding contributions are being sought through S106 agreements. The design of these schools will seek to maintain appropriate standards and quality at suitable cost in response to continued pressure on public spending.

Office Accommodation

22. An update on the implementation of the corporate office accommodation programme was provided to the Buildings Land and procurement Panel in October 2019. This made reference to the formation of the Corporate Office

Accommodation Board (COAB) which provides a cross-department focus on driving the strategy and, importantly, bringing rigour and challenge to the varying demands on the office estate.

23. Prior to the Covid-19 crisis, the COAB was focused on ensuring that the Council made the most efficient use of its accommodation and that it reflected the corporate priorities while being sufficiently flexible to accommodate the changing workforce requirements. The Board also provided visibility of all demand for office accommodation across the organisation, allowing dependencies to be identified and managed appropriately. This has led to Property Services working much more closely with each department to help shape their asset strategies to meet the developing service needs, as well as responding to emerging new ways of working with technology.
24. Following the announcement of the Covid-19 lockdown in late March 2020, the majority of office based HCC staff started working from home with only a small number of staff providing critical services remaining in the offices. A number of office buildings were closed and these buildings currently remain so until the assessment of staff needed to return to an office location and the medium term strategy of space requirement become clearer. Now it not the time to jump to early conclusions without the work done to assess what the patterns of working and office setting of the future will be like.
25. As measures to ease the lockdown were announced, the COAB reconvened to lead on the strategy for office recovery as part of the County Council's wider recovery plan. While the majority of office based staff continue to work from home, in line with current government guidance, the COAB has been meeting regularly since early May to develop and co-ordinate plans to enable the gradual and phased return of some staff to the office. These include staff in roles that are critical for business and operational continuity and cannot be performed remotely and staff who cannot continue to work from home because of significant challenges in their own environment or ability to work productively and independently.
26. An overarching Covid-19 risk assessment has been completed for HCC offices and the Property Services team and departmental building managers have been working to ensure that all occupied offices are fully compliant with the government's Covid-19 secure guidance for offices.
27. Consideration is now being given to further phases of recovery over the coming months and how the recent experiences of homeworking, enabled by new digital technology, may impact on the future use and configuration of the HCC office portfolio.
28. Prior to lockdown, a number of office moves were planned to support departmental service strategies. A number of these are now on hold, pending confirmation of departmental recovery plans and future operating models. However, works to create four 'Local Access Points' (LAPs) for integrated service teams comprising staff from Adult Health and Care (AHC) and

Southern Health Foundation Trust (SHFT) are continuing. These are considered essential to deliver by the relevant Directors and are part of ongoing work to collaborate with partners and modernise working arrangements.

29. Fire precaution improvements works in EII South and Capital House are also progressing, to ensure that these buildings continue to meet appropriate fire safety standards and to maximise the flexibility of the accommodation. A final decision is yet to be made on proceeding to site in light of pressures on the County Councils budgets as a result of the pandemic.
30. During 2019, the COAB also agreed proposals to undertake refurbishment works at Capital House and Fareham Parkway offices, to address a number of known maintenance liabilities and bring the standard of accommodation in line with other corporate offices. Feasibility studies are currently being progressed and the outcome from this work will then be considered in the context of the longer term requirements for office accommodation, before recommendations are brought forward for approval.

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

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

None

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

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 by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) 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 protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are 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 in which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

- 2.1 An equalities impact assessment is not considered relevant in relation to the contents of this report.