

## NOTICE OF MEETING

<b>Meeting</b>	Buildings, Land and Procurement Panel
<b>Date and Time</b>	Monday, 11th October, 2021 at 10.00 am
<b>Place</b>	Mitchell Room - HCC
<b>Enquiries to</b>	members.services@hants.gov.uk

Carolyn Williamson FCPFA  
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 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 Personal Interest in a matter being considered at the meeting should consider, having regard to Part 5, Paragraph 4 of the Code, whether such interest should be declared, and having regard to Part 5, Paragraph 5 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 - 10)

To confirm the minutes of the previous meeting held on 20 July 2021.

### 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. MANAGING HAMPSHIRE'S BUILT ESTATE** (Pages 11 - 70)

To consider a report of the Director of Culture, Communities and Business Services regarding Hampshire's Built Estate.

**7. STRATEGIC PARTNER SPEND APPROVAL** (Pages 71 - 80)

To consider a report of the Director of Culture, Communities and Business Services giving an update on Property Services' new private sector partner consultancy arrangements.

**8. PROPERTY SERVICES – DESIGN AND DELIVERY OF BUILDING PROJECTS** (Pages 81 - 120)

To receive a presentation from the Director of Culture, Communities and Business Services on Property Services – design and delivery of building projects.

**9. EXCLUSION OF PRESS AND PUBLIC**

To resolve that the public be excluded from the meeting during the following items 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 these items there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out in the reports.

**10. PROPERTY SERVICES ASSET DECISIONS** (Pages 121 - 136)

To consider an exempt report of the Director of Culture, Communities and Business Services regarding a number of formal transactions relating to HCC owned or occupied assets.

**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](mailto: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 Tuesday, 20th July, 2021

Chairman:

\* Councillor Steve Forster

\* Councillor Bill Withers Lt Col (Retd)

\* Councillor Andy Tree

\* Councillor Steven Broomfield

\* Councillor Rhydian Vaughan MBE

\* Councillor Adrian Collett

\*Present

## 95. APOLOGIES FOR ABSENCE

All Members were present and no apologies were noted.

## 96. 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 Personal interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 5 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.

## 97. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were agreed as a correct record.

## 98. DEPUTATIONS

There were no deputations for the meeting.

## 99. CHAIRMAN'S ANNOUNCEMENTS

There were no formal announcements.

## 100. BUSINESS SERVICES GROUP – BUSINESS PLANS 2021/22

The Panel considered a report from the Director of Culture, Communities and Business Services (item 6 in the minute book) regarding the business services group accounts and to recommend approval by the Executive Member for

Commercial Strategy, Property and Estates.

The report covered different business units including Hampshire County Council Catering Services (HC3S), Hampshire Transport Management (HTM) and County Supplies.

Members recommended liaising with Hampshire and Isle of Wight Fire and Rescue Service regarding biofuels being piloted, which officers agreed to look into.

The Chairman thanked and congratulated officers for their hard work across the County during such challenging times.

**RESOLVED**

The Panel recommended to the Executive Member for Commercial Strategy, Property and Estates that the 2020/21 annual report and accounts for the Business Services Group be approved.

**101. GOSPORT OLD GRAMMAR SCHOOL**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 7 in the minute book) regarding Gosport Grammar School and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

The officer summarised the proposed scheme and plans for funding the project. Members learned that some cycle parking was available, but most traffic was pedestrian that arrived on foot via the High Street. There was already a good provision of car parking locally and so it was felt that this was not a priority for the development.

Members welcomed the proposals.

**RESOLVED**

The Panel **recommended** that the Executive Member for Commercial Strategy, Estates and Property:

- a) Give approval to spend on the project proposals to refurbish and enhance the Gosport Old Grammar School heritage museum at a cost of £998,319 to be met from funds held by the Hampshire Cultural Trust.
- b) Give approval to enter into a Funding Agreement with the Hampshire Cultural Trust (HCT) to secure the funding needed to implement the project.

**102. PROJECT APPRAISAL: REFURBISHMENT OF ROOKWOOD**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 8 in the minute book) regarding refurbishment at Rookwood and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

Officers summarised the report, emphasising that Rookwood was the most appropriate location for the Children's and Families teams, with the Music Service relocating.

During questions, Members learned that there was no requirement to consult with Eastleigh Borough Council as there was not a change of use to the building, and an asbestos survey had been done before going out to tender for the project.

#### RESOLVED

The Panel **recommended** that the Executive Member for Commercial Strategy, Estates and Property:

- a) Approve the addition of the proposed capital scheme at Rookwood to the 2021/22 capital programme at a total capital value of £380,000.
- b) Approve the capital and revenue funding for the scheme as set out in this report.
- c) Approve the project appraisal for the refurbishment of Rookwood as set out in this report.
- d) Delegate authority to make the arrangements to implement the scheme, including minor variations to the design or contract, to the Director of Culture, Communities and Business Services.

### 103. **SCHOOLS CONDITION ALLOCATION PROJECTS**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 9 in the minute book) regarding school condition allocation projects and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

The schemes were summarised and it was confirmed that additional grant money had been received to contribute towards the projects. It was noted that inflation was a concern due to material costs increasing, but the school projects were time dependent and it was not feasible to wait for costs to decrease.

#### RESOLVED

The Panel **recommended** that the Executive Member for Commercial Strategy, Estates and Property:

- a) Approve the allocation of an additional £349,500 of Schools Condition Allocation grant to the scheme to upgrade the atrium roof at Crestwood

School, with a revised total scheme value of £2,390,580.

- b) Approve the allocation of an additional £400,000 of Schools Condition Allocation grant to the scheme to upgrade the roof at Stoke Park Infants School, with a revised total scheme value of £1,300,000.
- c) Recommend the addition of the scheme for the upgrade of the roof at Rowlands Castle St John's CEC Primary School to the 2021/22 capital programme at a value of £407,000 funded from the 2021/22 Schools Condition Allocation grant.
- d) Approve the project appraisals for the roof upgrades to Crestwood School atrium, Stoke Park Infant school and St John's CEC Primary School set out in the report.

#### 104. **WINCHESTER DISCOVERY CENTRE**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 10 in the minute book) regarding Winchester Discovery Centre and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

The Director introduced the report and explained how Winchester Discovery Centre was run and managed, with the building first opening in 2007.

Members learned how the Trust would be able to run the Centre for longer hours, making it more accessible. The proposals would also offer a long-term saving for the County Council, but could be reversed should it not be felt the best way forward.

Members supported the proposals.

#### **RESOLVED**

The Panel recommended that the Executive Member for Commercial Strategy, Estates and Property:

- a. Give approval to the project proposals set out in this report at a total cost of £515,000.
- b. Approve the property arrangements by which the operational responsibility for WDC is transferred to Hampshire Cultural Trust (HCT) (including the nature and duration of tenure).
- c. Approve the proposals contained in the exempt Appendix.

#### 105. **EXCLUSION OF PRESS AND PUBLIC**

The press and public were excluded from the meeting during the following items of business, as it was 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 these items there would have been disclosure to them of exempt information within Paragraphs 3 and 5 of Part I 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 outweighed the public interest in disclosing the information, for the reasons set out in the minutes.

106. **WINCHESTER DISCOVERY CENTRE - EXEMPT APPENDIX**

The exempt appendix was considered alongside the open report at item 10 on the agenda.

107. **PROPERTY SERVICES ASSET DECISIONS**

The Panel considered an exempt report from the Director of Culture, Communities and Business Services (item 13 in the minute book) regarding Property Services asset decisions and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

Members were informed of various transactions across the estate, including acquisitions and approvals and learned of the challenges being faced due to the pandemic. The Panel was supportive of the proposals within the report.

**RESOLVED**

The Panel **recommended** that the Executive Member for Commercial Strategy, Estates and Property:

- a) Approve the asset transaction(s) set out in the schedule at Appendix 1.
- b) That the Director of Culture, Communities and Business Services, Assistant Director – Property Services, be delegated authorisation to settle the detailed terms and conditions.

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Chairman,

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## HAMPSHIRE COUNTY COUNCIL

### Decision Report

<b>Decision Maker:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	11 October 2021
<b>Title:</b>	Managing Hampshire's Built Estate
<b>Report From:</b>	Director of Culture, Communities and Business Services

**Contact name:** Steve Clow

**Tel:** 0370 779 8845

**Email:** [steve.clow@hants.gov.uk](mailto:steve.clow@hants.gov.uk)

### Purpose of this Report

1. The purpose of this report is to update the County Council's repair and maintenance priorities for 2021/22 for the corporate and schools' estates, confirm the high-level budget allocations in line with the confirmed funding allocations and bring forward a further programme of named schemes for approval.
2. The report also provides an update on the delivery of the County Council's current Decarbonisation Programme, which is largely funded by the Public Sector Decarbonisation Scheme (PSDS) of the Department for Business, Energy and Industrial Strategy as well as other activity to progress the County Council's climate change agenda.
3. The report sets out current impacts on the construction industry in terms of material availability and price inflation, created by several external factors and that are beginning to create challenge to HCC project delivery both in terms of time and budget.

### Recommendations

That the Buildings, Land and Procurement Panel recommends that the Executive Member for Commercial Strategy, Estates and Property:

4. Notes the confirmed funding allocations for the 2021/22 repairs and maintenance programmes for the corporate and schools estates and approves the revised high level budget allocations.
5. Notes that the detailed programmes of works within each budget allocation will be approved by the Director of Culture, Communities and Business Services under Chief Officer financial delegations.

6. Approves the addition of the named schemes listed below to the 2021/22 capital programme, fully funded from the 2021/22 Schools Condition Allocation grant.

• Anton Junior School, flat roof upgrade	£380,000
• Bishopswood Infant School, flat roof upgrade	£320,000
• Bishopswood Junior School, flat roof upgrade	£400,000
• Brighton Hill Community School flat roof upgrade	£280,000
• The Clere school – upgrade boilers in main block and sports hall	£350,000
• Cupernham Junior School, flat roof upgrade	£450,000
• Glenwood School, pitched roofing upgrade	£380,000
• Mill Rythe Infant School, flat roof upgrade	£400,000
• Oakridge Junior School, flat roof upgrade	£400,000
• Park Gate Primary School, flat roof upgrade	£380,000
• Portchester Community School – flat roof upgrade	£260,000
• Poulner Junior School, flat roof upgrade	£320,000
• Springwood Junior School patent glazing upgrade	£620,000
• The Vyne school – pitched roof upgrade	£260,000
• Wickham Primary School flat roof upgrade	£380,000

7. Approves the project appraisals for the above capital projects set out in Appendix 3.
8. Notes the progress made on the Decarbonisation Programme, the forecasted reductions in carbon emissions arising from this work and the scale of future funding that will be required to maintain this progress towards net-zero.
9. Notes the update on the construction industry market conditions and associated impacts on work being delivered across the County Council's built estate.

## **Executive Summary**

10. Following approval of the high-level repairs and maintenance budget allocations for the corporate and schools' estates in March, Property Services has continued delivery of work to address the highest maintenance priorities across the corporate and schools' estates to ensure that the built estate is maintained in a safe, compliant and operationally effective condition to support the delivery of the County Council's services.
11. While good progress has also been made on delivery of planned maintenance programmes during the summer, all the programmes of work are now experiencing the impact of material and labour shortages on the construction industry caused by Covid-19, the EU Exit and other external factors. Property Services continues to work with its suppliers to manage the impact of delays and increased costs, to ensure value for money and minimise disruption to building users. However, doing so does require some work to be reviewed or reprogrammed.
12. As reported to Panel in July, the confirmed SCA grant allocation for 2021/22 is £6 million higher than anticipated following a change to the grant allocation formula. In addition to providing some flexibility to address cost pressures within the existing planned maintenance programme due to the current market conditions, it is now proposed to use some of this additional funding to bring forward a further tranche of planned maintenance schemes. This will create contractor visibility of the pipeline of work and allow programme contingency to be built into projects helping minimise the impacts of any post contract delays.
13. The County Council's corporate and schools' estates are also benefiting from investment this year of £29.4 million grant funding from the Public Sector De-carbonisation Scheme (PSDS). This work is progressing positively and is due to complete this financial year. This programme of energy saving measures to reduce carbon emissions supports the County Council's climate change strategy and its declaration of a Climate Emergency. In addition, this funding will improve building condition and reduce associated health and safety risks across the estate.

## **Construction Market Conditions**

14. As noted in the report to the Panel in July, projects on the County Council's estate are being impacted by the current challenges in the wider construction industry. There is evidence of shortages in both materials and labour which are causing increasing tender prices and, in some instances, delay in delivery of projects.
15. The situation is being caused by a combination of issues arising from the EU exit, the impact of the Covid pandemic on both manufacturing and shipping

and disruption to sea freight earlier in the year as a result of the Suez Canal blockage. These are affecting the resilience of the national, regional and local supply chains and labour market as well as materials and building products.

16. There are shortages emerging in many bulk materials and some manufactured products. There are increases in costs of building materials including glass, metals and timber, as well as costs of sub-contractors, labour and site plant hire. Road freight has been particularly impacted by the challenging labour market as below, further contributing to the availability of materials. It is possible that contingency stocks put in place to manage the impacts of the EU exit, may have masked the impact of Covid-19 on manufacturing and shipping for a period.
17. Labour resource has been impacted by Covid-19 with self-isolation due to test and trace, increasing positive cases and the impact that Furlough has had on certain sections of the supply chain. The foreign labour market has been impacted by workers that returned to home countries during the pandemic and changes to the UK immigration systems following the EU exit. Recruitment in this sector is challenging and Property Services has also found it difficult to secure candidates for all of its building surveyor and engineer vacancies.
18. Contractors are being more cautious about committing to deadlines and project delivery timescales due to the above challenges, preferring to rely on their own in-house workforce which is reducing their capacity and ability to deliver work.

#### **Impact of Market Conditions on Repairs and Maintenance Programmes**

19. While much good progress has been made on the 2021/22 planned maintenance programmes, it has become apparent over recent months that the construction industry is no longer able to deliver without impact on pricing and programme.
20. For the 2021/22 repairs and maintenance programme, Property Services continues to be careful to ensure that projects only proceed where value for money can be confirmed and risks of delays or non-completion of a project can be adequately managed without significant disruption to the operation of the sites and the services they provide.
21. Difficulties with securing materials has made it necessary to reprogramme a number of schools projects. Contractors were appointed for roofing projects at Hatch Warren Junior School and Stoke Park Infants School that were due to start in Summer 2021. However, lack of confidence in supply of the pitched metal roofing systems meant that the works could not start as

planned. In consultation with the schools, advance orders are now being placed and plans agreed for the works to be undertaken in summer 2022.

22. To manage the impacts of material and labour shortages, priority has been given to the de-carbonisation programmes, where possible, due to the time bound nature of the funding. Other funding can be carried forward for some repairs and maintenance programmes, allowing re-phasing of work where safe to do so and the operational needs of the buildings allow.
23. With current market pressures, creating visibility of the pipeline of work to contractors is helpful, as there is evidence that the supply chain is prioritising where it commits its work. It is therefore now proposed to bring forward a significant tranche of further work for approval more quickly than would have otherwise been planned, to aid confidence of future work into the spring and summer of 2022.

## 2021/22 Repairs and Maintenance Programmes

### Corporate Estate

24. The confirmed 2021/22 funding allocations for the repairs and maintenance of the corporate estate are set out below. These are slightly higher than the provisional values noted in the March report to the Panel, following confirmation of additional carry forward of accumulated reserve.

2021/22 repairs & maintenance funding for the corporate estate		
Funding source	Provisional Funding Mar 2021 £'000	Confirmed Funding Oct 2021 £'000
Policy and Resources Cash Limited Budget	7,279	7,279
CCBS capital allocation	1,003	1,003
CCBS additional funding	1,130	1,130
Accumulated R&M Reserve (carry forward)	1056	2,749
R&M Reserve 21/22 contribution	545	545
Adult Health & Care health & safety priorities	1,322	1,322
<b>Total Funding</b>	<b>12,335</b>	<b>14,028</b>

25. Programmes of work have been adjusted with revised high level budget allocations provided below.

<b>Corporate Estate – 2021/22 Budget Allocations</b>		
<b>Programme</b>	<b>Provisional allocations Mar 2021 £'000</b>	<b>Confirmed allocations Oct 2021 £'000</b>
Planned inspections of the estate	327	327
Building fabric reactive maintenance	1,791	1,791
Engineering reactive maintenance and servicing	2,677	2,677
Engineering breakdown repairs	1,373	1,373
Compliance monitoring	190	190
AHC health and safety priorities	1,322	1,322
Other health and safety priorities	1,310	1,310
Planned revenue works	2,342	4,035
Planned capital works	1,003	1,003
<b>Total</b>	<b>12,335</b>	<b>14,028</b>

26. Property Services has continued to implement a condition and risk-based approach to prioritising and addressing maintenance requirements and health and safety risks across the built estate within the available funding. £8.4 million of the available funding has been committed to date to address reactive maintenance, compliance, risk management and planned maintenance priorities.
27. Planned programmes of work have been approved by the Director for CCBS under Chief Officer Delegations and a broad range of projects are progressing including heating system replacements in libraries, structural and roof repairs on the farm estate, internal refurbishment of some corporate office accommodation and sea wall repairs at the River Hamble.
28. The project to upgrade the fire precautions in EII South, including lobbying of staircases, improved segregation, additional fire detection and upgrades to the fire alarm are also now substantially complete. These works have increased the maximum capacity of the building and ensure that it can continue to be used flexibly as a core part of the County Council Winchester headquarters.

## Schools Estate

29. The Schools Condition Allocation (SCA) grant was confirmed in April at £23.391 million, £6 million higher than assumed in the 2021/22 capital programme. This increase relates to a change in the calculation method and, although confirmation will be required annually on future years' allocations, this is anticipated to be an ongoing uplift. The confirmed funding allocations for the 2021/22 repairs and maintenance programme for the schools estate are provided below.

<b>2021/22 repairs &amp; maintenance funding for the schools' estate</b>		
<b>Funding source</b>	<b>Provisional Funding Mar 2021 £'000</b>	<b>Confirmed Funding Oct 2021 £'000</b>
SLA funding contributions	13,500	13,500
SCA grant 21/22 (confirmed)	17,412	23,391
SCA grant 20/21 (original allocation) – carry forward	11,783	11,783
SCA grant 20/21 (additional £8m) – carry forward	7,176	7,176
<b>Total Funding</b>	<b>49,871</b>	<b>55,850</b>

30. The increased SCA funding has enabled an expanded programme of work to be planned. In addition to addressing market driven cost pressures on a number of existing schemes, it is allowing some additional schemes to be brought forward for approval more quickly than anticipated to mitigate some of the risks presented by the current market conditions. Revised high level budget allocations are set out below. Project appraisals for the additional named capital schemes are provided at Appendix 3.

<b>Schools Estate – 2021/22 Budget Allocations</b>		
<b>Programme</b>	<b>Provisional allocations Mar 2021 £'000</b>	<b>Confirmed allocations Oct 2021 £'000</b>
Planned inspections of the estate	775	775
Building fabric reactive maintenance	3,814	3,814
Engineering reactive maintenance and servicing	5,684	5,684
Engineering breakdown repairs	2,279	2,279
Compliance monitoring	636	636
Health and safety risk management priorities	2,980	2,980

<b>Schools Estate – 2021/22 Budget Allocations</b>		
<b>Programme</b>	<b>Provisional allocations Mar 2021 £'000</b>	<b>Confirmed allocations Oct 2021 £'000</b>
Management Partnership Activity	414	414
Vandalism prevention security patrols	202	202
Building fabric - planned projects >£250k	11,706	18,093
Building fabric - planned programmes of work	5,831	5,456
Mechanical services – planned projects >£250k	1,100	1,450
Mechanical services – planned programmes of work	2,417	2,034
Works to support PSDS programme	250	250
2020/21 SCA projects carried forward	11,783	11,783
<b>Total</b>	<b>49,871</b>	<b>55,850</b>

31. Good progress has been made with the 2021/22 SCA programme over the spring and summer, despite the challenges presented by current market conditions. A number of significant school projects have recently completed, including the re-cladding of Bishops Waltham Junior School, boiler and heating improvements at Netley Abbey Infant and Portchester Community schools and re-roofing at Samuel Cody and Marchwood Junior Schools.
32. Other large schemes continue to progress. Asbestos was removed at Marnel Junior School over the summer holiday in preparation for the planned re-cladding works and the recladding and internal alteration work at Testbourne School also started on site and is progressing well. Work to upgrade the atrium roof at Crestwood School will commence this Autumn.
33. Planning and tendering for projects due to start in the Spring of 2022 is ongoing. The planning application and listed building consent have been submitted for the refurbishment of the existing cladding at Warblington School and tenders will be issued shortly for the recladding at Wavell School which is due to start on site from Spring 2022.
34. Longer term strategic planning for carbon reduction within Hampshire's SCOLA building portfolio continues to progress, as referenced later in this report. Opportunities for further improvements in thermal performance and energy efficiency are also being explored for the next tranche of approved SCOLA recladding projects.



35. Delivery of lower value projects programmes of work, including toilet refurbishment, mechanical upgrades and roofing replacement, is also progressing. However, as noted earlier, the pace of delivery has been impacted by the resource and materials shortages and the need to prioritise the Decarbonisation programme due to the time bound nature of its funding.

#### School Rebuilding Programme

36. In July, the Department for Education (DfE) confirmed that Orchard Lea Junior School, Fareham has been selected for the government's [School Rebuilding programme](#). This programme, which started in 2020, aims to rebuild or substantially refurbish 500 schools nationally over a 10-year period. The selected schools have been identified as those with greatest need through data collected via the DfE's Condition Data Collection (CDC) programme. Orchard Lea Junior is included in the second tranche of 50 schools.
37. A detailed feasibility study will now be undertaken by the DfE, with Property Services involvement to establish the scope of the works to be delivered. The DfE has also indicated it is supportive of a Local Delivery model for the project, led by Property Services, post feasibility. Key targets of the programme include the provision of a modern educational environment and net zero carbon in use buildings. More information on the methodology for prioritisation is available via the [Government Website](#).
38. This further investment in the Hampshire schools' estate is welcome news and, in addition to the benefits it will deliver for Orchard Lee Junior school, it provides further opportunity to continue the dialogue with the DfE on addressing the condition priorities and climate change challenges across the wider schools' estate.

#### **Hampshire County Council's Decarbonisation Programme**

39. As reported to the Panel in March 2021, the County Council is implementing a Decarbonisation Programme across its corporate and schools' estates, funded by grants totalling £29.3m from the Department for Business, Energy and Industrial Strategy (BEIS) under their Public Sector Decarbonisation Scheme (PSDS). This is supported by a further £3.2m from the County Council's SCA grant funding.
40. The Programme has developed at pace since March 2021 in line with the tight timescales set by the BEIS funding grants to support economic recovery, with the number and locations of the individual projects being confirmed following site surveys and many now progressing on site. However, as set out earlier in the report, there are ongoing material and labour supply chain shortages across the construction industry, and this has affected the delivery of the Decarbonisation Programme. As a result, an

extension to the completion deadline from the end of September 2021 to March 2022 has been agreed with Salix, the funding body managing the PSDS on behalf of BEIS, to recognise these challenges. The majority of the work is now expected to complete by the end of December 2021.

41. Comprising over 500 projects across the schools and corporate estate, the programme can be summarised as follows:
  - Window replacements at 77 sites, with 14 currently complete
  - Boiler replacements (from oil-fired to gas, with gas representing a lower carbon-emitting fuel) at 15 sites
  - New heating control systems at 150 sites
  - Photo-voltaic panels at 290 sites, with 67 currently complete.
42. The windows, boilers and heating controls workstreams are forecast to achieve a combined reduction of around 6% in the annual direct carbon emissions from heating the corporate and schools' estate, equating to a reduction of approximately 1,700 tonnes CO<sub>2</sub>/year.
43. The photovoltaic workstream is forecast to achieve an initial reduction of around 13% in the annual indirect carbon emissions from the electrical consumption of the built estate, currently equating to a reduction of approximately 2,000 tonnes CO<sub>2</sub>/year.
44. The actual reduction in carbon emissions from this programme will have just begun to take effect by March 2022 at the end of the current annual emissions reporting cycle, with the true impact becoming evident a full year later in the 2022/23 cycle to be published in July 2023. These forecasted carbon reductions represent a good start, but significant further investment from government grants will be needed for at least the next decade to maintain this level of progress towards achieving a net-zero built estate for the County Council.
45. Beyond the Decarbonisation work funded by the PSDS, Property Services continues to review delivery of all its future work in the context of the Carbon reduction agenda. Work is underway with Southampton University who are providing a report on the options and possible road map for achieving maximum carbon reduction in use for SCOLA buildings and for improving their resilience to the extreme weather expected from climate change and a 2°C rise by 2050. Further updates will be brought to the Panel as recommendations begin to take shape.

## **Conclusions**

46. Property Services continues to implement effective planned and reactive maintenance strategies that improve health and safety and reduce maintenance liabilities across HCC's corporate and schools' built estates, within the available budgets.

47. The consequences of Covid-19, the EU Exit and other external factors are having a substantial impact on the supply and cost of labour and materials across the construction industry. This is causing cost increases and delays to programmes of work in train across Hampshire's built estate. However, the increased SCA grant funding allocation for 2021/22 is enabling Property Services to address some of these pressures and bring forward future projects for approval earlier than anticipated to help manage the impacts over the coming year.
48. Priority continues to be given to the projects funded by the Public Sector Decarbonisation Scheme. The completion deadline for this programme has been extended due to the current market conditions, and progress remains on track to deliver £32 million of decarbonisation investment across the corporate and schools estate by the end of this financial year.
49. The current repairs and maintenance and de-carbonisation programme will make a substantial contribution to addressing condition liabilities and carbon reduction across the County Council's built estate. However ongoing investment beyond this is essential to ensure that the estate remains fit for purpose and to sustain the necessary progress to achieve the County Council's net-zero emissions target by 2050.

## **Appendices**

- |             |   |
|-------------|---|
| Appendix 1: | Corporate and Legal Information               |
| Appendix 2: | Impact Assessments                            |
| Appendix 3: | Project appraisals for named capital projects |
| Appendix 4: | Project appraisals site location plans        |

**REQUIRED CORPORATE AND LEGAL INFORMATION:****Links to the Strategic Plan**

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

**Other Significant Links**

<b>Links to previous Member decisions:</b>	
<a href="#">Financial Update and Budget Setting and Provisional Cash Limits 2021/22</a>	<u>Date</u> 24/11/20 03/12/20
<a href="#">Managing Hampshire's Built Estate Report – 17/03/21</a> <a href="#">Schools Condition Allocation Projects – 20/07/21</a>	17/03/21 20/07/20
<b>Direct links to specific legislation or Government Directives</b>	
<u>Title</u> N/A	<u>Date</u> N/A

**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	

## **EQUALITIES IMPACT ASSESSMENT:**

### **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.

### **Equalities Impact Assessment:**

2.1 The expenditure identified in this report will ensure that the County Council's built estate continues to provide a safe, compliant and suitable environment for the delivery of public services. The programmes of work identified will have a positive impact on children of school age through improvements to school buildings and older persons in the County Council's residential care homes through delivery of planned health and safety and condition works.

## 2021/22 SCHOOLS CONDITION ALLOCATION – PROJECT APPRAISALS

### Anton Junior School, Original building flat roof upgrade

#### Overview

1. Anton Junior is a 'SCOLA 2' system school built in 1972. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is nearly 50 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed. The work will include: provision of new insulation to reduce heat loss in the winter and heat gain in the summer; a new high performance built up felt system; replacement rooflights; renewal of the clerestory windows with aluminium double-glazed windows. The area of re-roofing is approximately 1,200 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval. Work is expected to start on site in Spring 2022 and complete in Summer 2022.
5. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure the safety of and minimise disruption to staff and pupils.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from climate change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer.
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall.

### Finance

9. The anticipated costs and funding for this scheme are as follows:

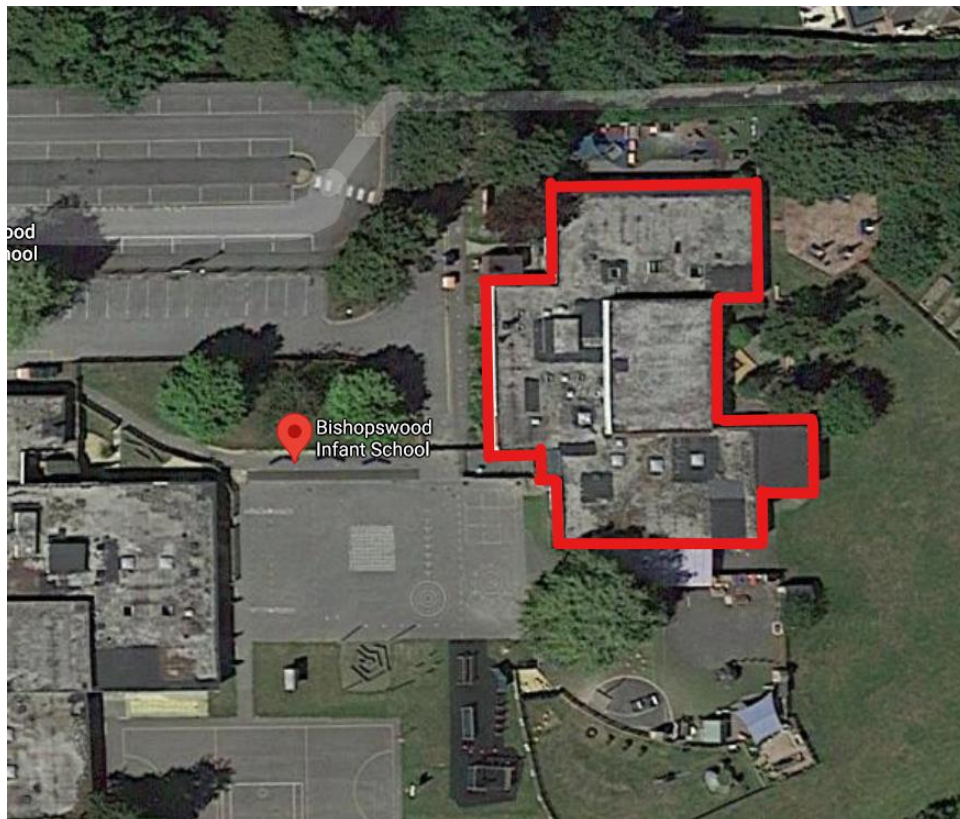
<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) grant funding 2021/22	325,000	55,000	380,000
<b>Total</b>	<b>325,000</b>	<b>55,000</b>	<b>380,000</b>



## Bishopswood Infant School, Original building flat roof upgrade

### Overview

1. Bishopswood Infant School is a 'SCOLA 2' system school built in 1972. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is nearly 50 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system, replacement rooflights, renewal of the clerestory windows with aluminium double-glazed windows. The area of re-roofing is approximately 1,000 m<sup>2</sup>.





4. The project will not require planning permission but will require Building Control approval. The project is expected to start on site in Spring 2022 and complete in Summer 2022.
5. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall.

### Finance

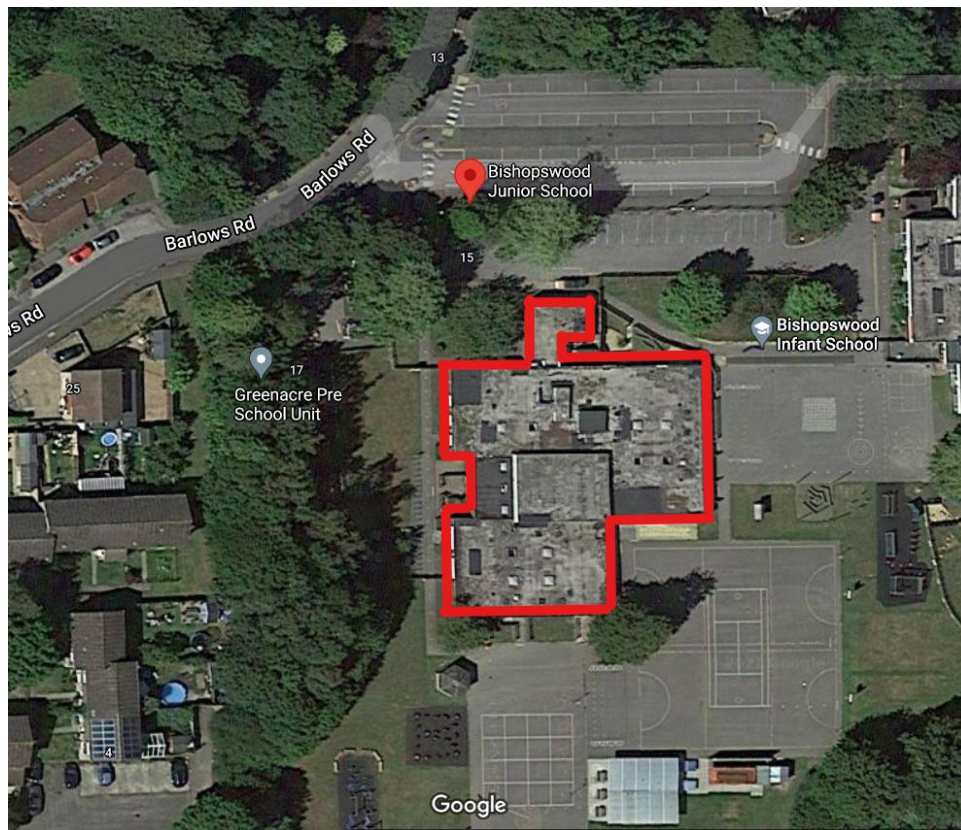
9. The anticipated costs and funding for this scheme are as follows:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) capital grant funding 2021/22	275,000	45,000	320,000
<b>Total</b>	<b>275,000</b>	<b>45,000</b>	<b>320,000</b>

## Bishopswood Junior School, Original building flat roof upgrade

### Overview

1. Bishopswood Junior School is a 'SCOLA 2' system school built in 1972. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is nearly 50 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system, replacement rooflights, renewal of the clerestory windows with aluminium double glazed windows. The area of re-roofing is approximately 1,200 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval. The project is expected to start on site in Spring 2022 and complete in Summer 2022
5. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

### Finance

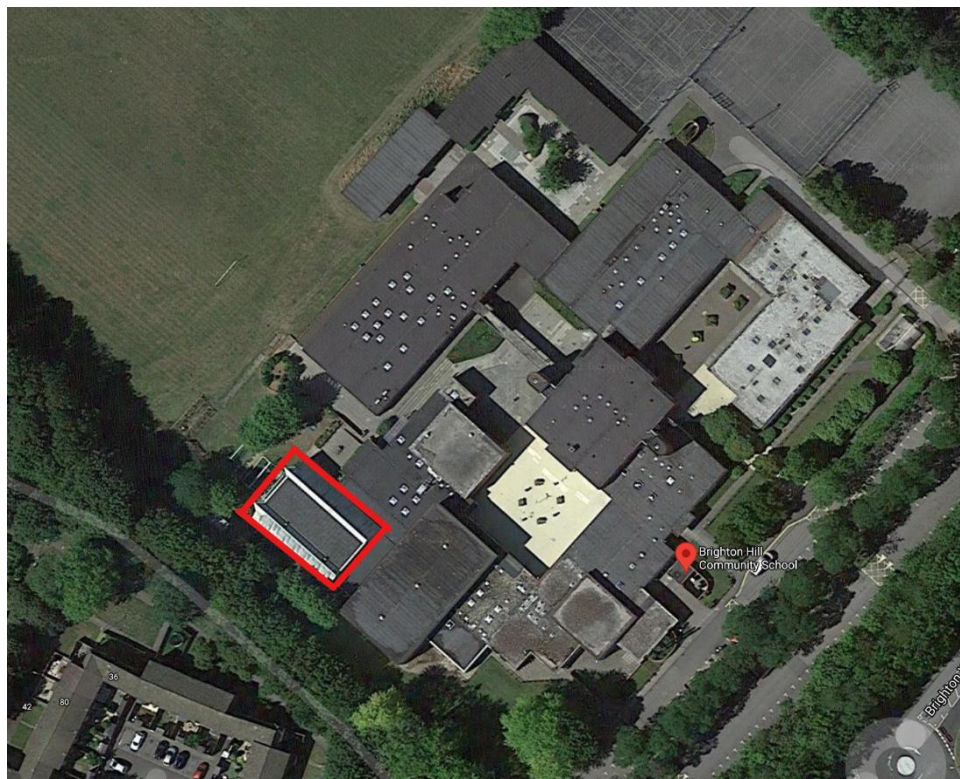
9. The anticipated costs and funding for this scheme are as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
School Condition Allocation (SCA) capital grant funding 2021/22	345,000	55,000	400,000
<b>Total</b>	<b>345,000</b>	<b>60,000</b>	<b>400,000</b>

## Brighton Hill Community School, flat roof and glazing upgrade

### Overview

1. Brighton Hill Community School was built in 1973. The gymnasium and studio building was constructed in 1989. This building is of traditional steel frame construction with a profile metal sheet roof, polycarbonate atria, flat roof comprising timber deck and built-up felt waterproof covering. Roof drainage is provided through box gutters draining through external downpipes.
2. The existing roof covering is almost 30 years old and is deteriorating in several places, caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system, replacement patent glazing, resealing of the existing metal profile roof, and new 'Monodraught' ventilation. The area of re-roofing is approximately 550 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval. The project is expected to start on site in Spring 2022 and complete in Summer 2022.

5. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

### Finance

9. The anticipated costs and funding for this scheme are as follows:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) capital grant funding 2021/22	240,000	40,000	280,000
<b>Total</b>	<b>240,000</b>	<b>40,000</b>	280,000

## **The Clere School, Upgrade boilers in Main Block and Sports Hall**

### **Overview**

1. The two boilers located in the main block serve a substantial part of the school and are now in excess of 25 years old, are in poor condition and are at the end of their serviceable life. Of the two boilers in the sports hall, one recently failed and this block is now running on only one boiler which is also at the end of its service life, it being around 25 years old.
2. The operational boilers are becoming increasingly unreliable, and this project will replace them with modern high efficiency units which will result in less fuel used and therefore lower carbon emissions. The work will entail the replacement of the boilers, and upgrading the ancillary equipment such as pumps and automatic controls to further improve efficiency and increase reliability.
3. No planning permissions will be required for this work. It is anticipated that the work will commence early 2022 and be completed during the summer period.
4. Temporary heating plant may be required to ensure the heating is maintained during the early part of the project which will be undertaken in the latter part of the 2021/22 heating season.

### **Climate Change Impact Assessment**

5. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
6. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves arising from Climate Change and strong winds, extreme storms, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
7. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - High efficiency boilers



- Improved automatic controls

## Finance

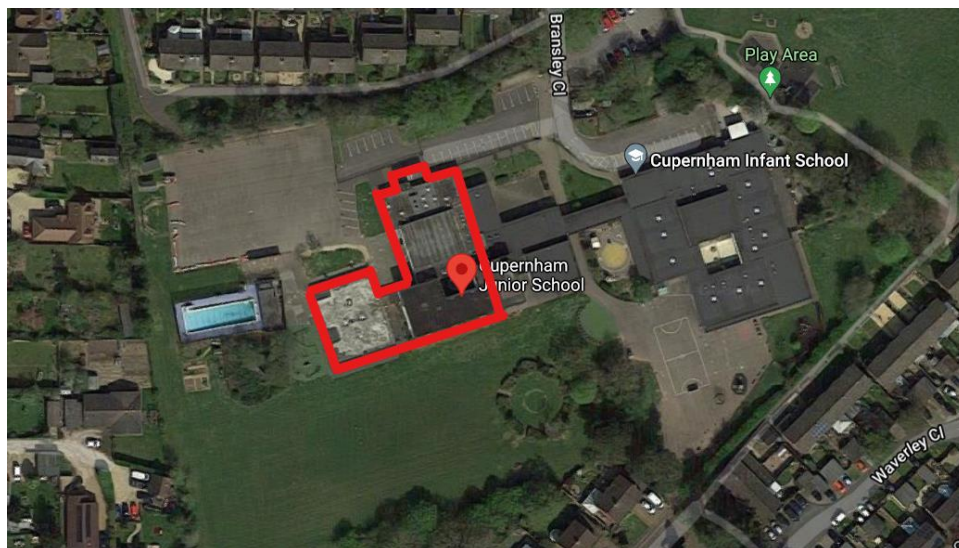
8. The anticipated costs and funding for this scheme are as follows:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) capital grant funding 2021/22	£300,000	£49,500	£349,500
<b>Total</b>			<b>£349,500</b>

## Cupernham Junior School, Original building flat roof upgrade

### Overview

1. Cupernham Junior School is a 'SCOLA 1a' system school built in 1968. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is over 50 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system, replacement rooflights, renewal of the clerestory windows with aluminium double-glazed windows. The area of re-roofing is approximately 1,220 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval. The project is expected to start on site in Spring 2022 and complete in Summer 2022.
5. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.



## Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

## Finance

9. The anticipated costs and funding for this scheme are as follows:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) capital grant funding 2021/22	385,000	65,000	450,000
<b>Total</b>	<b>385,000</b>	<b>65,000</b>	<b>450,000</b>

## Glenwood School, pitched roofing upgrade

### Overview

1. Glenwood School is a traditional load bearing brick school built in 1909. The original building is of traditional masonry construction with a pitched roof comprising a timber frame and slate roof covering. Roof drainage is provided through roof gutters draining through external downpipes.
2. The slate roof covering is over 110 years old and the battens and nails have failed leading to slipped slates across the roof. This is typical of a roof of this age. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering. The slipping slates are also a Health and Safety hazard to pupils below.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new slate roof covering, renewal of dormer roof coverings and flashings. The area of re-roofing is approximately 650 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval. The project is expected to start on site in Spring 2022 and complete in Summer 2022.

5. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

### Finance

9. The anticipated costs and funding for this scheme are as follows:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) capital grant funding 2021/22	325,000	55,000	380,000
<b>Total</b>	<b>325,000</b>	<b>55,000</b>	<b>380,000</b>

## Mill Rythe Infant School, Original building flat roof upgrade

### Overview

1. Mill Rythe Infant School is a 'SCOLA 3' system school built in 1974. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is nearly 50 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system, replacement rooflights, renewal of the clerestory windows with aluminium double-glazed windows. The area of re-roofing is approximately 900 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval.

5. The project is expected to start on site in Spring 2022 and complete in Summer 2022
6. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

7. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
8. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
9. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

### Finance

10. The anticipated costs and funding for this scheme are as follows:

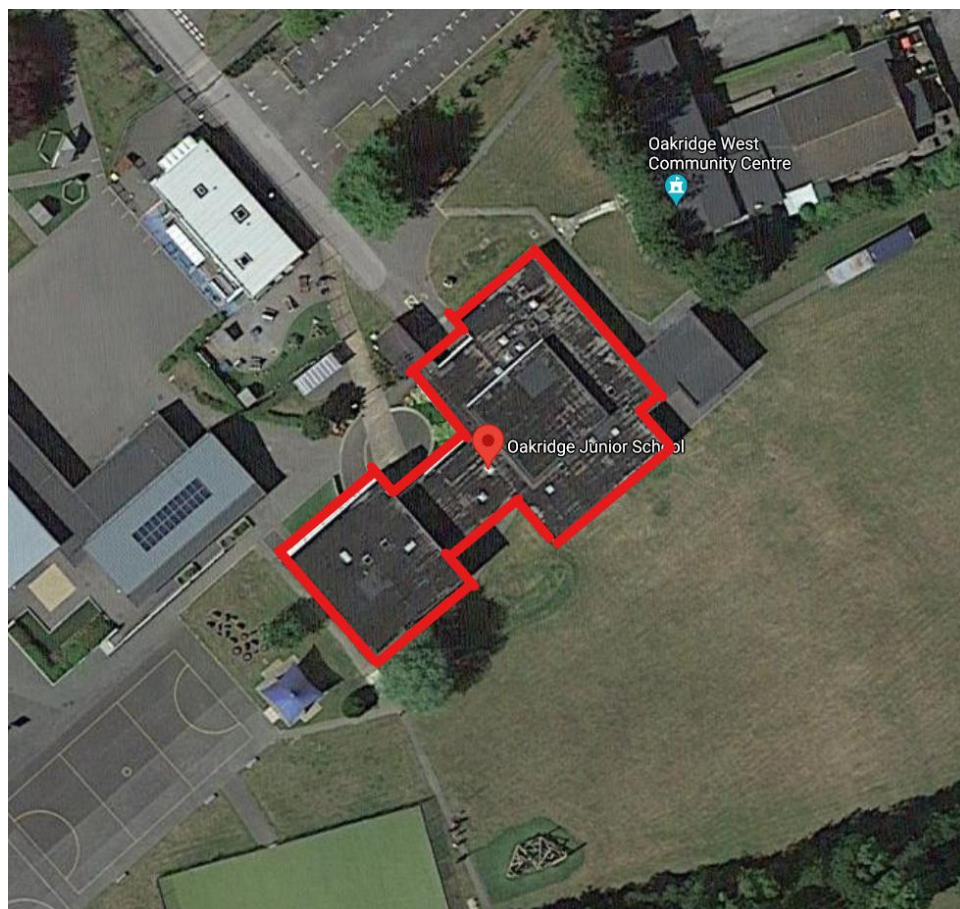
<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) capital grant funding 2021/22	345,000	55,000	400,000
<b>Total</b>	<b>345,000</b>	<b>55,000</b>	<b>400,000</b>



## Oakridge Junior School, Original building flat roof upgrade

### Overview

1. Oakridge Junior School is a 'SCOLA 1a' system school built in 1966. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and felt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The roof covering is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system and replacement rooflights. The area of re-roofing is approximately 1,200 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval. The project is expected to start on site in Spring 2022 and complete in Summer 2022
5. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

### Finance

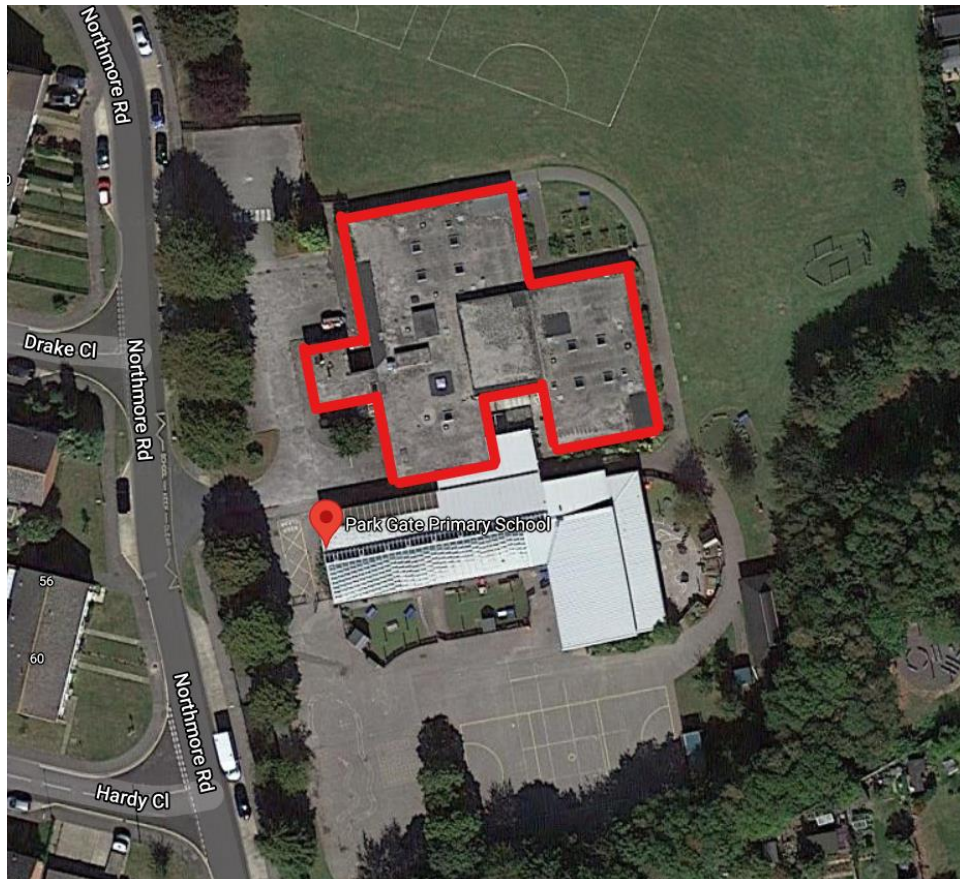
9. The anticipated costs and funding for this scheme are as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
School Condition Allocation (SCA) capital grant funding 2021/22	345,000	55,000	400,000
<b>Total</b>	<b>345,000</b>	<b>55,000</b>	<b>400,000</b>

## Park Gate Primary School, Original building flat roof upgrade

### Overview

1. Park Gate Primary School is a 'SCOLA 2' system school built in 1986. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is 35 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system, replacement rooflights, renewal of the clerestory windows with aluminium double glazed windows. The area of re-roofing is approximately 1,200 m<sup>2</sup>.





4. The project will not require planning permission but will require Building Control approval.
5. The project is expected to start on site in Spring 2022 and complete in Summer 2022
6. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

7. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
8. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
9. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

### Finance

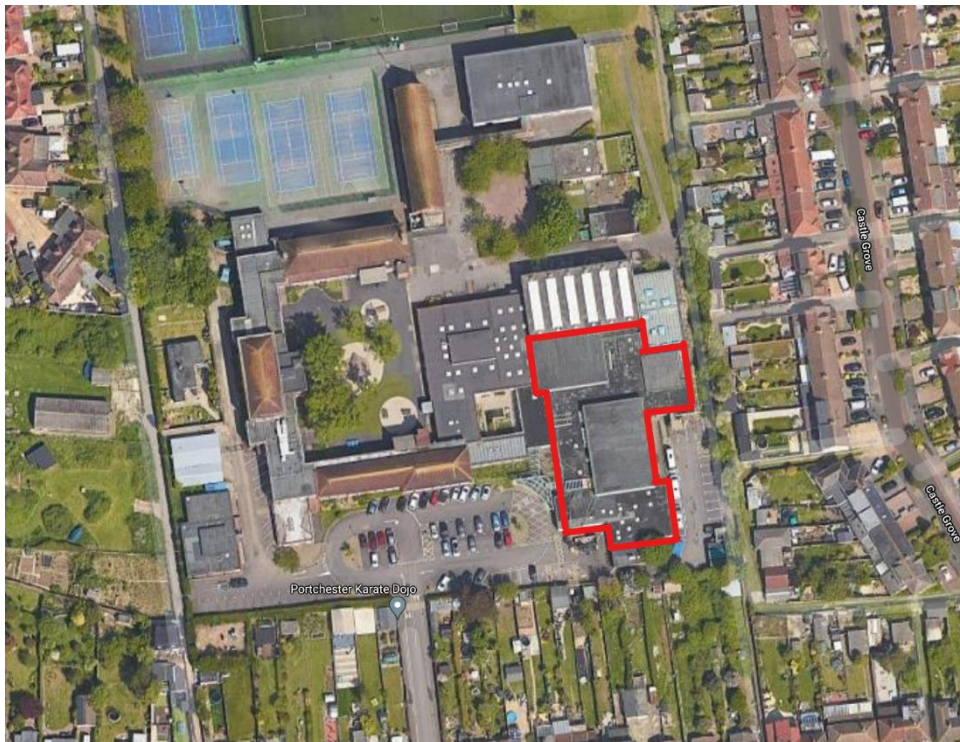
10. The anticipated costs and funding for this scheme are as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
School Condition Allocation (SCA) capital grant funding 2021/22	325,000	55,000	380,000
<b>Total</b>	<b>325,000</b>	<b>55,000</b>	<b>380,000</b>

## Portchester Community School, Original building flat roof upgrade

### Overview

1. Portchester Community School is a 'SCOLA 1a' system school built in 1968. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is over 50 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system, replacement rooflights, renewal of the clerestory windows with aluminium double glazed windows. The area of re-roofing is approximately 1,600 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval.

5. The project is expected to start on site in Spring 2022 and complete in Summer 2022
6. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

7. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
8. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
9. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

### Finance

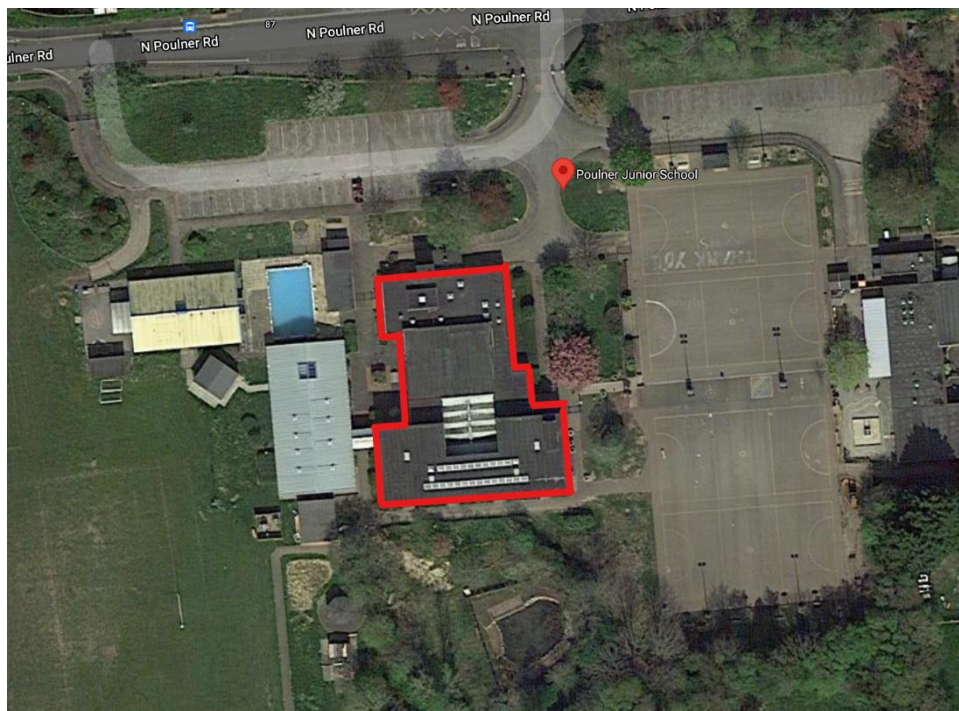
10. The anticipated costs and funding for this scheme are as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
School Condition Allocation (SCA) capital grant funding 2021/22	220,000	40,000	260,000
<b>Total</b>	<b>220,000</b>	<b>40,000</b>	<b>260,000</b>

## Poulner Junior School, Original building flat roof upgrade

### Overview

1. Poulner Junior School is a 'SCOLA 1a' system school built in 1968. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is over 50 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new high performance built up felt system, replacement rooflights, renewal of the clerestory windows with aluminium double-glazed windows. The area of re-roofing is approximately 1,250 m<sup>2</sup>.



4. The project will not require planning permission but will require Building Control approval. The project is expected to start on site in Spring 2022 and complete in Summer 2022.

5. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from Climate Change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

### Finance

9. The anticipated costs and funding for this scheme are as follows:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) capital grant funding 2021/22	274,000	46,000	320,000
<b>Total</b>	<b>274,000</b>	<b>46,000</b>	<b>320,000</b>



## Springwood Junior School, Patent Glazing upgrade

### Overview

1. Springwood Junior School is a traditional construction school built in 1987. The original building is timber frame with masonry panels construction with a low-pitched roof with inlaid patent glazing (rooflights). Roof drainage is provided through roof gutters draining through external downpipes.
2. The patent glazing is over 30 years old, and the gaskets and frames are at the end of their anticipated life. The openable rooflights have had to be fixed shut due to the number and severity of the leaks. This is typical for roof glazing of this age. The school has had numerous leaks in multiple places over recent years and repairs cannot be undertaken on a localised basis.
3. The plan below shows the extent of the reroofing proposed. There are two runs of pitched patent glazing (approximately 50 linear meters each) to be replaced. The work will include provision of new high performance patent glazing system with opening rooflights. There are complex access issues to be managed, with an extensive internal rolling crash deck needed and complicated external scaffolding. An allowance has also been made to replace the hold down fixings on the Kingspan roof panels as some of these are failing.



4. The project will require a listed building consent and will require Building Control approval. The project is expected to start and complete on site in Summer 2022.
5. The works will be planned to be undertaken predominantly in the summer holiday. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves arising from Climate Change and strong winds, extreme storms, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall.

### Finance

9. The anticipated costs and funding for this scheme are as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
School Condition Allocation (SCA) capital grant funding 2021/22	530,000	90,000	620,000
<b>Total</b>	<b>530,000</b>	<b>90,000</b>	<b>620,000</b>

## The Vyne School, Pitched roof upgrade

### Overview

1. The Vyne School is a traditionally constructed school built in 1937. The original building is load bearing brick construction with a pitched roof finished with clay tiles. Roof drainage is provided through rainwater gutters draining through external downpipes.
2. The roof covering is over 80 years old and the battens and nails have failed leading to slipped tiles across the roof. This is typical of a roof of this age. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering. The slipping slates are also a health and safety hazard to pupils below.
3. The plan below shows the extent of the reroofing proposed, the work will include provision of new insulation to reduce heat loss in the winter and heat gain in the summer, a new tiled roof covering including relevant detailing and flashings. The area of re-roofing is approximately 600 m<sup>2</sup>.



4. The project will require a listed building consent and will require Building Control approval. The project is expected to start and complete on site in Summer 2022



5. The works will be planned to be undertaken predominantly in the summer holiday. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption.

### Climate Change Impact Assessment

6. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
7. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves arising from Climate Change and strong winds, extreme storms, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
8. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall.

### Finance

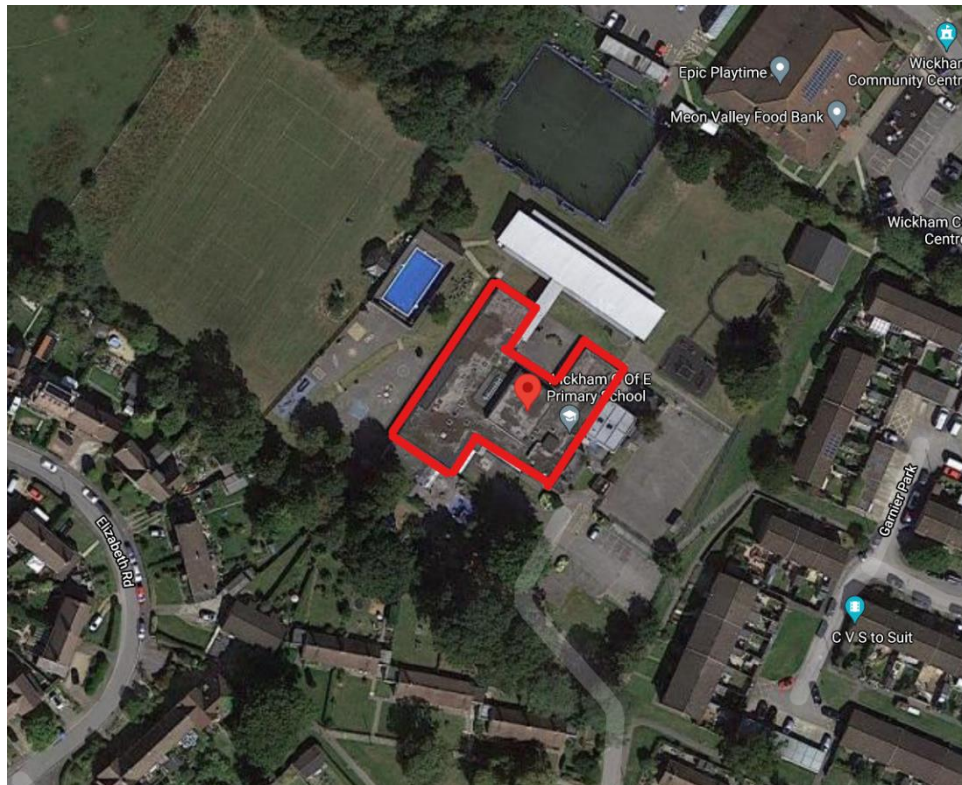
9. The anticipated costs and funding for this scheme are as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
School Condition Allocation (SCA) capital grant funding 2021/22	225,000	35,000	260,000
<b>Total</b>	<b>225,000</b>	<b>35,000</b>	<b>260,000</b>

## Wickham CE (C) Primary School, Original building flat roof upgrade

### Overview

1. Wickham CE(C) Primary School is a 'SCOLA 2' system school built in 1968. The original building is steel frame construction with a flat roof comprising a woodwool slab deck and asphalt waterproof covering. Roof drainage is provided through roof gullies draining through internal downpipes.
2. The asphalt covering is over 50 years old and is cracking in a number of places caused by thermal movement, particularly around the edge of the roof, around rooflights and other roof penetrations. This is typical of a roof of this age. Woodwool slabs become fragile when water damaged. The school has had numerous leaks in multiple places over recent years and although patch repairs have been undertaken the roof is now at a point where it needs recovering. The area of re-roofing is approximately 1200 m<sup>2</sup>.



3. The project will not require planning permission but will require Building Control approval. The project is expected to start on site in Spring 2022 and complete in Summer 2022.
4. The works can be safely undertaken whilst the school is in occupation. The school will be consulted about the detail of the work to ensure that the work will be done safely and to minimise disruption to the pupils.

## Climate Change Impact Assessment

5. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
6. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves arising from Climate Change and strong winds, extreme storms, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
7. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
  - Increased roof insulation to reduce the amount of heating required during the heating season and to reduce heat gain in the summer
  - Checks and repairs to the stormwater drainage system to mitigate against high levels rainfall

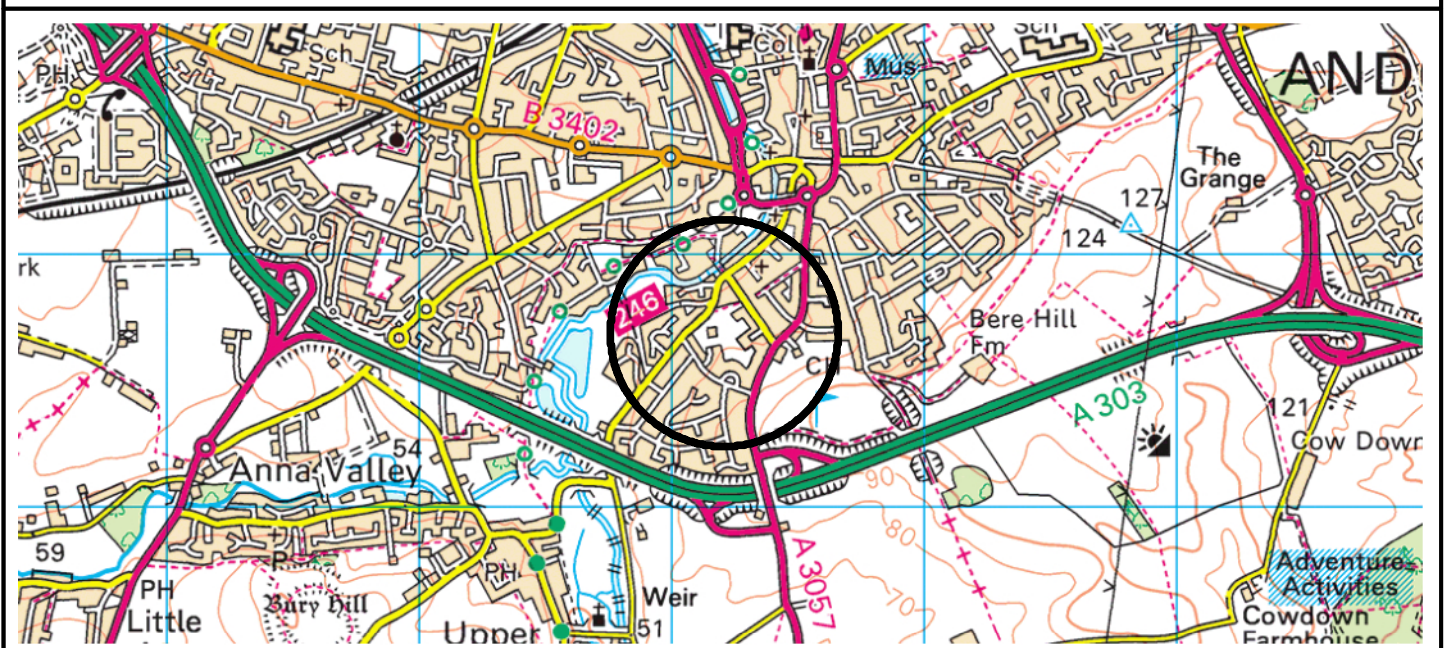
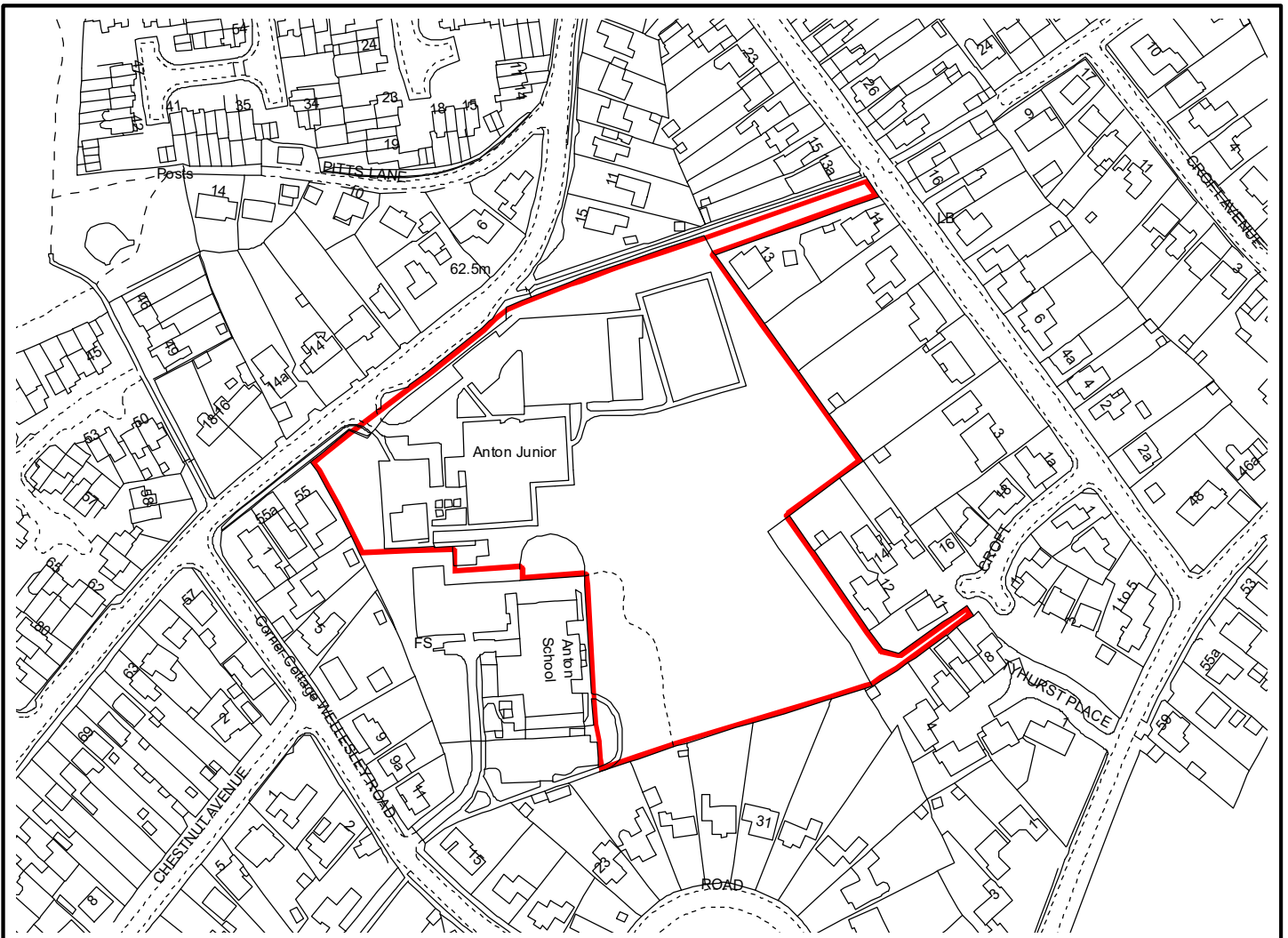
## Finance

8. The anticipated costs and funding for this scheme are as follows:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) capital grant funding 2021/22	325,000	55,000	380,000
<b>Total</b>	<b>325,000</b>	<b>55,000</b>	<b>380,000</b>

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# **ANTON JUNIOR SCHOOL BARLOWS LANE ANDOVER**

PLAN NO.  
**A / 04 / 1296**

FILE REF.  
**Unknown**

DATE  
**5 September 2021**

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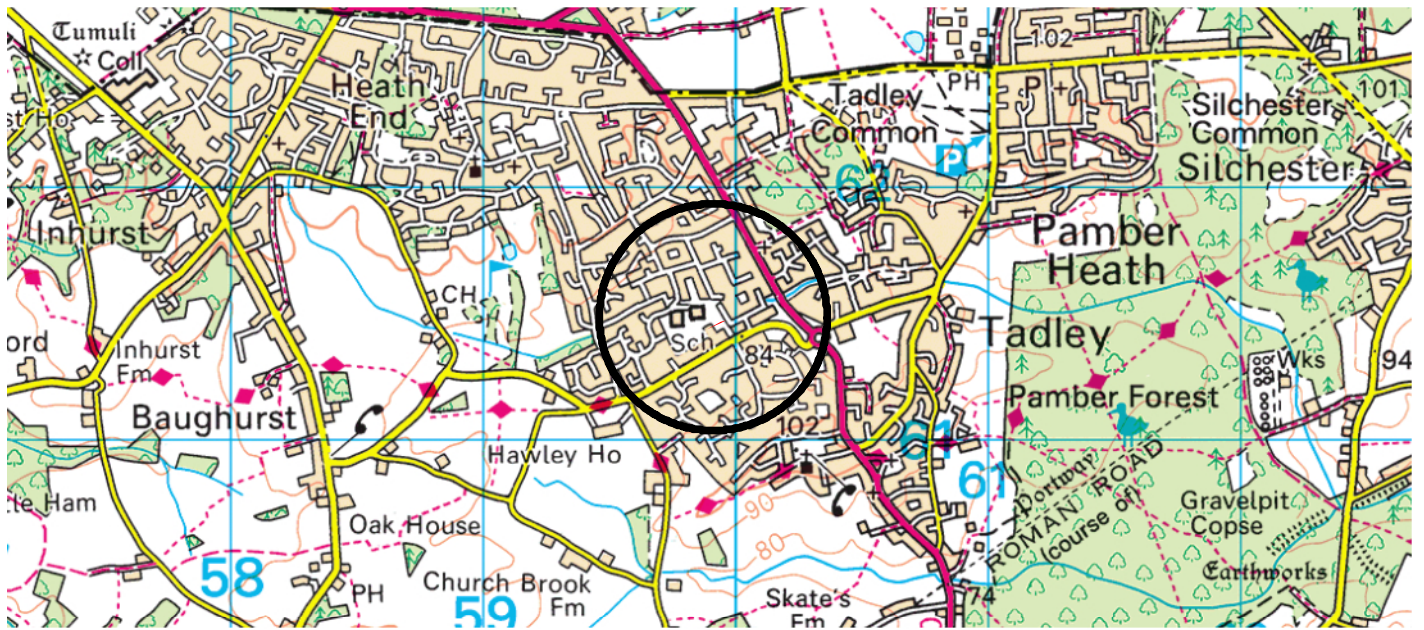
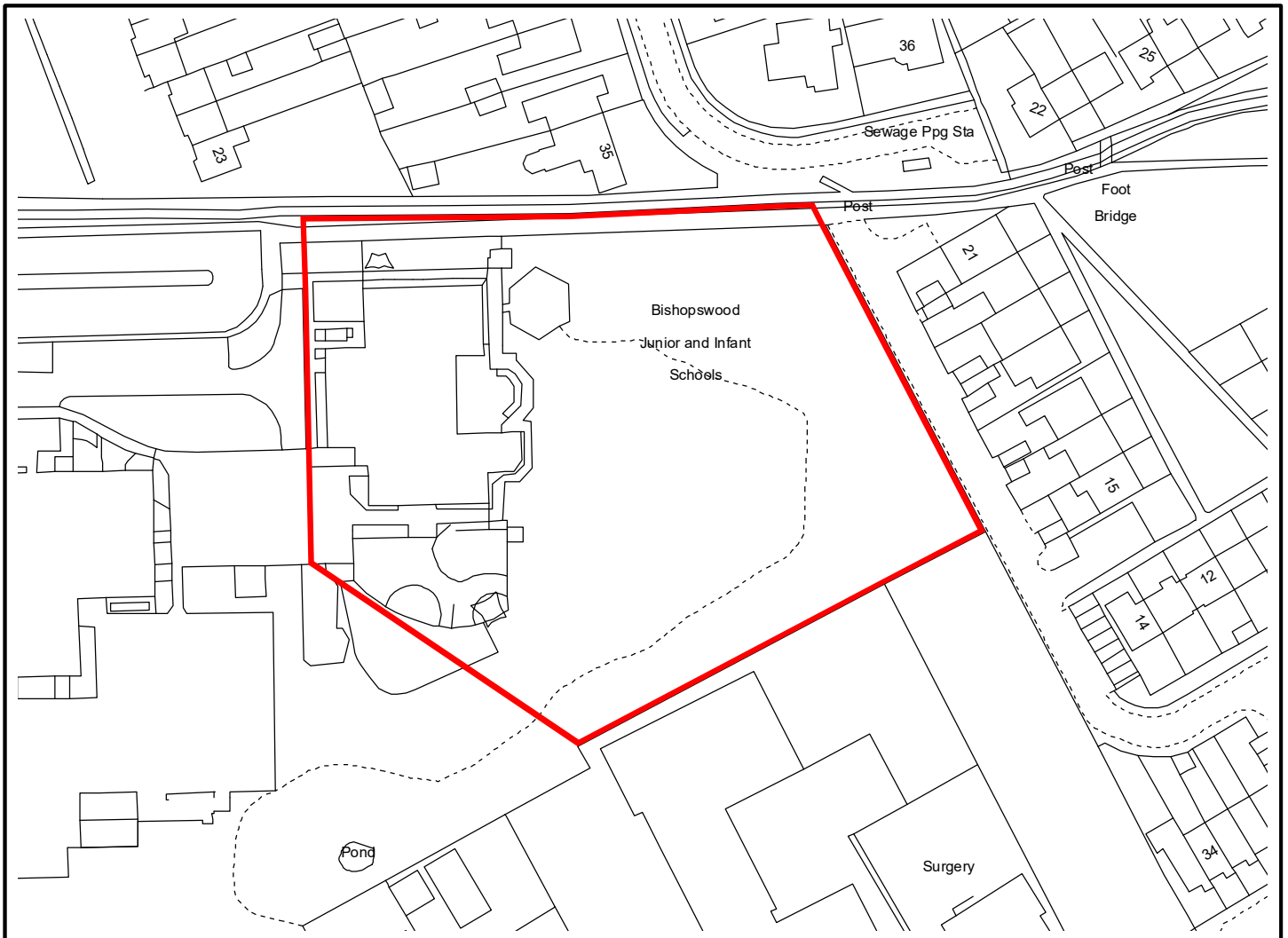


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County Council**

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Services**

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**BISHOPSWOOD INFANT SCHOOL  
BARLOWS ROAD  
TADLEY  
BASINGSTOKE**

PLAN NO.  
**A / 01 / 1848**

FILE REF.  
**Unknown**

DATE  
**September 2021**

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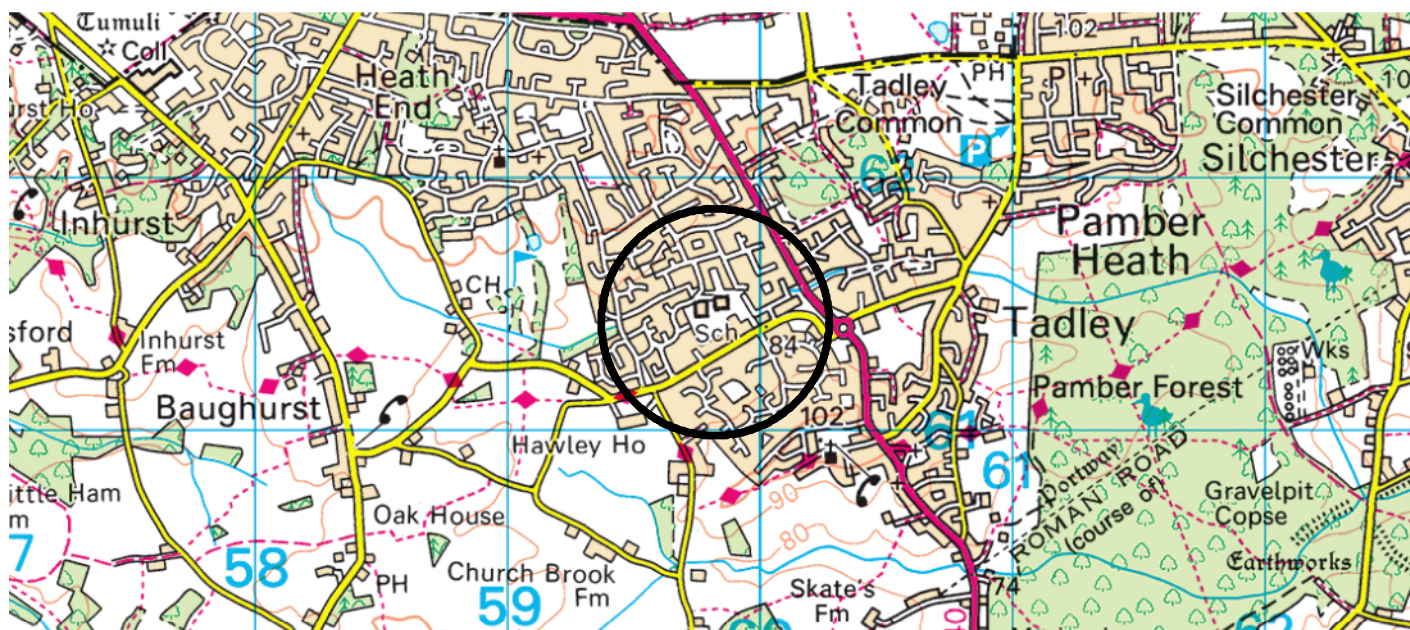
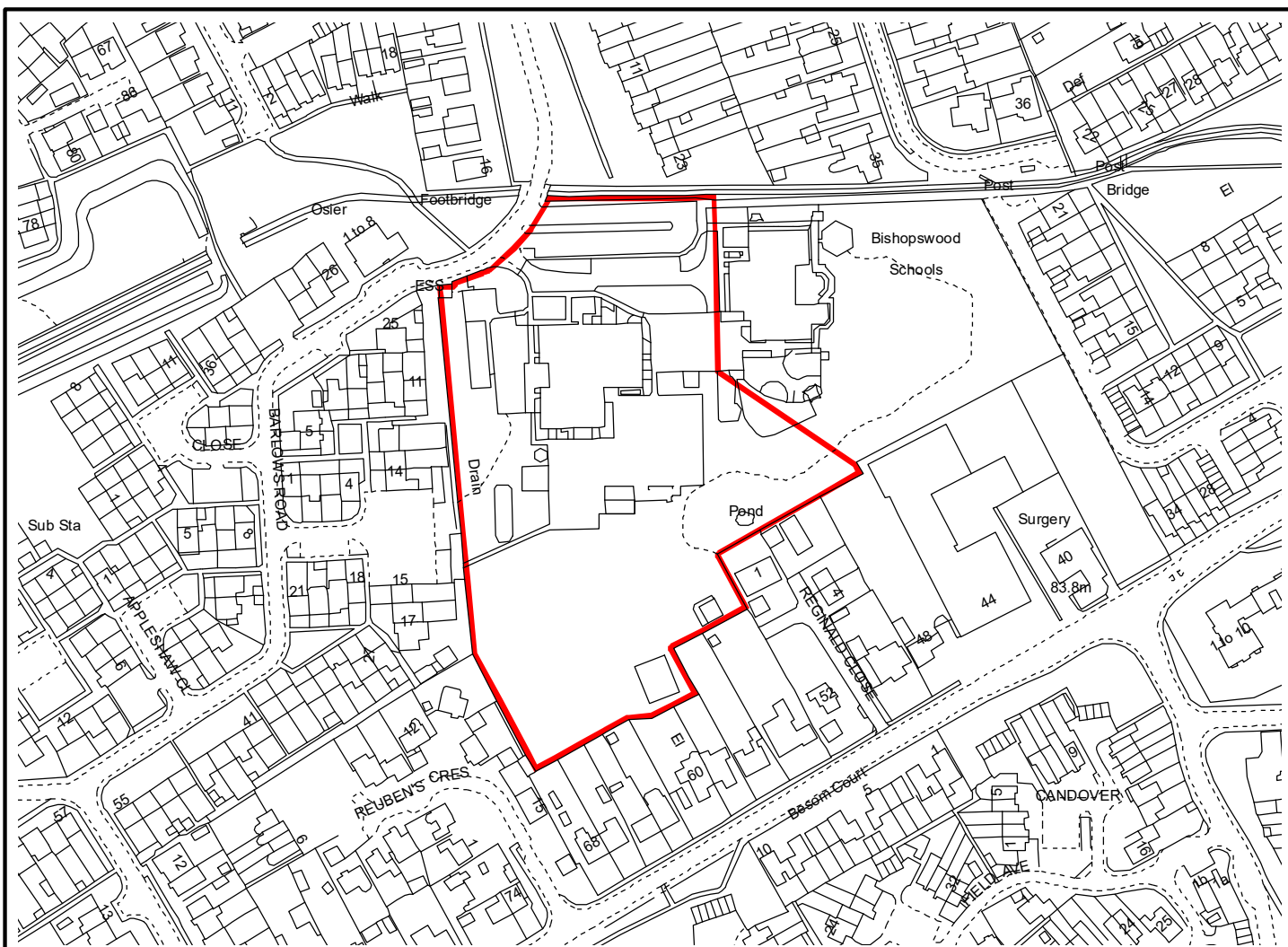


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County Council

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Services**

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**BISHOPSWOOD JUNIOR SCHOOL  
BARLOWS ROAD  
TADLEY  
BASINGSTOKE**

PLAN NO.  
**A / 01 / 1849**

FILE REF.  
**Unknown**

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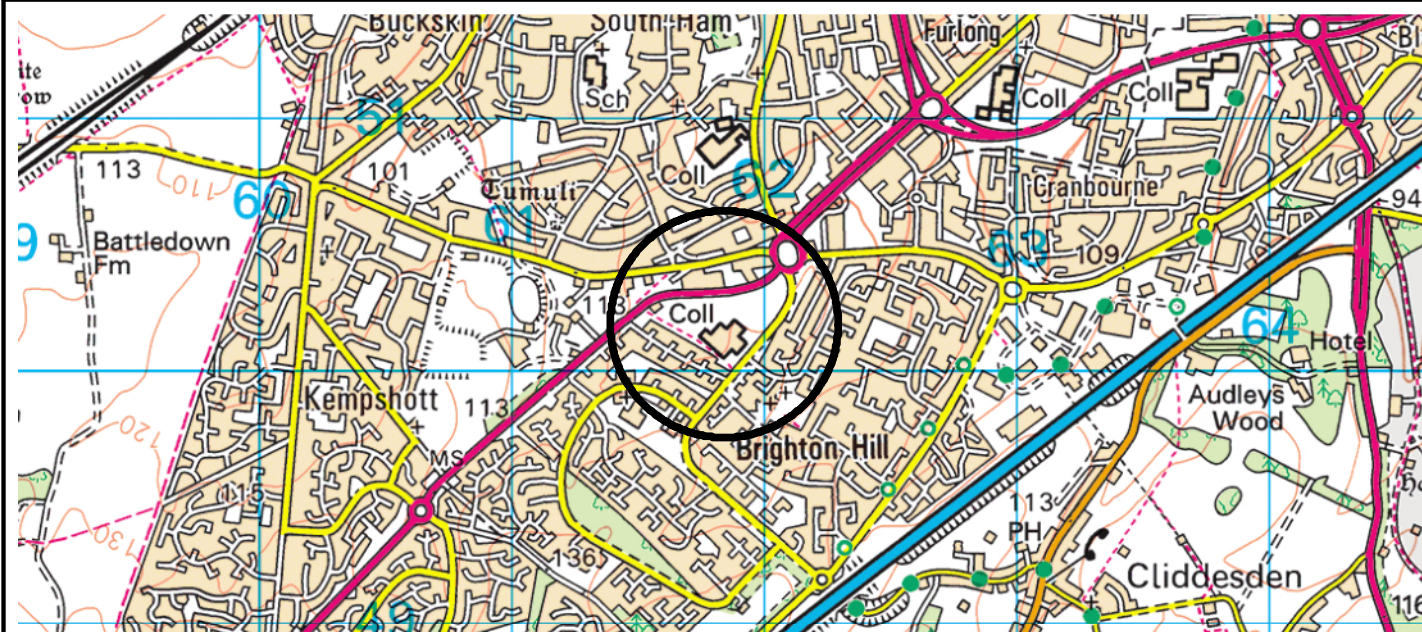
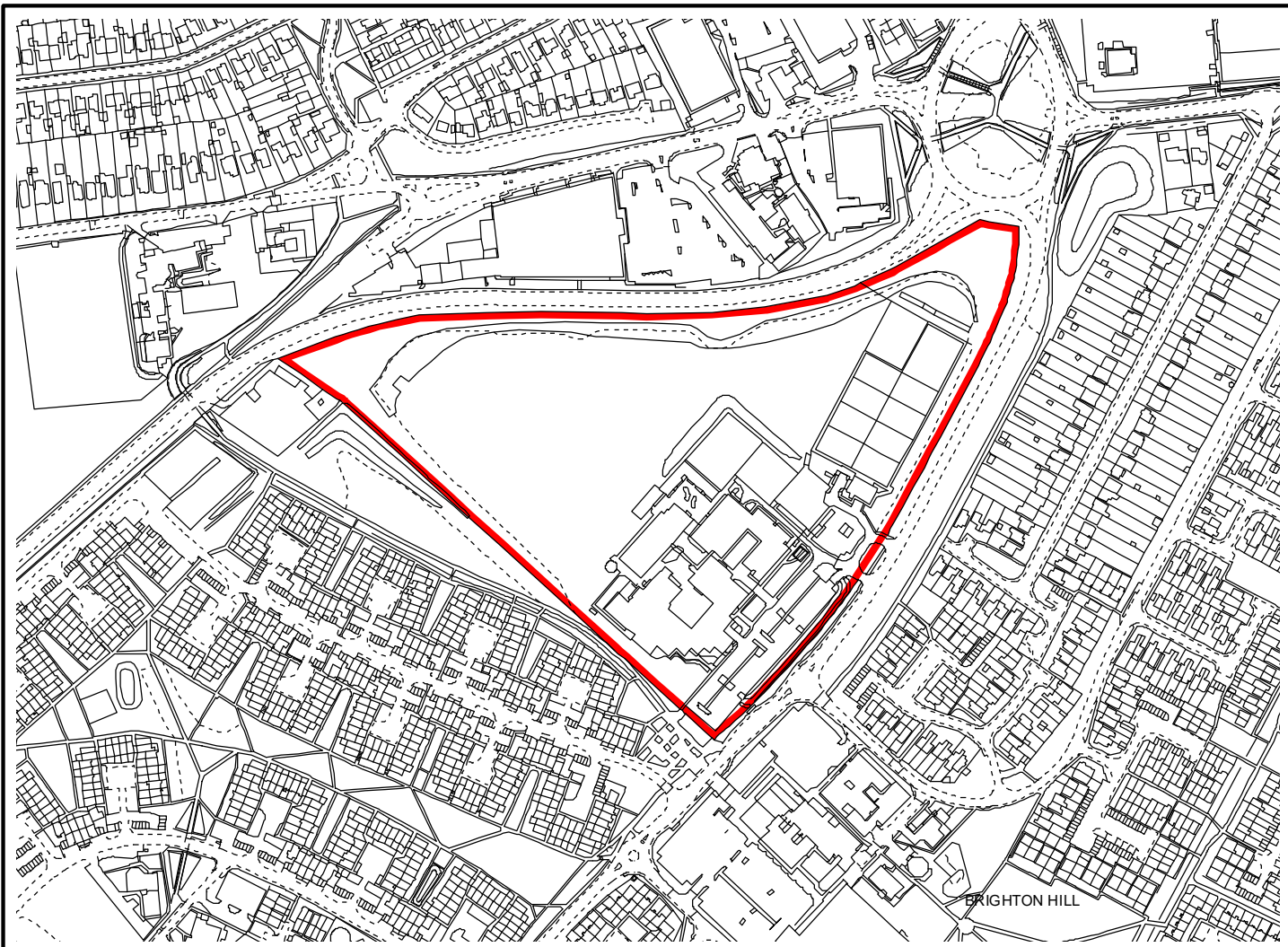


Hampshire  
County Council

# Property Services Page







**BRIGHTON HILL  
COMMUNITY SCHOOL  
BRIGHTON WAY  
BASINGSTOKE**

PLAN NO.  
**A / 01 / 1792**

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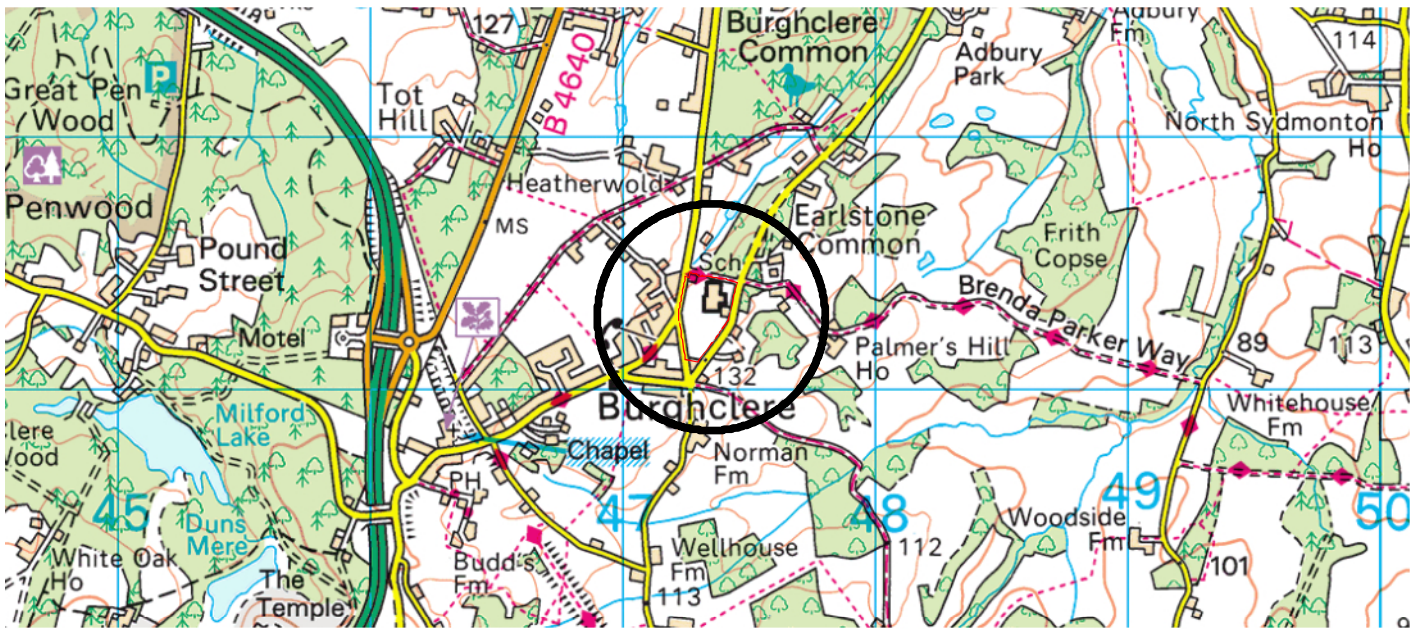
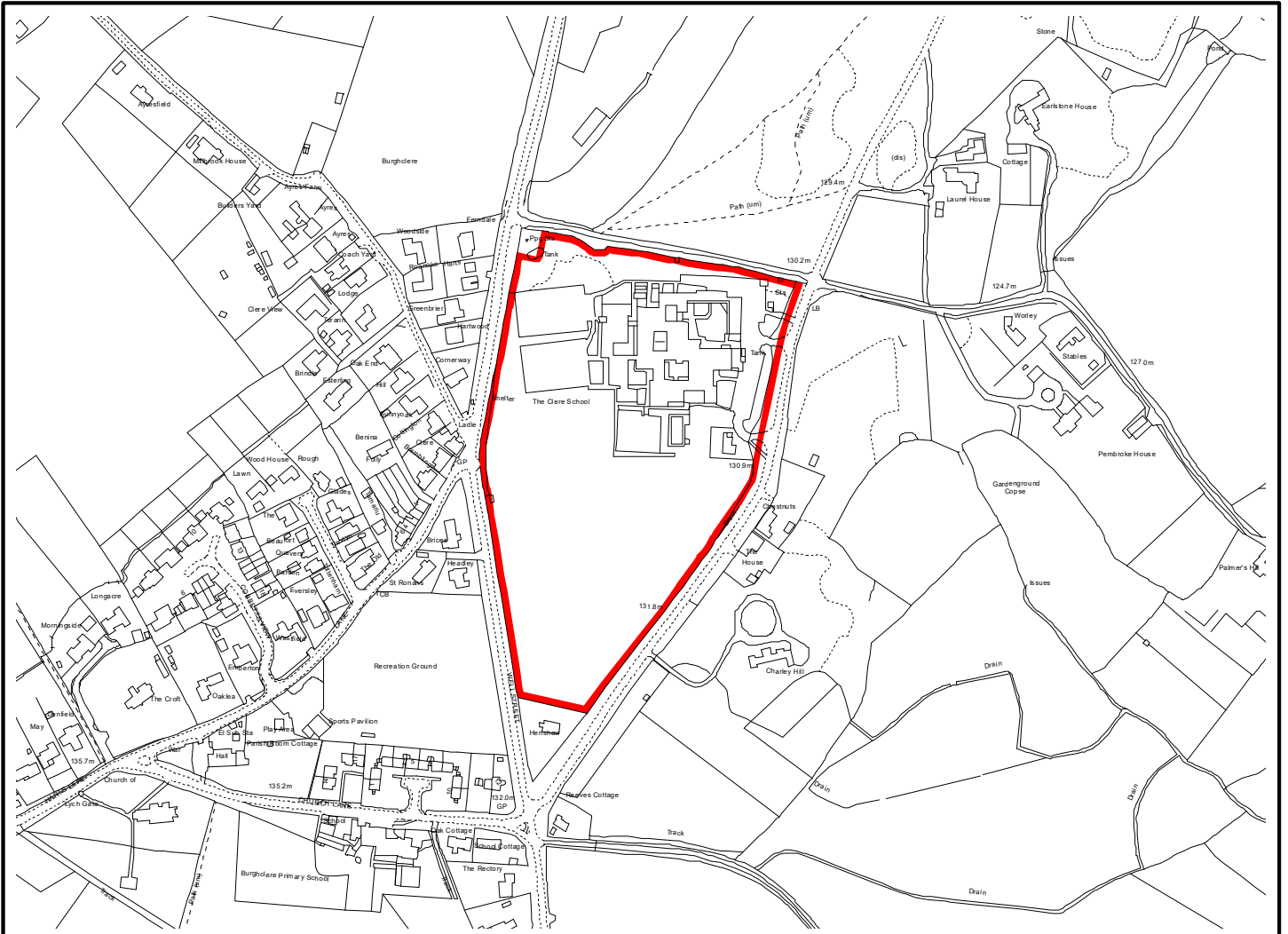


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# CLERE SCHOOL BURGHCLERE ROAD BURGHCLERE

PLAN NO.  
A / 01 / 1850

FILE REF.  
Unknown

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5 September 2021

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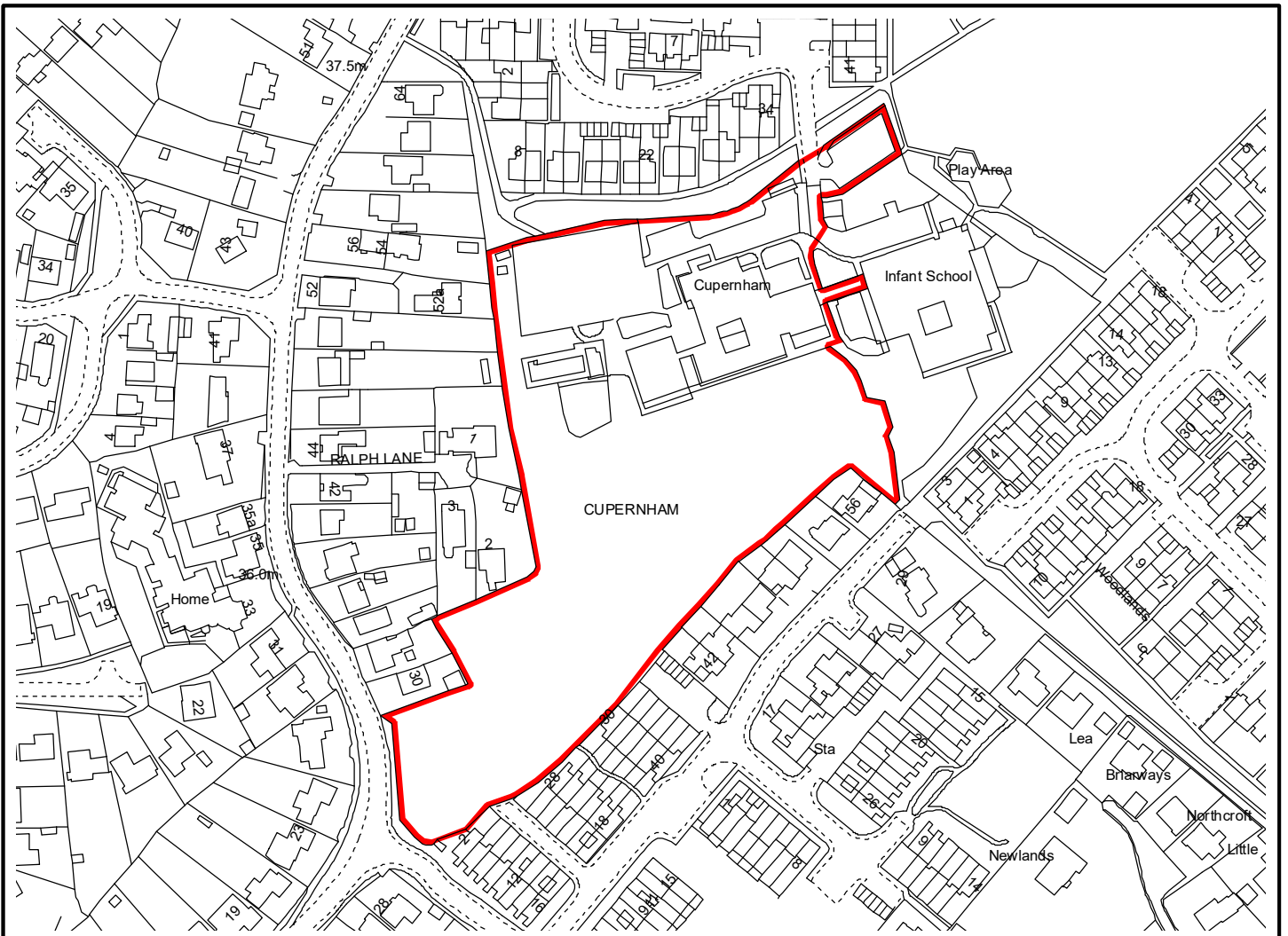
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**CUPERNHAM JUNIOR SCHOOL  
BRANSLEY CLOSE  
CUPERNHAM  
ROMSEY**

PLAN NO.  
**A / 04 / 1295**

FILE REF.  
**Unknown**

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**September 2021**

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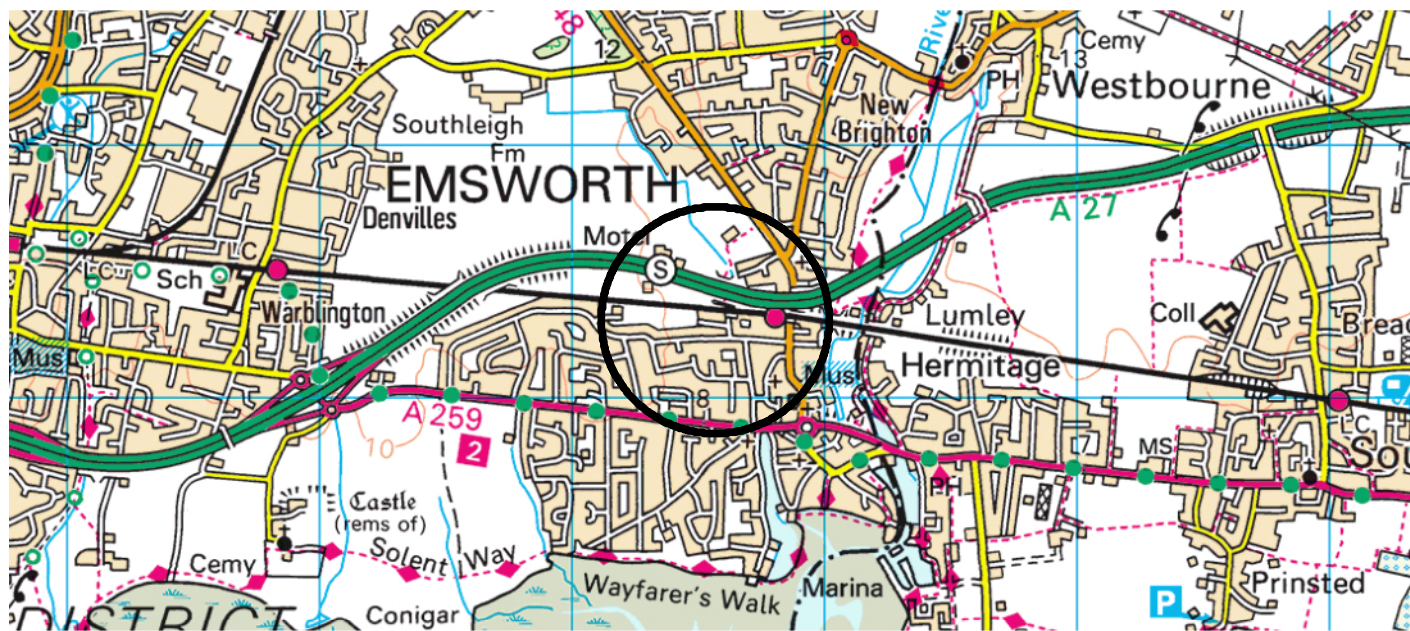
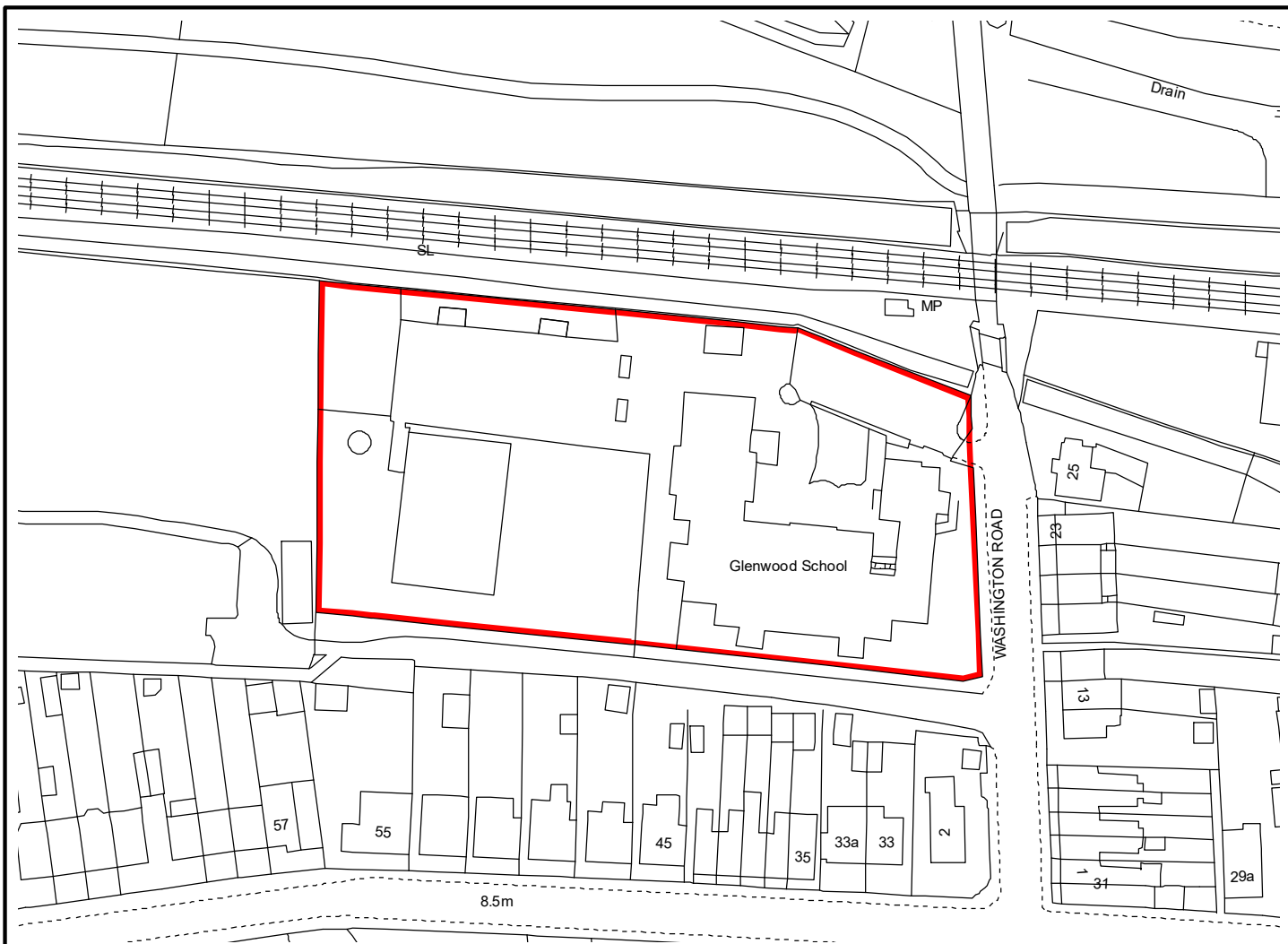
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# **GLENWOOD SCHOOL WASHINGTON ROAD EMSWORTH**

PLAN NO.  
**A / 13 / 996**

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**6 September 2021**

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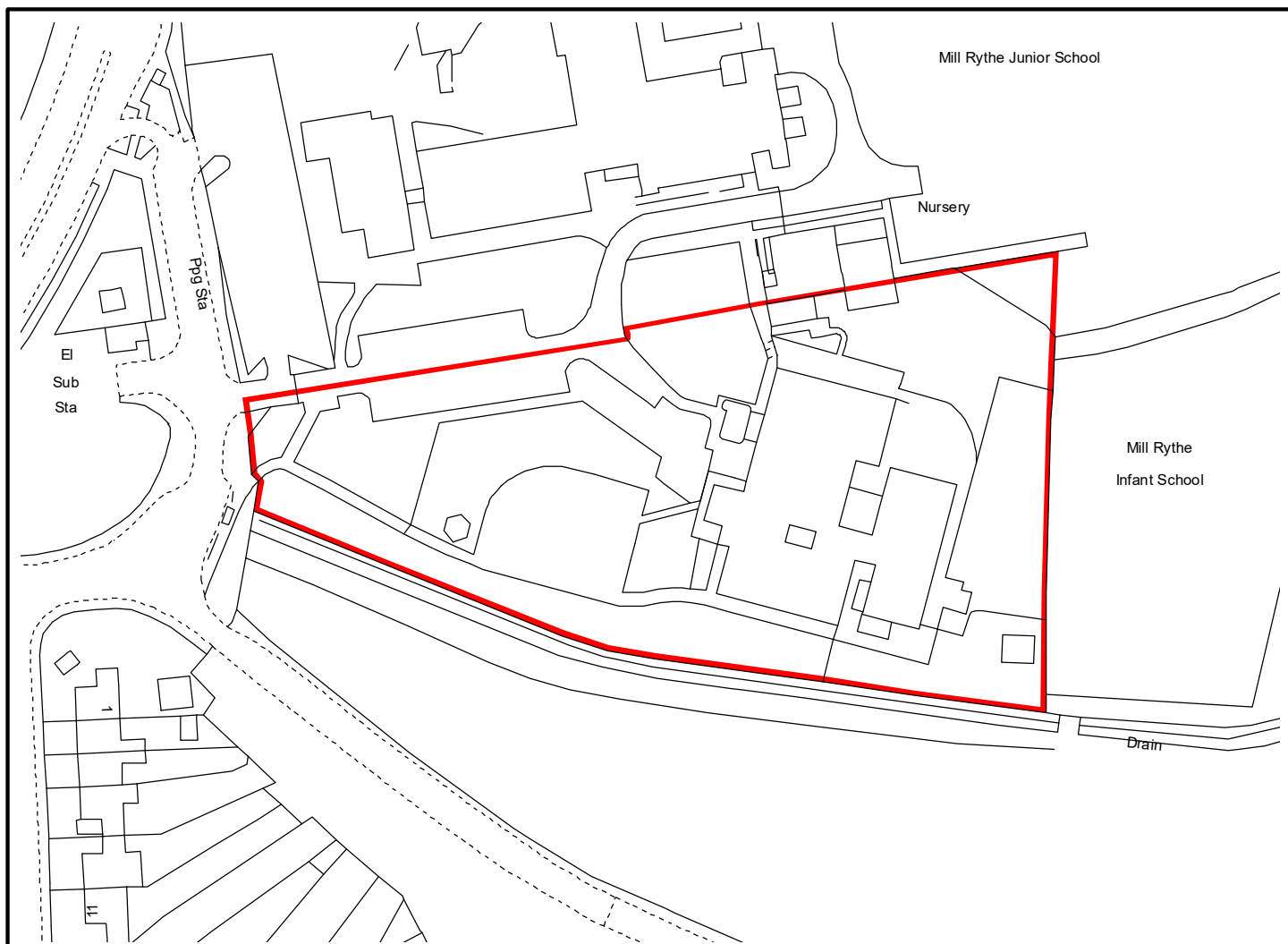


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County Council

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**MILL RYTHER INFANT SCHOOL  
HAVANT ROAD  
HAYLING ISLAND**

PLAN NO.  
A / 13 / 997

FILE REF.  
**Unknown**

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September 2021

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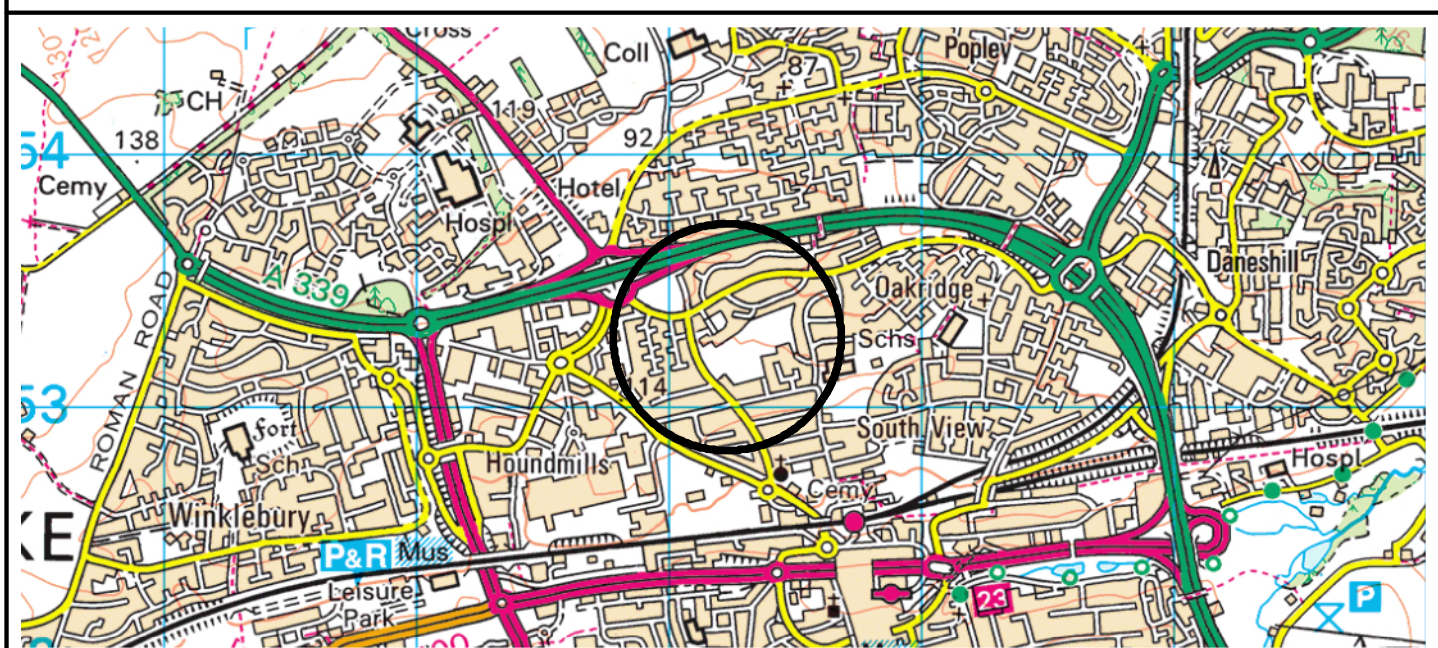
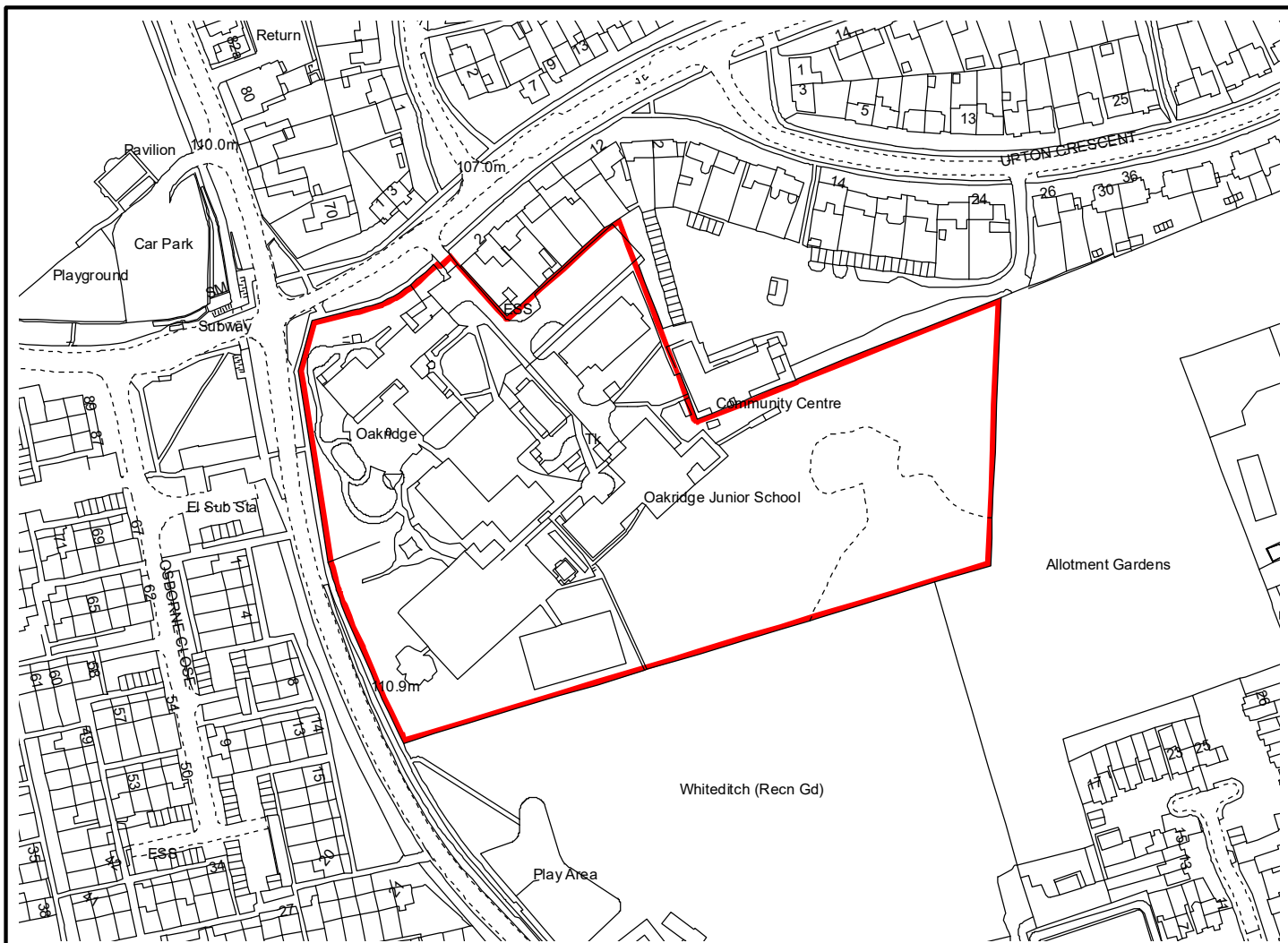
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**Property  
Services**

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**OAKRIDGE INFANT AND  
JUNIOR SCHOOLS  
OAKRIDGE ROAD  
OAKRIDGE  
BASINGSTOKE**

PLAN NO.  
**A / 01 / 1847**

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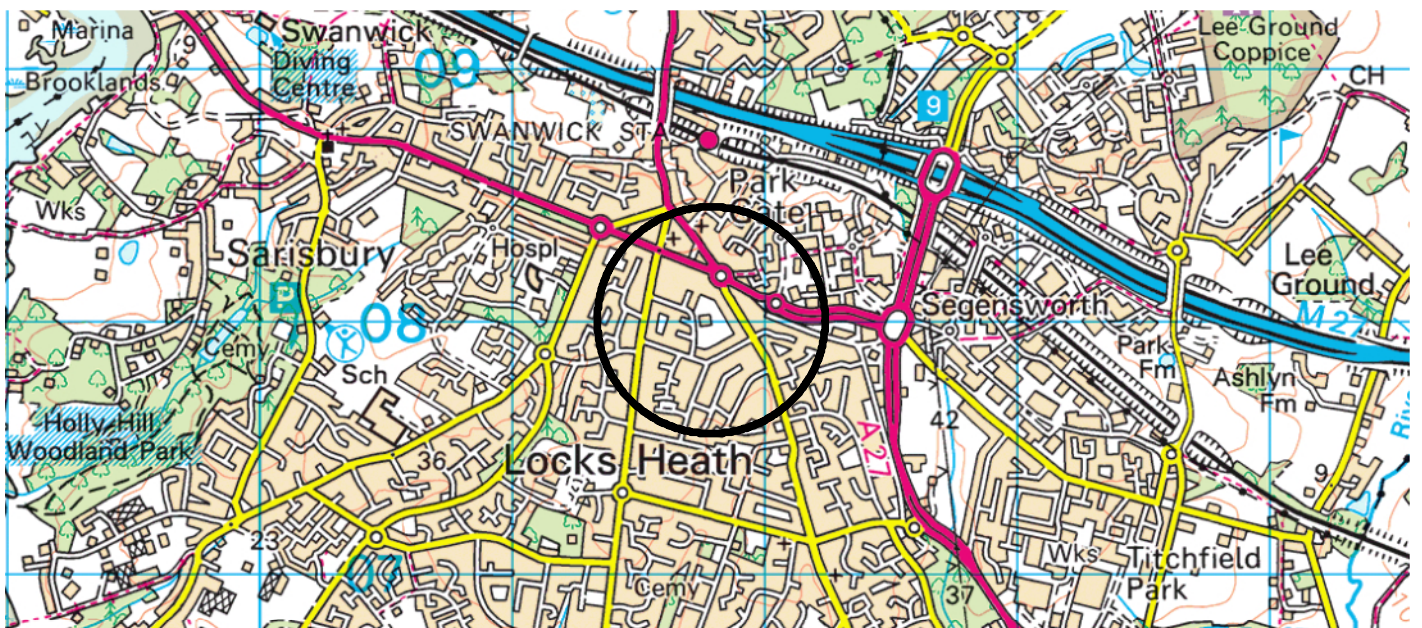
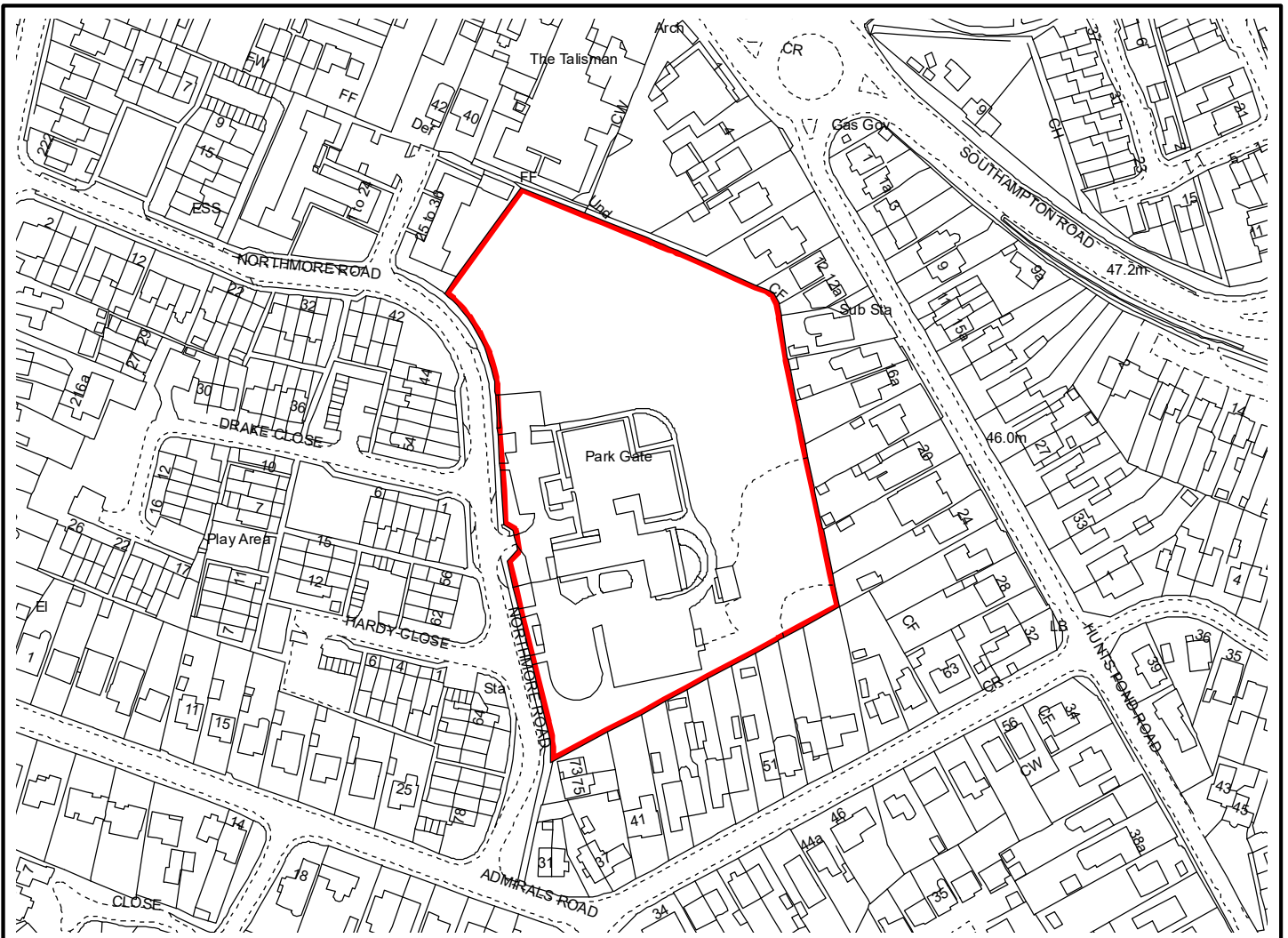


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County Council

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**PARK GATE PRIMARY SCHOOL  
NORTHMORE ROAD  
PARK GATE  
SOUTHAMPTON**

PLAN NO.  
**A / 10 / 1519**

FILE REF.  
**Unknown**

DATE  
**September 2021**

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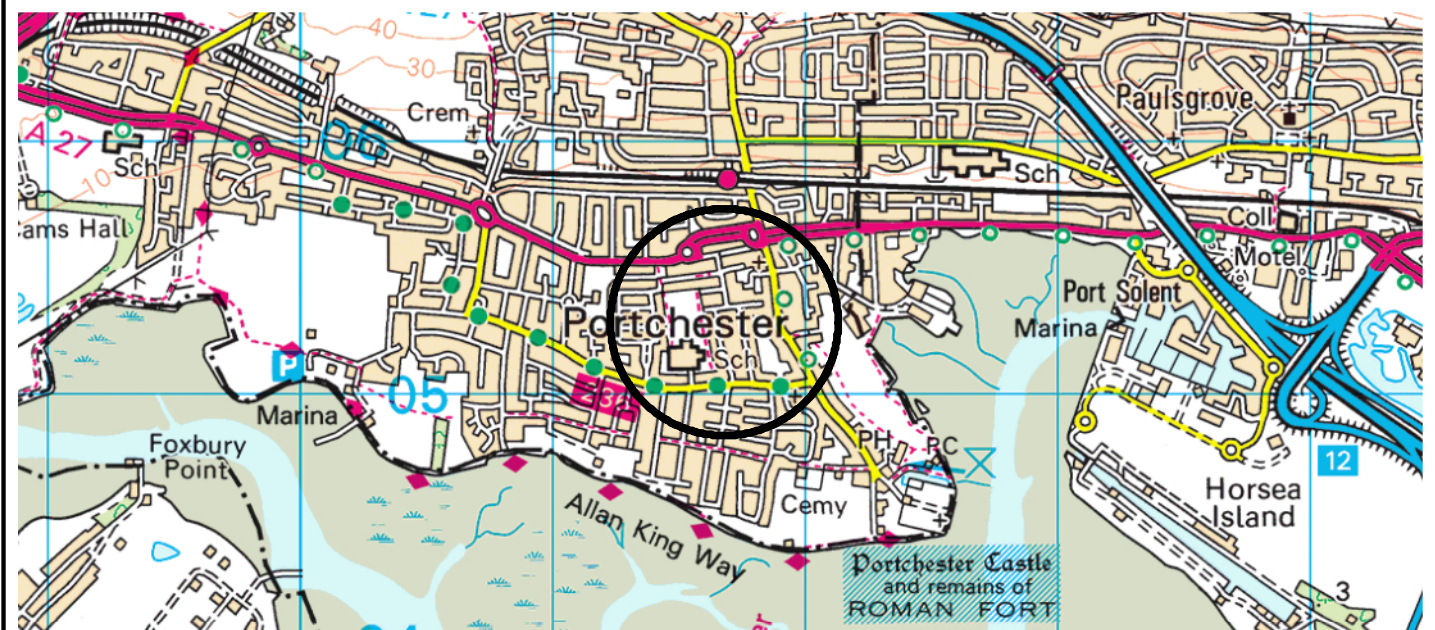


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County Council

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**PORTCHESTER  
COMMUNITY SCHOOL  
WHITE HART LANE  
PORTCHESTER  
FAREHAM**

PLAN NO.  
**A / 10 / 1520**

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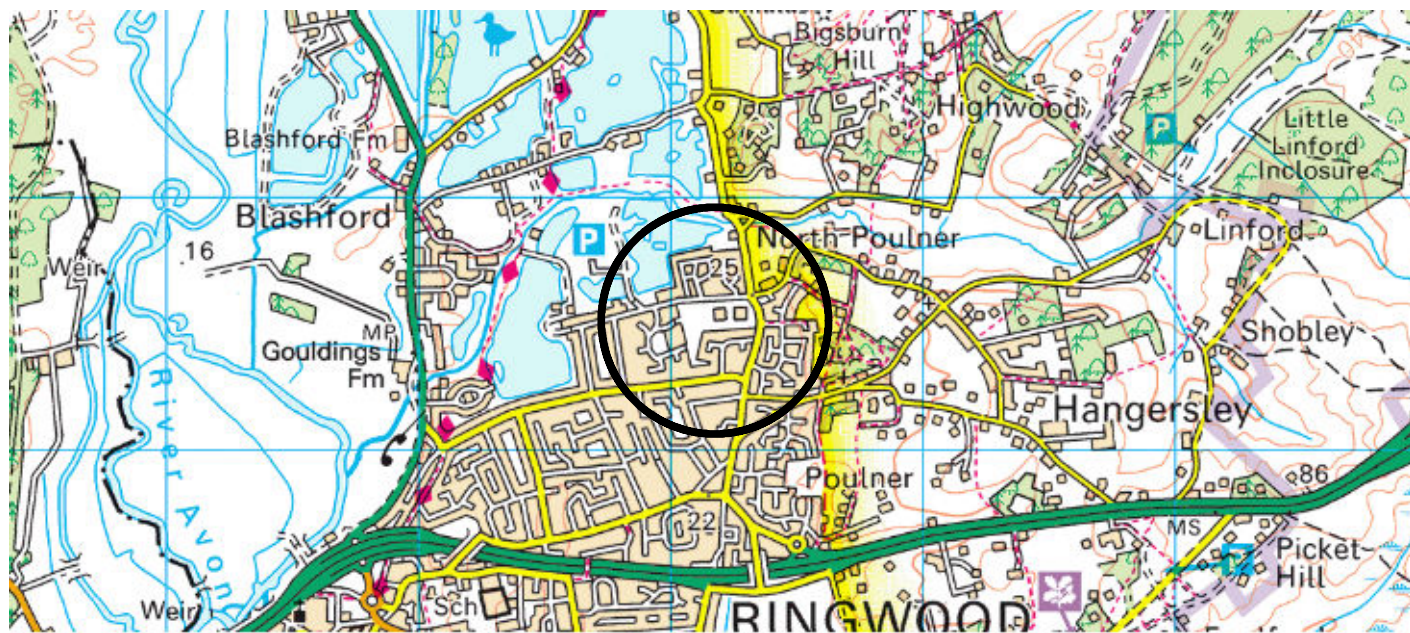
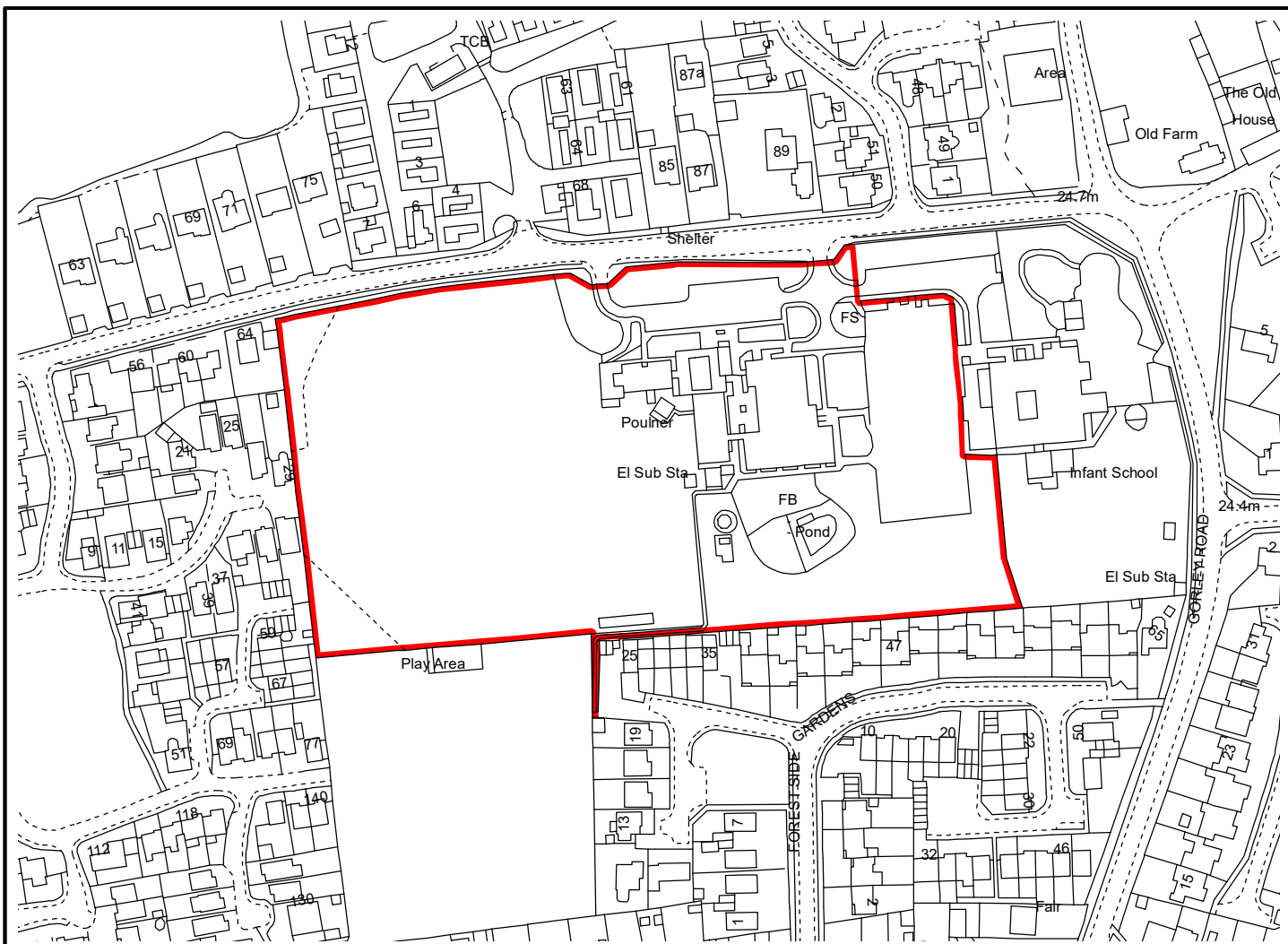


**Hampshire**  
County Council

**Property  
Services**

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# POULNER JUNIOR SCHOOL POULNER ROAD RINGWOOD

PLAN NO.  
A / 07 / 1640

FILE REF.  
Unknown

DATE  
September 2021

REV.

**A**

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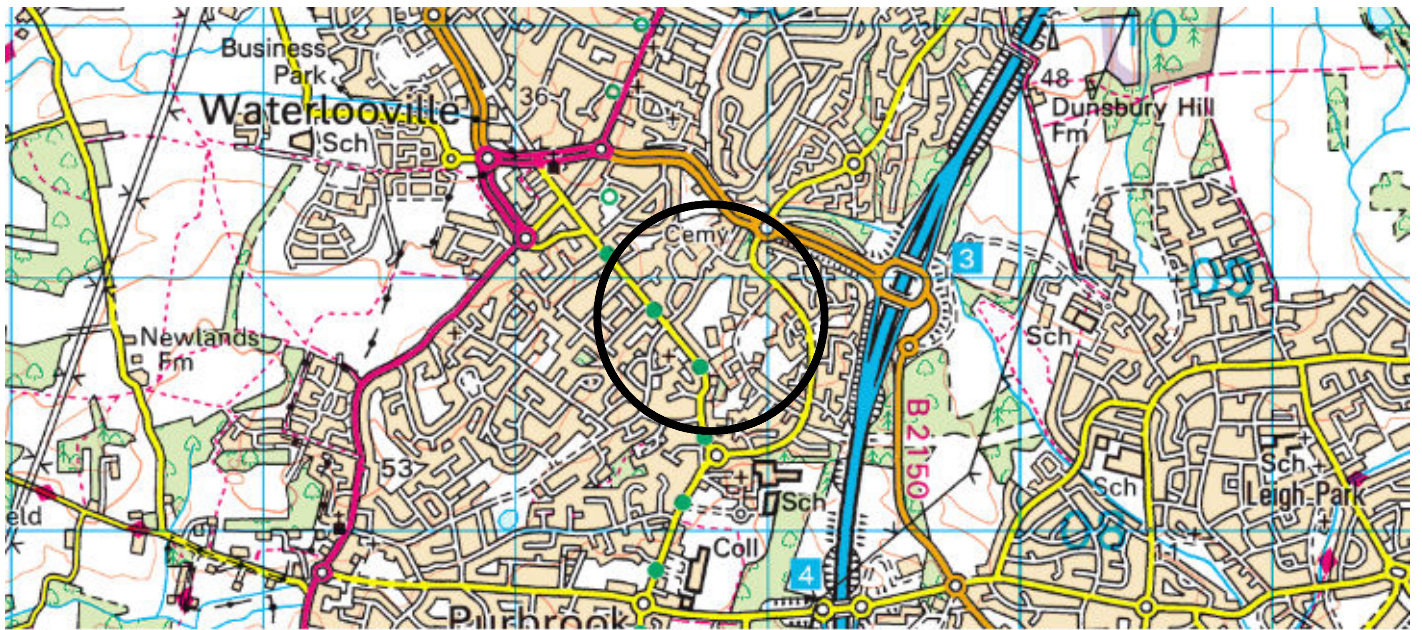
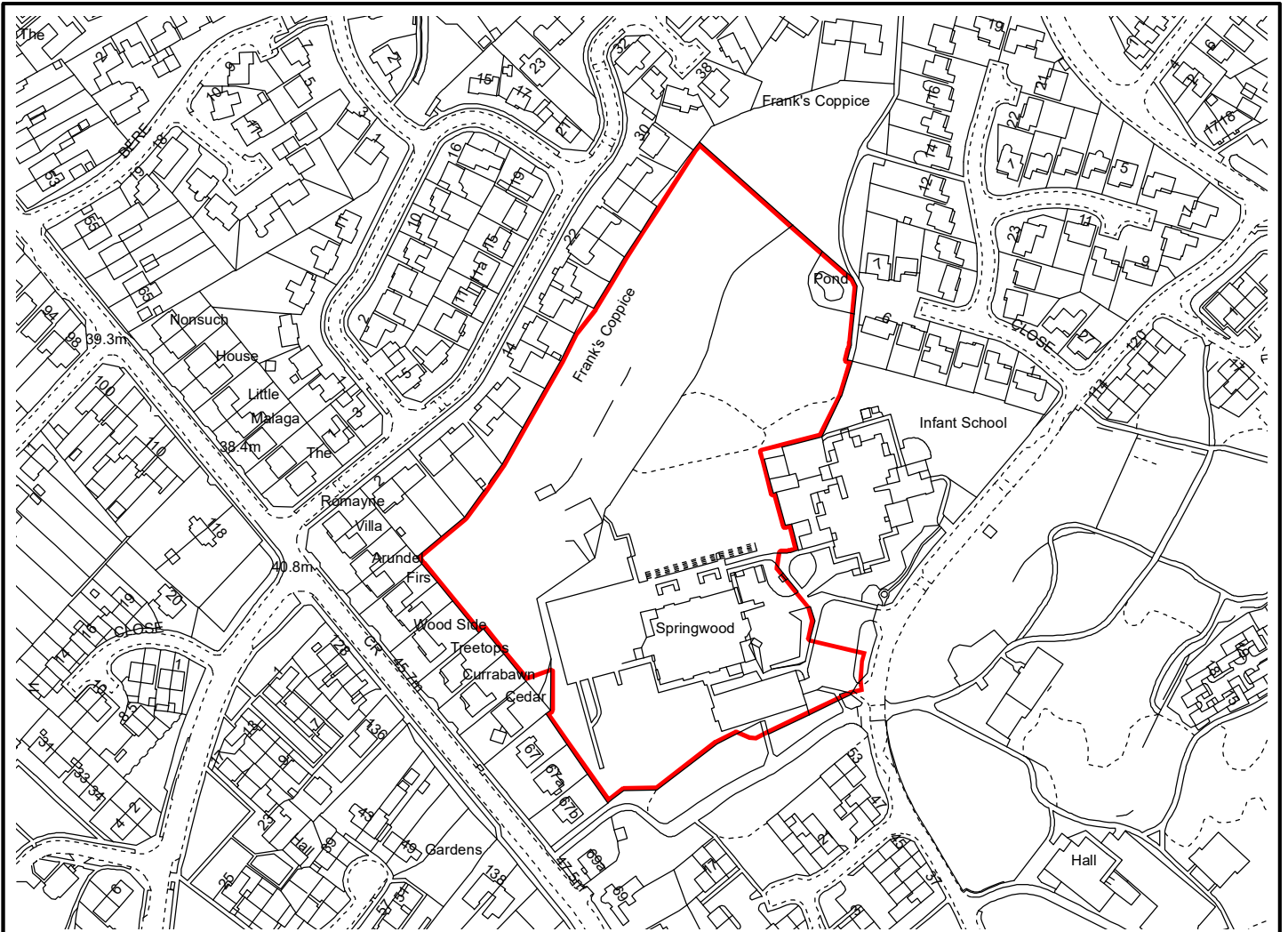


**Hampshire**  
County Council

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**SPRINGWOOD JUNIOR SCHOOL  
SPRINGWOOD AVENUE  
WATERLOOVILLE  
PORTSMOUTH**

PLAN NO.  
A / 13 / 995

FILE REF.  
Unknown

DATE  
6 September 2021

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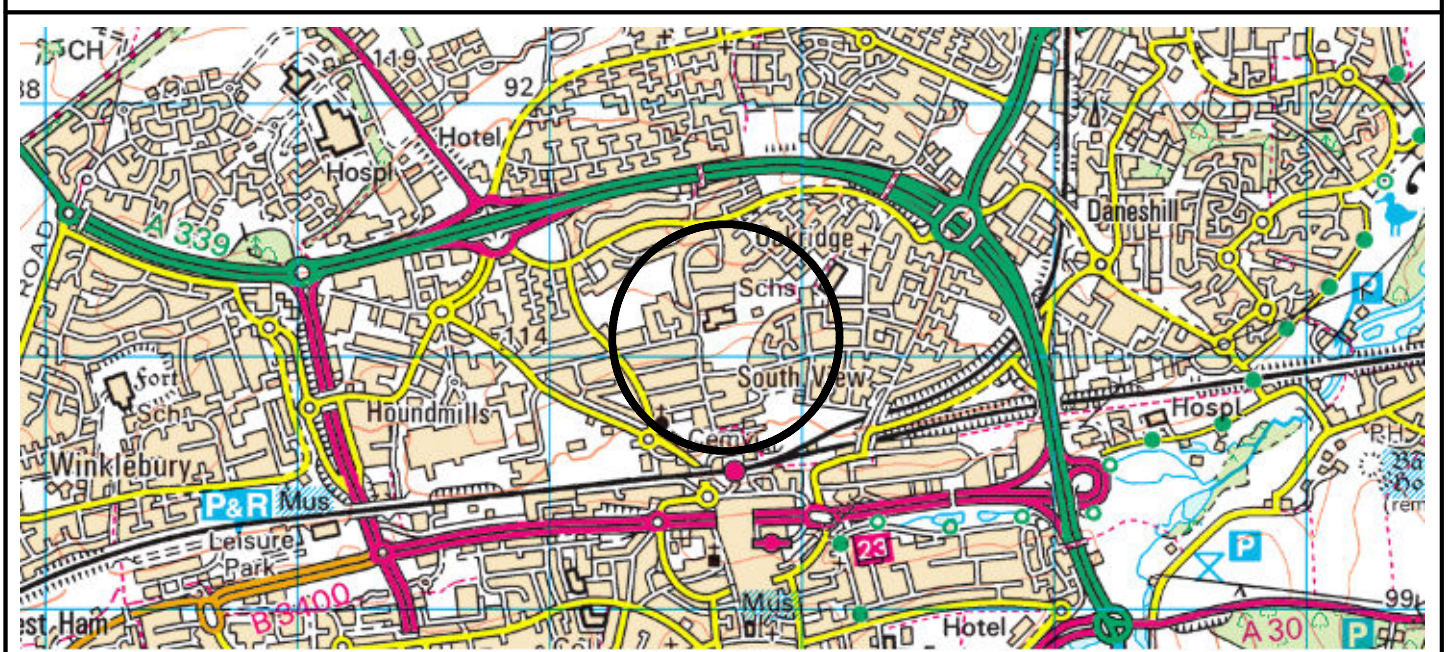
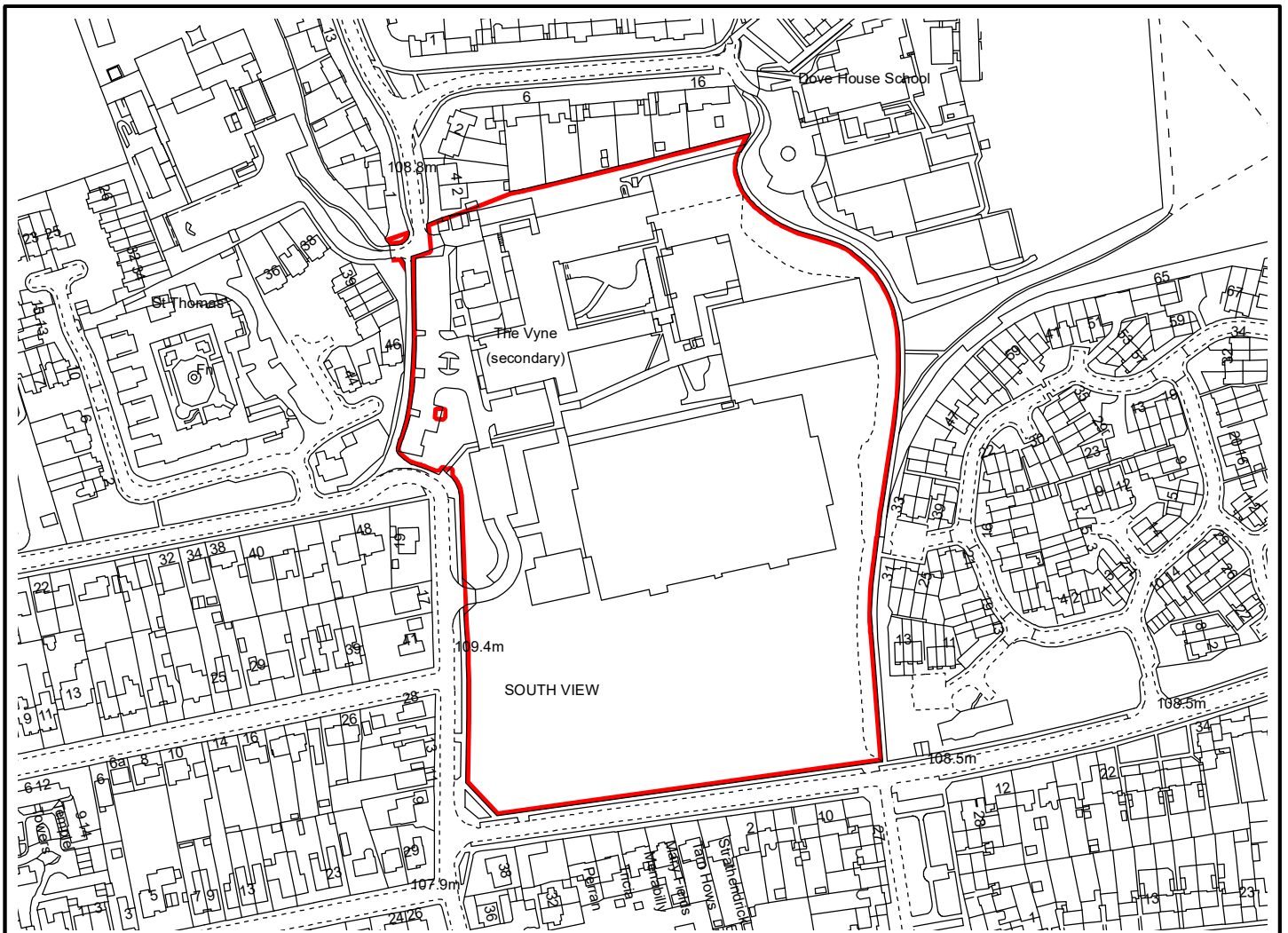


**Hampshire**  
County Council

**Property  
Services**

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# VYNE COMMUNITY SCHOOL VYNE ROAD BASINGSTOKE

PLAN NO.  
A / 01 / 1845

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DATE  
September 2021

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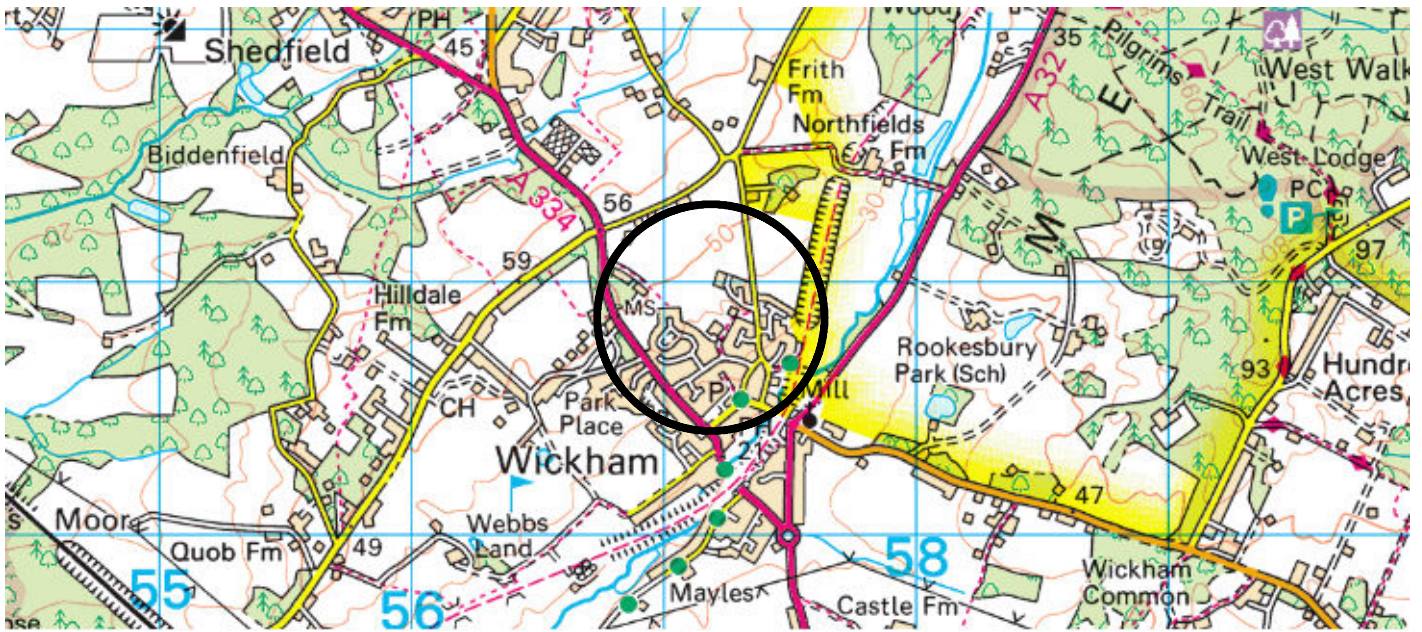
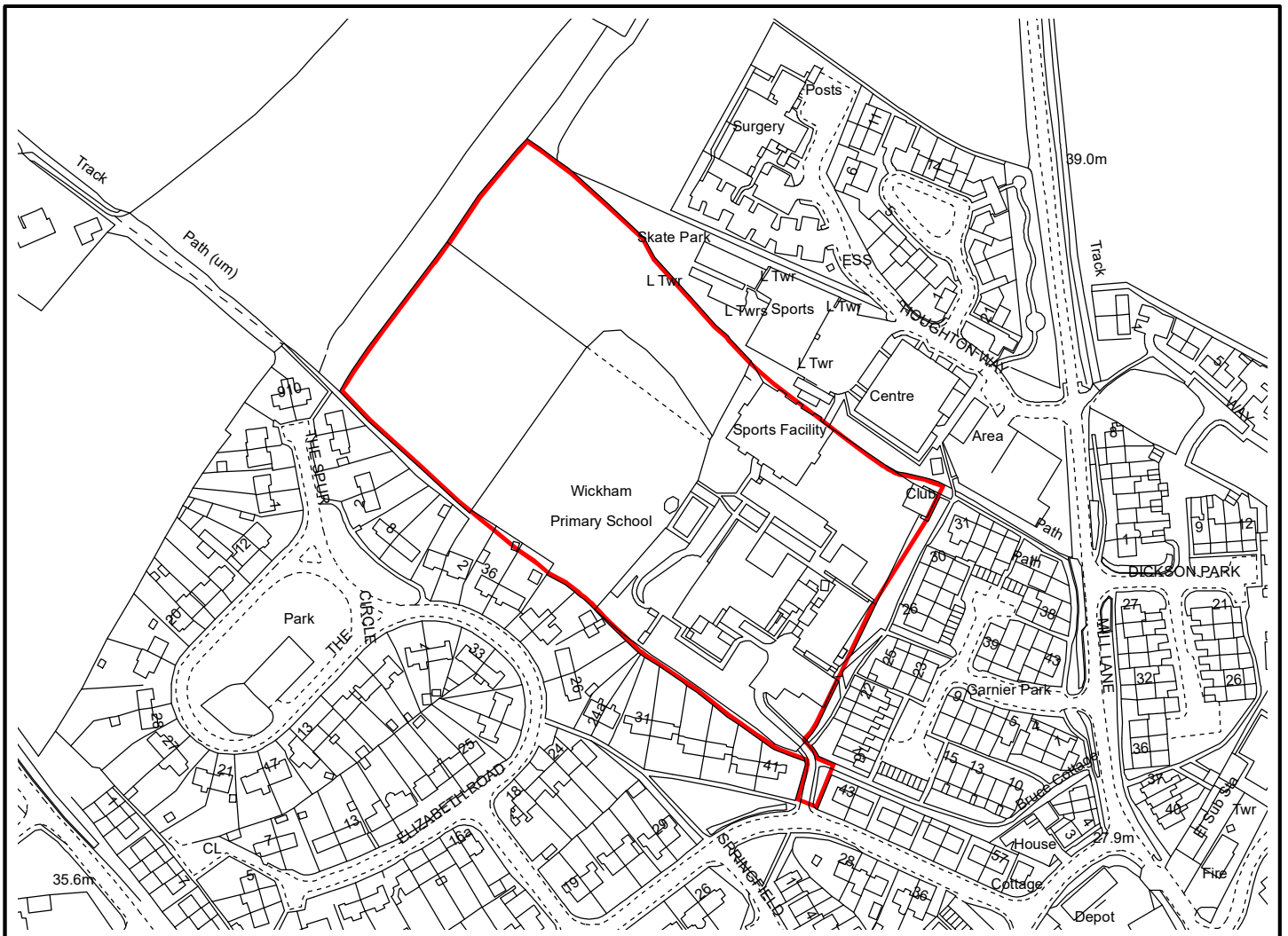


**Hampshire**  
County Council

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**WICKHAM CE (C)  
PRIMARY SCHOOL  
BUDDENS ROAD  
WICKHAM  
FAREHAM**

PLAN NO.  
**A / 05 / 2045**

FILE REF.  
**Unknown**

DATE  
**6 September 2021**

REV.

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County Council

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## HAMPSHIRE COUNTY COUNCIL

### Decision Report

<b>Decision Maker</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	11 October 2021
<b>Title:</b>	Strategic Partner Spend Approval
<b>Report From:</b>	Director of Culture, Communities and Business Services

**Contact name:** Rebecca Thompson

**Tel:** 03707 792072

**Email:** Rebecca.thompson@hants.gov.uk

### Purpose of this Report

1. The purpose of this report is to provide an update on Property Services' new private sector partner consultancy arrangements and seek approval to spend under this new arrangement.

### Recommendation

2. That the Buildings, Land and Procurement Panel recommends that the Executive Member for Commercial Strategy, Estates and Property approves spend up to a maximum of £80 million over 7 years under the South-East and London lot of the SCF Consult Framework to procure private sector partner resources and professional services to support the delivery of property and construction related projects and programmes of work on behalf of the County Council and its external client partners.

### Executive Summary

3. Property Services uses private sector consultant resource to supplement its in-house capacity and capability in a flexible way to respond to workload demand from the County Council and external client partners.
4. Property Services' current strategic partner arrangements come to an end in May 2022, and it is now proposed to transition the procurement of private sector consultant resource and services to the new SCF Consult Framework for the South-East and London. This is Lot 2 of a Professional Services Framework established by HCC Property Services in partnership with Devon County Council and Manchester City Council in May 2020. The SCF Consult

Framework is fully compliant with the Public Procurement Regulations and offers a full breadth of property related professional services. The Framework arrangement includes provisions that address performance, equality and climate change.

5. Private sector resource and professional services for Hampshire County Council and its external client partners will be procured via a call-off contract arrangement under the framework, which provides an efficient procurement mechanism while also allowing flexibility to respond to workload demand and specific requirements.
6. The anticipated spend under this arrangement is up to £80 million over the maximum 7-year duration of the arrangement. Actual spend will depend on workload demand and will be managed within approved funding allocations for projects and programmes of work and normal budget and financial management procedures.

### **Contextual Information**

7. Property Services uses private sector consultant resource to supplement directly employed resources to ensure that there is both sufficient capacity and the necessary skills and expertise to deliver programmes of work on behalf of the County Council and its external client partners. With Property Services primarily funded through professional fee income generated from the programmes of work delivered on behalf of the County Council and external client partners, the use of private sector resource ensures that Property Services can flex its capacity to respond to demand within relatively short timescales and agreed financial parameters.
8. Since 2014, the majority of private sector resources have been procured through two Strategic Partner arrangements; one for multi-disciplinary design services and the other for project, programme and cost management services. A third strategic partner arrangement provided professional services in relation to highways and transportation. These longer-term strategic relationships with our private sector partners have proved to be effective in maintaining quality of service and outcomes at the same time as minimising the financial risk associated with a variable workload. However, the Strategic Partner contracts come to an end in April 2022 and therefore need to be replaced with a new arrangement.
9. In line with the proposals reported to the Panel on 8 October 2019, HCC Property Services, in partnership with Devon County Council and Manchester City Council, has procured a new Professional Services Framework covering the North-West, West Midlands, Wales, the South-West, South-East and London. The framework was launched in May 2020 and is in three “Lots”, each managed by one of the partners. Hampshire County Council operates

and manages Lot 2 for the South-East and London and Mace is appointed as the single supplier for this lot. Public sector bodies can procure services from the framework through individual NEC4 Professional Services call-off contracts within which the specific scope and duration of services can be defined according to requirements.

10. SCF Consult is a fully compliant framework that enables public bodies to gain access to professional property asset consultancy services and resources to deliver capital projects, programmes and strategic advice. SCF Consult is intended to complement the existing construction frameworks operated by the framework partners and used by Hampshire County Council for delivery of its larger and medium sized projects.

### **Proposed Arrangement**

11. As previously advised to the Panel, it is now proposed to transition the procurement of Property Services' private sector partner resources to the SCF Consult Framework. The benefits of this arrangement include:
  - an efficient procurement vehicle capable of supporting a large volume of projects and programmes of work for Hampshire County Council and its current and prospective partners.
  - the ability to access a wide variety of professional services to complement existing in-house resource and to provide assistance in very specialist areas where in house expertise is not currently available, in a manner which can flex to meet current needs and potential future demands.
  - bringing private sector expertise into the relevant business areas to inform best practice and support the development of strategies to address emerging priorities and challenges.
12. Resources and professional services for Hampshire County Council will be delivered via an umbrella call-off contract through which resources and services can be secured on a flexible basis to meet requirements. If appropriate, separate call of contracts can be established for specific projects and programmes of work.
13. The umbrella call off contract is for an initial term of 4 years with the option to extend for up to a further 3 years, giving a maximum total duration of 7 years. This contract duration aligns with the provisions of the SCF Consult Framework and supports continued robust performance management of the strategic partner alongside flexibility in respect of potential changes in future

requirements for services. Where required, project or programme specific call-off contracts will have a specified duration.

14. A number of initial orders have already been placed under the arrangement within existing project and programme spend approvals. Approval is now being sought for the maximum anticipated spend over the duration of the arrangement.

## **Finance**

15. It is anticipated that the total HCC spend under the SCF Consult Framework will be in the range of £45 million to £55 million over the maximum 7 year duration of the arrangement. However, approval is being sought for an upper spend threshold of £80 million.
16. The assessment of anticipated spend takes account of Property Services' historic spend on private sector consultant resource and professional services and the forward pipeline across all programmes of work. The upper spend threshold of £80 million provides flexibility to accommodate an increased future workload demand which could arise from a significant new projects or programmes of work for the County Council or our external client partners.
17. Actual spend will be managed within the approved professional fee allocations and allocated budgets for confirmed projects and programmes of work and reported as part of the County Council's normal budget and financial management procedures.

## **Performance**

18. The SCF Consult Framework includes a number of performance indicators and captures feedback from all clients. The Consultants are expected to maintain minimum standards of performance across a range of KPIs and the framework includes provisions for addressing poor performance.
19. Under its own call off contracts, HCC Property Services will work collaboratively with Mace to capture feedback and review performance. Monthly liaison meetings will include a regular 2-way review of performance, drawing on data from defined KPIs and more informal feedback across the breadth of the relationship and scope of service. Extension of the arrangement beyond the initial 4 year term will be subject to satisfactory performance by Mace, informed by this ongoing performance review process.

## **Consultation and Equalities**



20. All consultants who bid for and have been appointed to the SCF Consult framework are required to hold an equality policy that meets the requirements of the Equality Act 2010. This is reinforced by the inclusion of the HCC standard clause on compliance with all equalities legislation into the HCC call-off contract terms and conditions. HCC Property Services will work collaboratively with Mace to ensure that these requirements are met in relation to all personnel involved in the delivery of services.
21. The specification for services under the framework identifies the role of the consultant in supporting the equality and diversity objectives of the client when providing personnel and delivering services under the framework and associated call-off contracts. HCC Property Services will continue to work closely with Mace under the new arrangement to ensure that equality outcomes are understood and met for all projects delivered on behalf of the County Council and our external client partners.
22. Taking account of the provisions in the call-off contract, the Equality Impact Assessment for this strategic partner arrangement has been identified as neutral across all protected characteristics. However, it is envisaged that positive outcomes will be achieved through the delivery of programmes and projects of work using this arrangement.

### **Climate Change Impact Assessment**

23. The County Council's tools to assess climate change adaptation and mitigation were found not to be applicable to this decision on the grounds that it relates to the approval of spend for professional services rather than to a specific project or programme of work.
24. The HCC call off contract includes a sustainability clause that addresses the requirement for the consultant to provide and deliver products and services that are environmentally friendly, re-usable and recyclable.
25. Mace is already working with HCC Property Services in support of the climate change strategy the County Council's built estate and we will continue to draw on this knowledge and expertise.

### **Conclusions**

26. The SCF Consult Framework provides a compliant and efficient route to procure private sector partner resources and professional services to supplement HCC Property Services in-house resource and expertise.
27. The arrangement ensures ongoing flexibility to respond to variations in workload and evolving programmes of work while continuing to build on the

collaborative relationship that has been established between HCC Property Services and Mace over many years.

## REQUIRED CORPORATE AND 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.)

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 Taking account of the provisions in the HCC call-off contract from the SCF Consult Framework, the Equality Impact Assessment for this strategic partner arrangement has been identified as neutral across all protected characteristics. However, it is envisaged that positive outcomes will be achieved through the delivery of programmes and projects of work using this arrangement.

## **CLIMATE CHANGE IMPACT ASSESSMENTS**

Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.

The County Council's tools to assess climate change adaptation and mitigation were found not to be applicable to this decision on the grounds that it relates to the approval of spend for professional services rather than to a specific project or programme of work.

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# HCC Property Services – Design and Delivery of Building Projects

Bob Wallbridge  
October 2021



# Today's briefing

- Introduction to us
- Our Clients & Our Projects
- Procurement & Innovation
- Climate Change

# Strategic Management Team

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Steve Clow  
Assistant Director



Bob Wallbridge  
Strategic Manager  
Development & Delivery



Rebecca Thompson  
Strategic Manager  
Operations

# HCC Property Services

- multi-disciplinary property practice
- creating social value
- building strong communities
- about place making in Hampshire
- a sense of identity and belonging
- people and community focussed
- delivering quality public services

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We are part of ....



# Our Clients & Our Projects

- HCC Capital Programme
- Schools SLA & SCA – Hampshire & IoW
- Shared Services – OPCC & HloWFRS
- Other External Clients

# HCC Capital Programme

- Development & infrastructure, e.g. Woodhouse Lane & Deer Park School
- Childrens Services – new schools and extensions (70 projects)
- Adults Services – Bed based provision, H&S and compliance
- CCBS – culture, heritage & countryside

In total currently 375 capital projects, 150 over £250k, £100m per annum and working on more than £300m at any one time



# Relationship with HCC Members & portfolios

Cllr Forster – Executive Member for Commercial Services, Estates & Property

Cllr Mans  
Executive Member  
for Policy &  
Resources

Strategic land &  
major development

Cllr Humby  
Executive Member  
for Economy,  
Transport &  
Environment

ETE / infrastructure  
portfolio

Cllr Chadd  
Executive Member  
for Childrens  
Services

Children's Services  
& Schools portfolio

Cllr Fairhurst  
Executive Member  
for Adults Services  
& Public Health

Adult Health & Care  
portfolio

Cllr Heron  
Executive Member  
for Recreation,  
Heritage & Rural  
Affairs

CCBS & rural  
portfolio

Cllr Warwick – Executive Member for Climate Change & Sustainability

Local Members – projects, programmes, assets and land



Hampshire – distinctive character & place - National Parks & Coastline





The Lookout, Lepe Civic Trust Award, RIBA Award & National Park Design Award

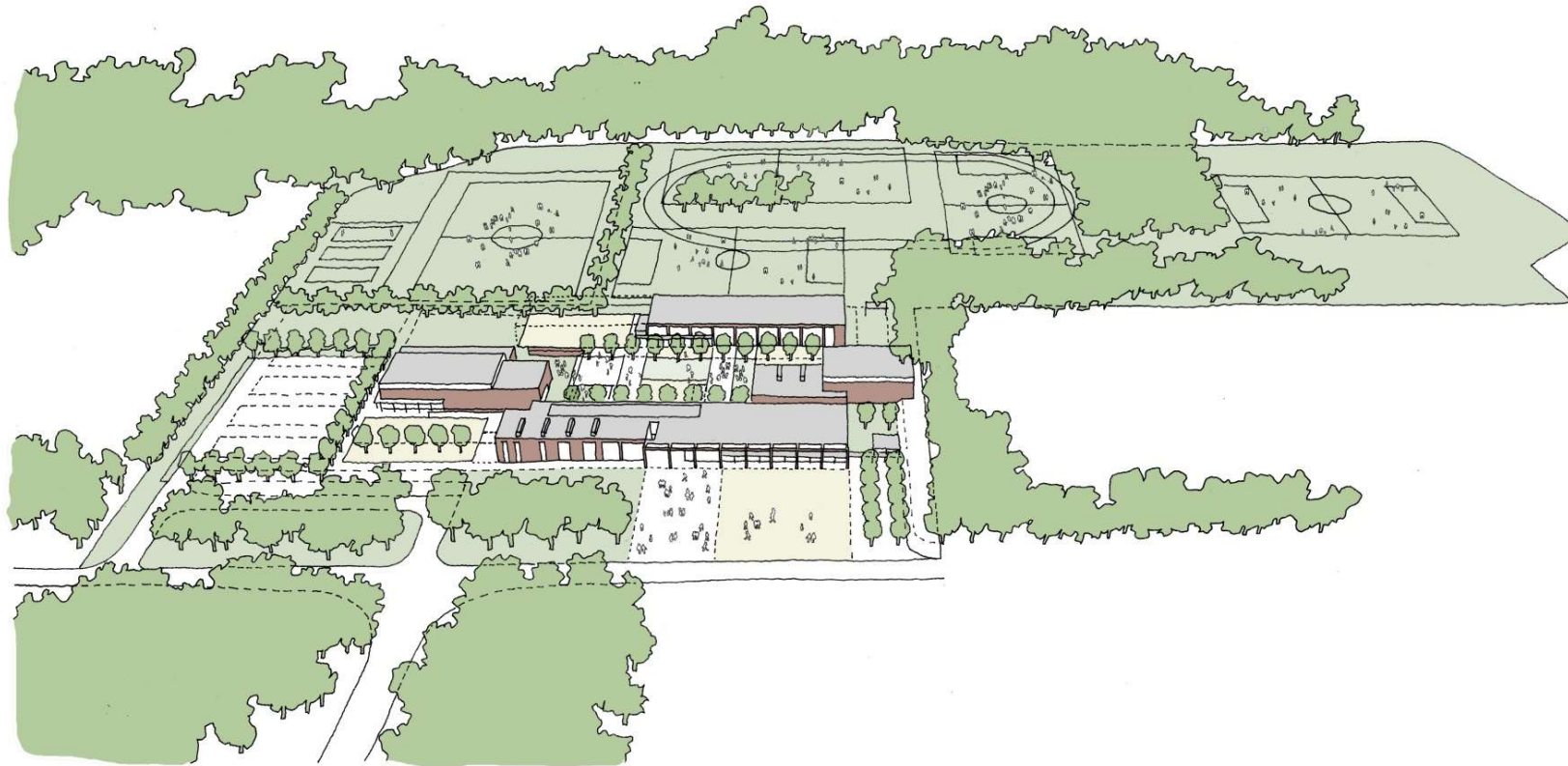
# Working with LPA's, Land Owners and Developers

School	Developer	LEA/Trust	Year
Elvetham Heath Primary, Fleet	Persimmon	Hampshire County Council	2004
Everest Community College, Basingstoke	Hampshire County Council	Everest Community Academy	2007
Wellstead Primary, Hedge End	Bovis, Taylor Wimpey	Hampshire County Council	2008
Endeavour Primary, Andover	Taylor Wimpey	Hampshire County Council	2011
Pilgrims Cross Primary, Andover	Persimmon	C of E Diocese of Winchester	2013
Tweseldown Primary, Church Crookham	Taylor Wimpey	Hampshire County Council	2014
Berewood Primary, West of Waterloo	Grainger	University of Chichester	2014
Castle Hill Primary, Basingstoke	Taylor Wimpey	Hampshire County Council	2015
Endeavour Primary – Kirk Campus, Andover	Taylor Wimpey	Hampshire County Council	2018
The Cambridge Primary, Aldershot	Grainger	EEE	2018
Oakmoor Secondary School	Whitehill Bordon Regeneration Company	University of Chichester	2019
Boorley Park Primary, Hedge End	Bovis, Linden, Bloor	Wildern Academy Trust	2019
● Barton Farm Primary, Winchester	Cala	University of Winchester	2020
● Stoneham Park Primary	Highwood Group	University of Winchester	2020
● Cornerstone Primary, North Whiteley	Taylor Wimpey, Crest Nicholson, Bovis, JGP Lakedale	C of E Diocese of Portsmouth	2021
● Deer Park Secondary, Hedge End	Hampshire County Council	Wildern Academy Trust	2021
● Manydown Primaries and Secondary, Basingstoke	Urban & Civic	tba	2023
Welbourne, Horton Heath, Hartland Park, Hounsome Fields, Berewood, AUE Aldershot, North Whiteley, Whitenap, Waterside	Current dialogue with LEA's & landowners	Various	









Oakmoor Secondary School, Whitehill & Bordon





Oakmoor Secondary School, Whitehill & Bordon





Castle Hill Primary, Basingstoke









# School Projects completed Sept 2021

6 major school projects successfully completed and opened this year, providing 2135 school places and improvements of existing provision,

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- Deer Park Secondary School (all new secondary school) at Botley
- Cornerstone CoE Primary School (new school) at North Whiteley
- Calthorpe Park Secondary School (two form entry expansion) at Fleet
- St Francis Special School (improvements) at Fareham
- Shepherds Down School (expansion) in Winchester
- Austen Academy (a new school for specialist social, emotional and mental health provision)



Deer Park Secondary, Botley



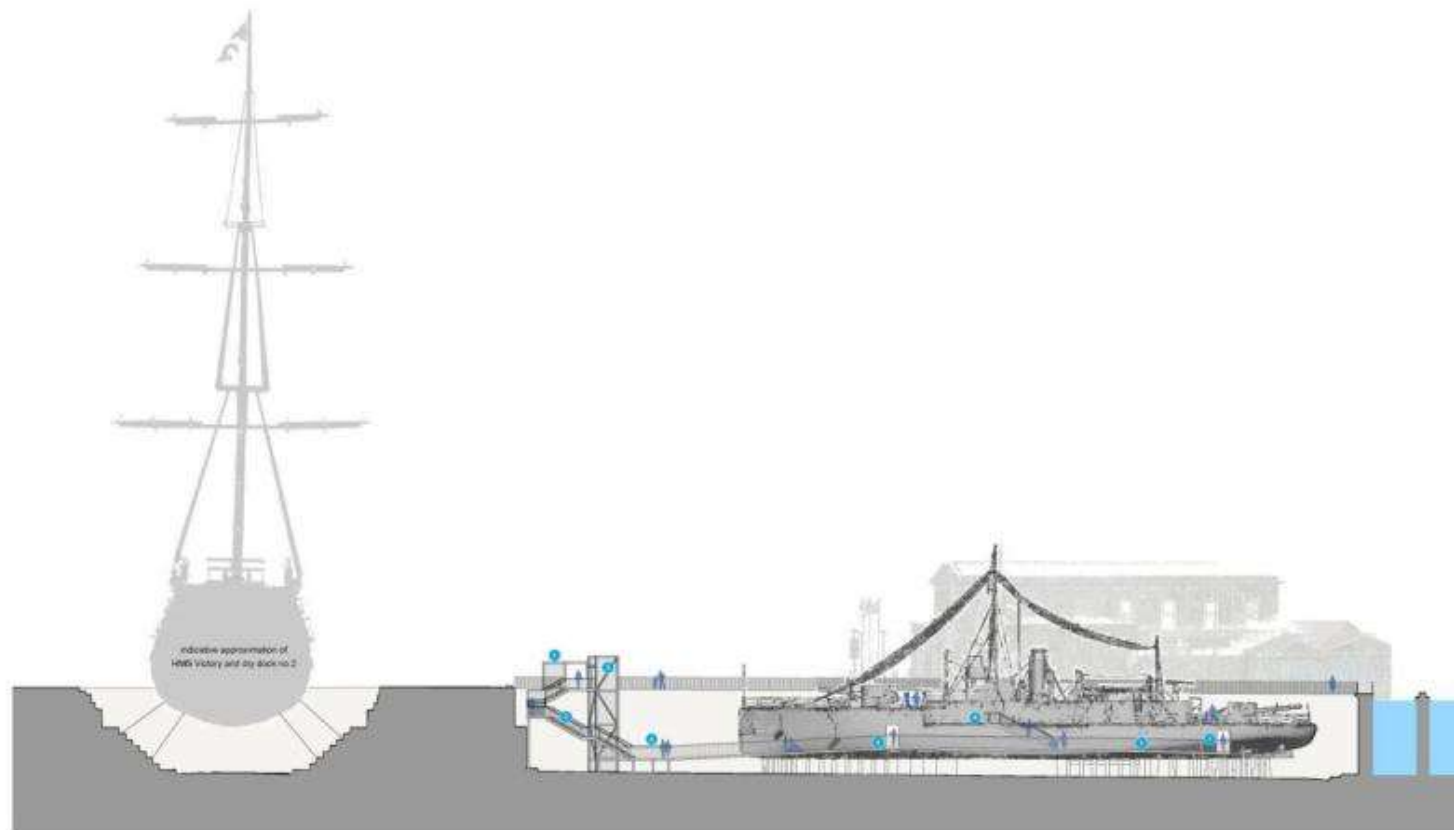
Austen Academy, Basingstoke



Cornerstone C of E Primary, North Whiteley







- Key
- 1 Dockside entrance ticket collector and shelter
  - 2 Lift
  - 3 Primary staircase
  - 4 Main lower platform (approx 30m<sup>2</sup> gathering area)
  - 5 Elevated walkway
  - 6 Entrance to exhibition / lower deck
  - 7 Exit from exhibition / lower deck
  - 8 Main dock entrance and exit

**National Museum of the Royal Navy**  
**HMS M33 Project**  
 Large Scale Indicative Section  
 1:250 @A3  
 Drawings: 1-8







Jermyn's House, Hilliers

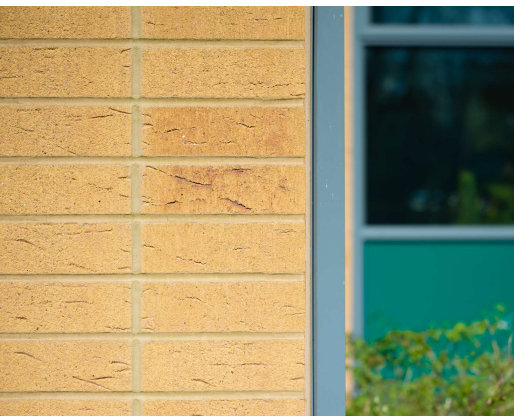




# Schools SLA & SCA – Hampshire & IoW

- Annual SCA grant funded condition maintenance programme >£20m
- Energy saving and decarbonisation programmes - £30m
- SLA arrangement for core compliance and maintenance services
- Management surveyor support and liaison
- Estates management support and oversight
- Caretaking support service
- Suite of procurement arrangements for works, services and utilities

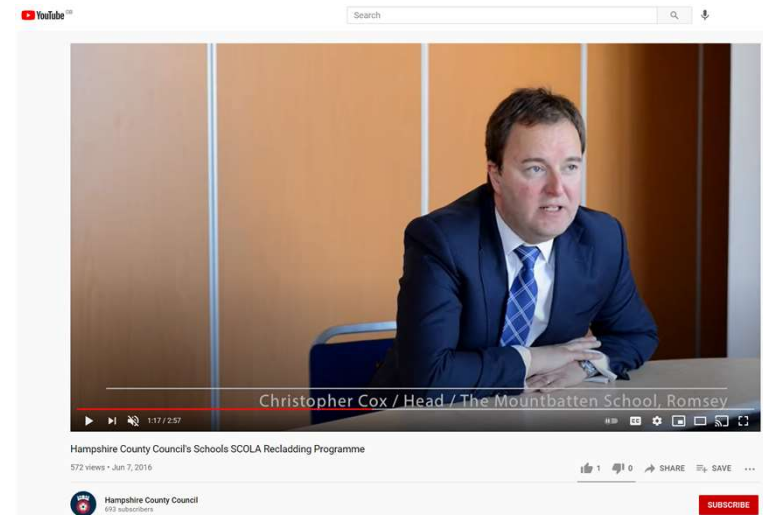




## Quilley School, Eastleigh

*“The whole block has been completely transformed...Staff and students can now work in a modern, safe, energy and maintenance efficient building. The whole process was worth the minimal disruption caused.”*

Business Manager, Quilley School



[Hampshire County Council's Schools SCOLA Recladding Programme - YouTube](#)







**Fryern Junior School Replacement 2FE Junior School, Chandlers Ford**

# Shared Services – OPCC & HIFRS

- OPCC & HIFRS – Eastleigh joint HQ
- OPCC - Netley HQ & reconfigured police stations etc
- HloWFRS – fire stations replacement programme

Service review and asset and estates strategy

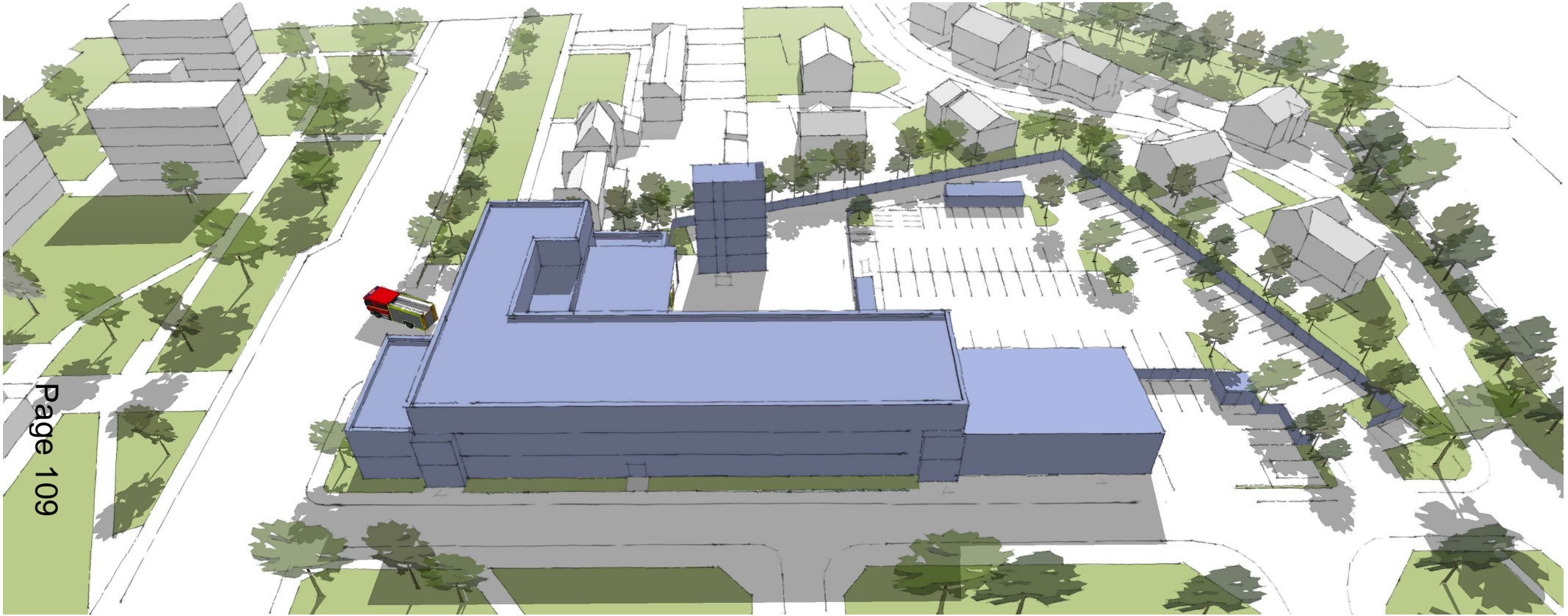
Asset management services

Compliance, maintenance/repair, FM and estates management

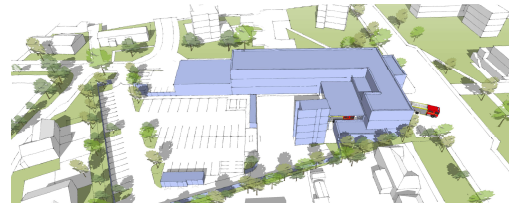
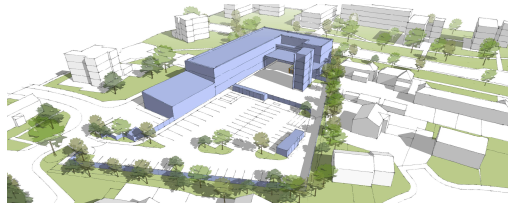
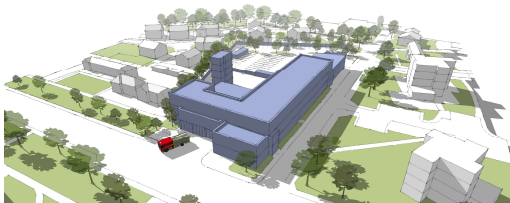




Basingstoke Fire Station



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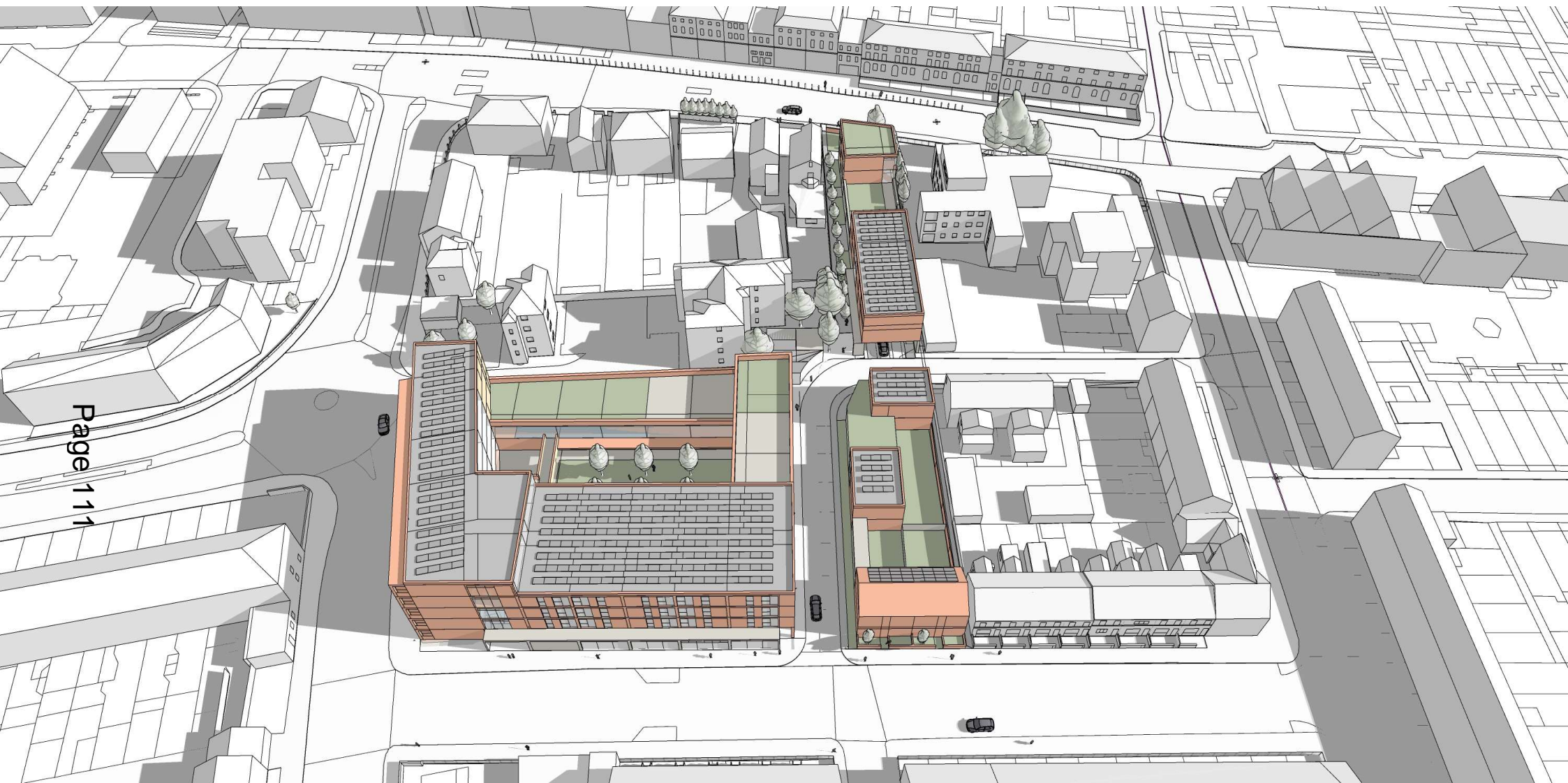


**HloWFRS Station Improvement Programme: Cosham & Redbridge Fire Stations**



# Other External Clients

- Surrey & West Sussex County Councils – schools and property
- Reading Borough Council - schools and housing
- Isle of Wight – children's services & schools
- Bournemouth, Christchurch and Poole – technical advisor role
- One Public Estate – coordinator with Districts & Boroughs
- Hampshire Cultural Trust – enabler
- Hampshire Heritage and Education Trusts



**Reading : Adults Services Day Centre & Housing - Battle Street**

# Innovative & Inspiring

working with Trusts and other Bodies

The Household Cavalry Museum Trust London,  
Museum of Army Flying, National Museum for the  
Royal Navy, Portsmouth Naval Base Property Trust,  
Powell House Preservation Trust, Blenheim Palace,  
The University of Cambridge, The Harpur Trust  
Bedford, Winchester Cathedral, The Royal  
Armouries, Whitchurch Silk Mill, The Theatre Royal  
Winchester, Beadales School Hampshire, Gilbert  
White House Museum Trust, Jane Austen House  
Museum Trust, Petersfield Museum Trust, Sir  
Harold Hillier Gardens Trust, Fareham College,  
Alton College, Southdowns College, Southampton  
City College

as well as public bodies - Buckinghamshire County  
Council, Reading Borough Council, Surrey County  
Council, West Sussex County Council, Southampton  
City Council, Isle of Wight Council



Wessex Learning Centre, Winchester Cathedral





**Paul Beaver @ Beaver Westminster** @BeaverWestminst · Jun 24

Superb is the only word for it! Congratulations to the team who put this together. Proud to be a Trustee [@armyflying](#) [@ArmyAirCorps](#) [@neilsexton659](#)



Army Flying Museum – Overcladding and graphic signage using remaining HLF funding from Phase II



# PROPOSALS

## 1. Café

- Refurbished and upgraded café, including servery equipment
- New decorations
- New feature lighting
- New loose fixtures, fittings and equipment (FFE)
- New audio-visual / digital art installation

## 2. Children's Library

- New decorations and loose furniture
- Installation of Play Gallery equipment

## 3. City Space

- Relocation of City Space gallery to mezzanine
- Creation of library and quiet study space,
- New decorations
- New loose furniture

## 4. Creation of "Heart Space"

- New Welcome Desk
- New Retail Units

## 5. Railway Room

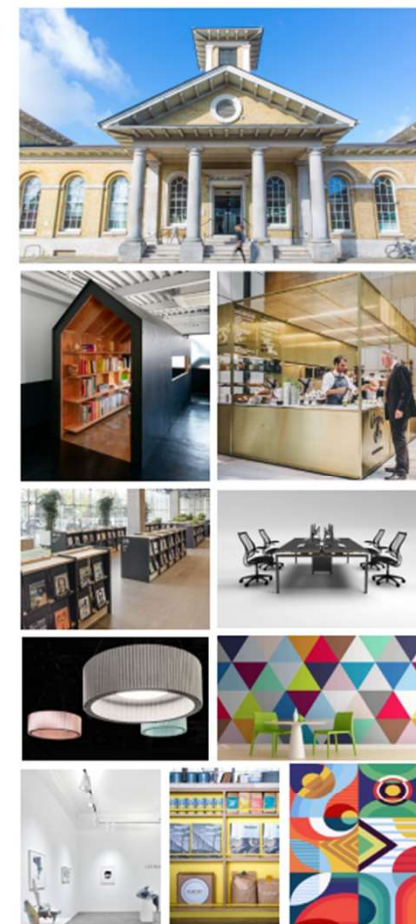
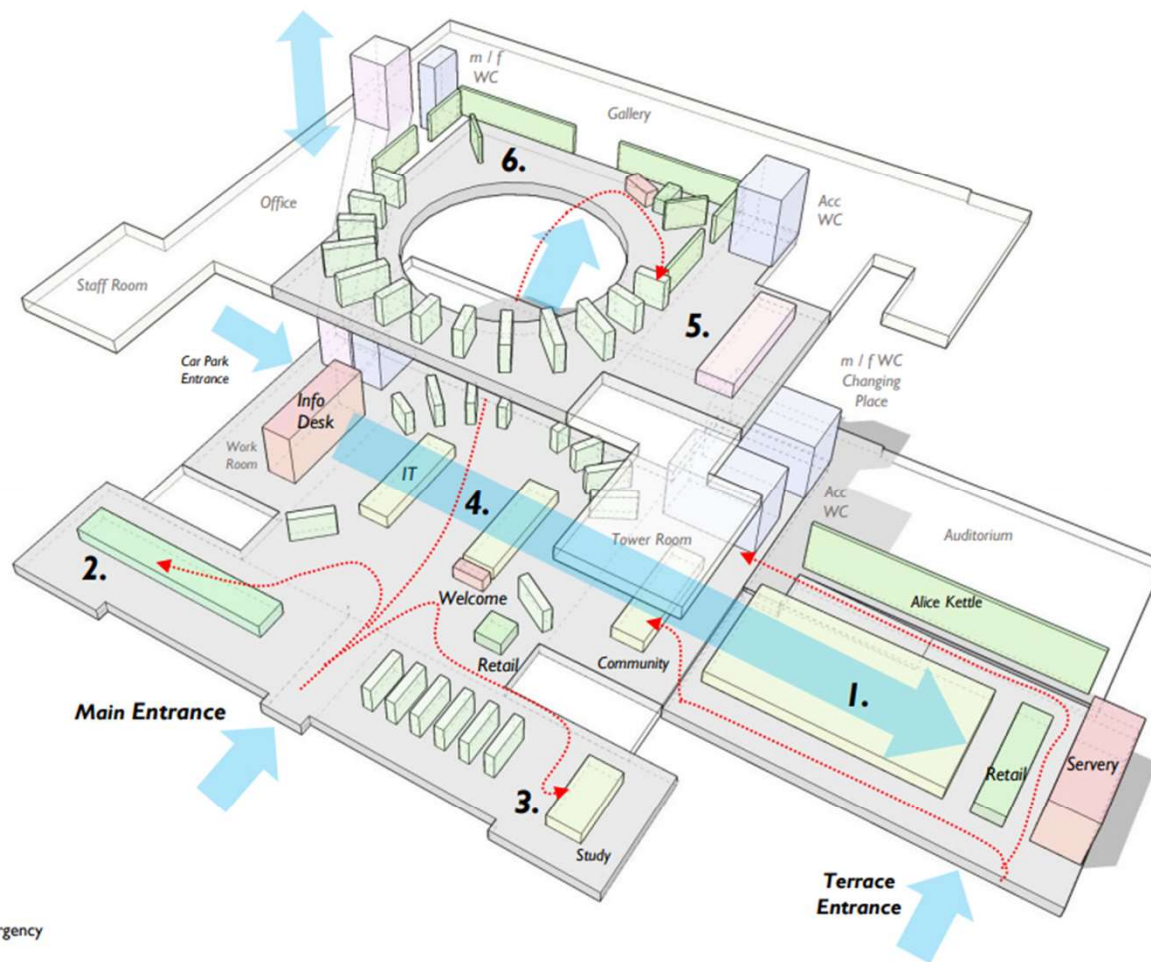
- Creation of Digital Lab
- New loose furniture and rebranding of space

## 6. Mezzanine

- Creation of Art Gallery

## Other internal

- WC refurbishment (public and staff)
- Works to upgrade the lift to evacuation and installation of emergency call points in designated refuge points throughout the building
- Main staircase new floor finishes
- Signage, branding, wayfinding and graphics



# Construction Procurement & Innovation

- 20 years of partnering – contractors & consultants
- Southern Construction Frameworks
- DfE National Benchmarking data
- Local delivery model for new schools with central government
- SEND Academies and free Schools
- LEPs & colleges, Cemast & Future Skills Centre
- BIM 3-D modelling and asset data
- Climate change and carbon calculator

# Climate Change

- Meeting targets for 2050, stepped approach over three decades
- Action plan for Property Services for next 12 months

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Three current initiatives *towards carbon zero*,

- decarbonisation – windows, pv's, boilers, etc
- retain & adapt – Scola recladding & remodelling
- carbon reduction – embodied carbon and energy in use & all electric new schools



# Decarbonisation Programme (schools £27m, corporate £5.5m split)

<i>workstream</i>	<i>value</i>	<i>projects</i>
Window replacement	£20.2m	77
Solar PV	£6.8m	290
Oil/gas Boilers	£2.8m	15
Heating Controls	<u>£2.8m</u>	<u>150</u>
Total	£32.6m	532



Window replacement at  
St James Primary School, Emsworth



Solar PV Array at  
Netley Abbey Junior School

# Scola Re-cladding – Options Analysis



The following table provides the core features of each option being considered.

	Façade re-clad	Insulate Roof	New Lighting	NVHR Ventilation	Brise Soliel	Triple glazing and Passivhaus U values	PV (200m <sup>2</sup> )	
Existing	✗	✗	✗	✗	✗	✗	✗	
Option 1	✓	✗	✗	✗	✗	✗	✗	
Option 2	✓	✓	✓	✗	✗	✗	✗	Current Funding
Option 2a	✓	✓	✓	✗	✓	✗	✗	
Option 2b	✓	✓	✓	✓	Solar glass	✗	✗	Proposed Scheme
Option 3	✓	✓	✓	✓	Solar glass	✓	✗	
Option 4	✓	✓	✓	✓	Solar glass	✓	✓	Zero Carbon (incl HP)





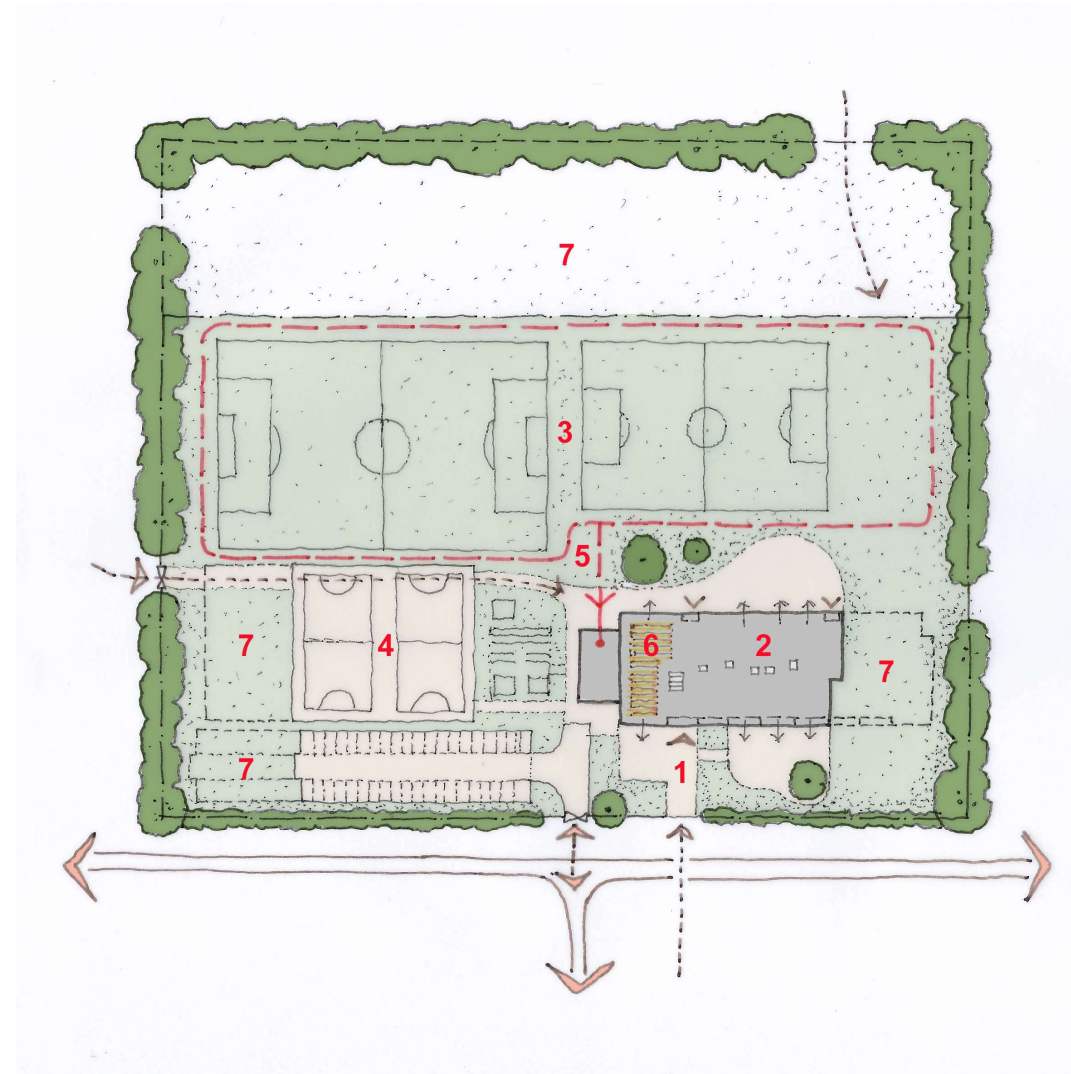
# All Electric New School

- Compact Form + 'Fabric First' envelope
- Renewable (GSHP/PV)
- Mitigate additional 'running costs'
- Reduce operational energy/carbon
- Low Carbon (2022>)
- Net Zero Carbon (by 2030)

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## Key to 2FE Primary School plan

- 1 Entrance Court
- 2 2FE School Footprint
- 3 Playing Field
- 4 MUGA
- 5 GSHP Array
- 6 PV Array (min. 17 kWp)
- 7 1FE Future Expansion





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