

EXECUTIVE DECISION DAY NOTICE

Executive Member for Commercial Strategy, Estates and
Property Decision Day

Date and Time Monday, 11th October, 2021 at 12.00 pm

Place Remote Meeting - Remote

Enquiries to members.services@hants.gov.uk

Carolyn Williamson FCPFA
Chief Executive
The Castle, Winchester SO23 8UJ

FILMING AND BROADCAST NOTIFICATION

This decision day is being held remotely and will be recorded and broadcast live via the
County Council's website.

AGENDA

DEPUTATIONS

To receive any deputations notified under Standing Order 12.

KEY DECISIONS (NON-EXEMPT/NON-CONFIDENTIAL)

1. STRATEGIC PARTNER SPEND APPROVAL (Pages 3 - 12)

To consider a report of the Director of Culture, Communities and
Business Services regarding an update on the Strategic Partner Spend
Approval.

NON KEY DECISIONS (NON-EXEMPT/NON-CONFIDENTIAL)

2. MANAGING HAMPSHIRE'S BUILT ESTATE (Pages 13 - 72)

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

**3. EII SOUTH FIRE PRECAUTION IMPROVEMENTS – POST PROJECT
COMPLETION REPORT (Pages 73 - 80)**

To consider a report of the Director of Culture, Communities and
Business Services regarding a review of the additional costs incurred in
undertaking the improvements to the fire precautions in EII South.

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.

KEY DECISIONS (EXEMPT/CONFIDENTIAL)

4. WOODCOT LODGE NURSING HOME (Pages 81 - 92)

To consider an exempt report of the Director of Culture, Communities and Business Services, which seeks approval to the acquisition of the freehold interest of Woodcot Lodge Nursing Home on the agreed terms.

5. SURPLUS LAND AT HEATH ROAD, LOCKS HEATH – NUTRIENT MITIGATION STRATEGY (Pages 93 - 104)

To consider a report of the Director of Culture, Communities and Business Services on land at Heath Road, Locks Heath – Nutrient Mitigation Strategy.

6. PROPERTY SERVICES ASSET DECISIONS (Pages 105 - 120)

To consider an exempt report from the Director of Culture, Communities and Business Services regarding 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 observe the public sessions of the decision day via the webcast.

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker	Executive Member for Commercial Strategy Estates and Property
Date:	11 October 2021
Title:	Strategic Partner Spend Approval
Report From:	Director of Culture, Communities and Business Services

Contact name: Rebecca Thompson

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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 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	
<p>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.)</p>	
<u>Document</u>	<u>Location</u>
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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HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Commercial Strategy Estates and Property
Date:	11 October 2021
Title:	Managing Hampshire's Built Estate
Report From:	Director of Culture, Communities and Business Services

Contact name: Steve Clow

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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 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
Total Funding	12,335	14,028

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

Corporate Estate – 2021/22 Budget Allocations		
Programme	Provisional allocations Mar 2021 £'000	Confirmed allocations Oct 2021 £'000
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
Total	12,335	14,028

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.

2021/22 repairs & maintenance funding for the schools' estate		
Funding source	Provisional Funding Mar 2021 £'000	Confirmed Funding Oct 2021 £'000
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
Total Funding	49,871	55,850

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.

Schools Estate – 2021/22 Budget Allocations		
Programme	Provisional allocations Mar 2021 £'000	Confirmed allocations Oct 2021 £'000
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

Schools Estate – 2021/22 Budget Allocations		
Programme	Provisional allocations Mar 2021 £'000	Confirmed allocations Oct 2021 £'000
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
Total	49,871	55,850

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 CO₂/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 CO₂/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**

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:	
Financial Update and Budget Setting and Provisional Cash Limits 2021/22	<u>Date</u> 24/11/20 03/12/20
Managing Hampshire's Built Estate Report – 17/03/21 Schools Condition Allocation Projects – 20/07/21	17/03/21 20/07/20
Direct links to specific legislation or Government Directives	
<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:

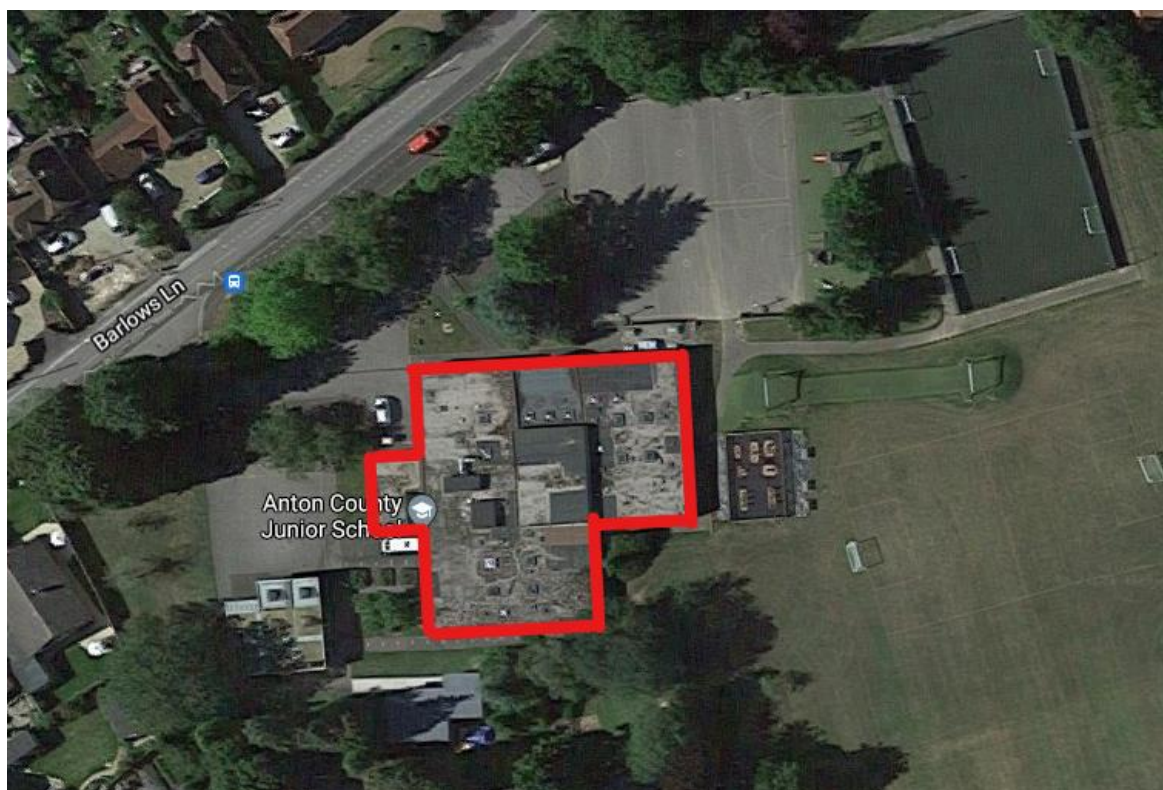
2.1 The expenditure identified in this report will ensure that the County Council's built estate continues to provide a safe, compliant and suitable environment for the delivery of public services. The programmes of work identified will have a positive impact on children of school age through improvements 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 m².



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

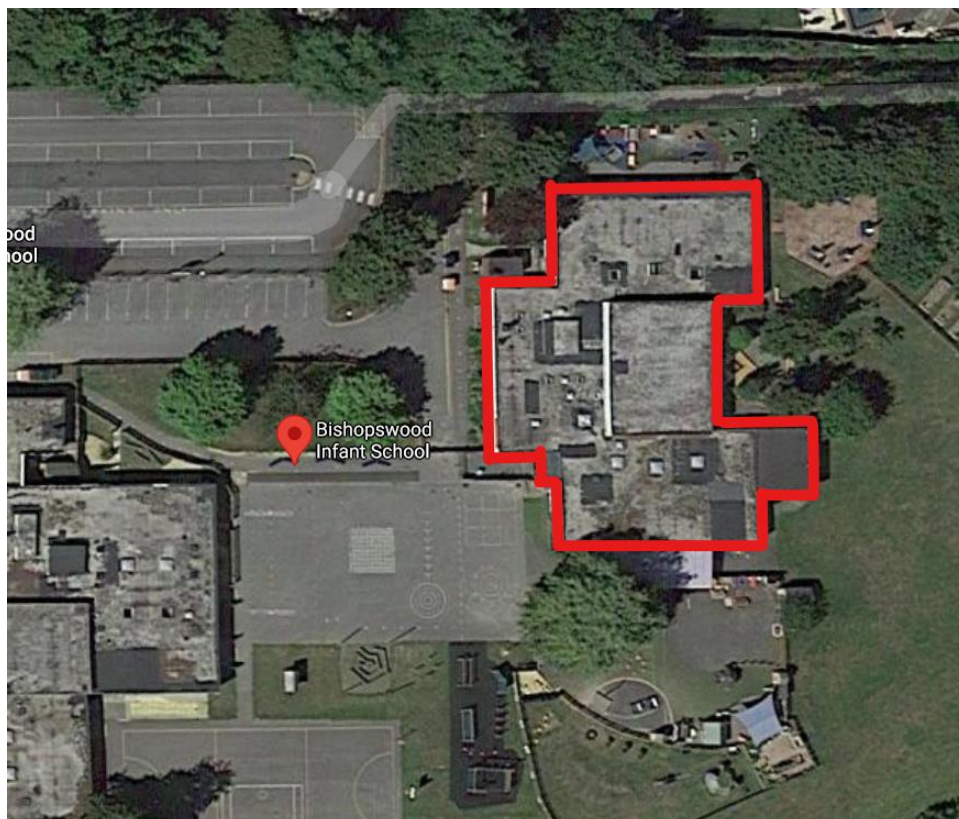
9. The anticipated costs and funding for this scheme are as follows:

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

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 m².



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

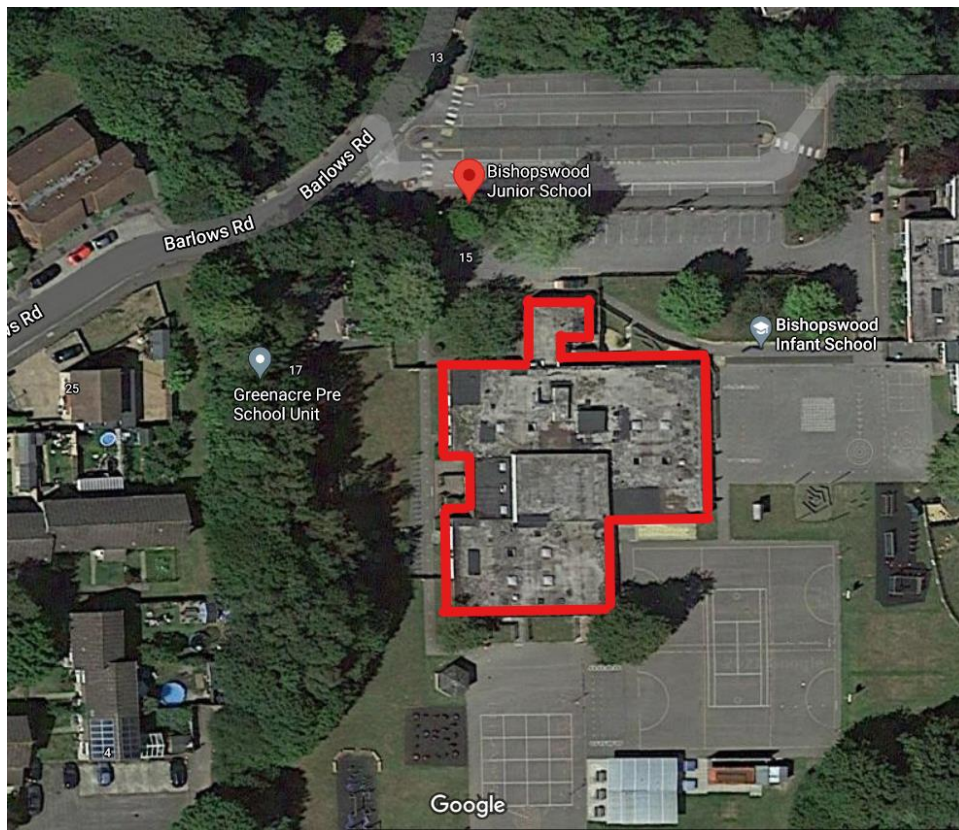
9. The anticipated costs and funding for this scheme are as follows:

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

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 m².



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

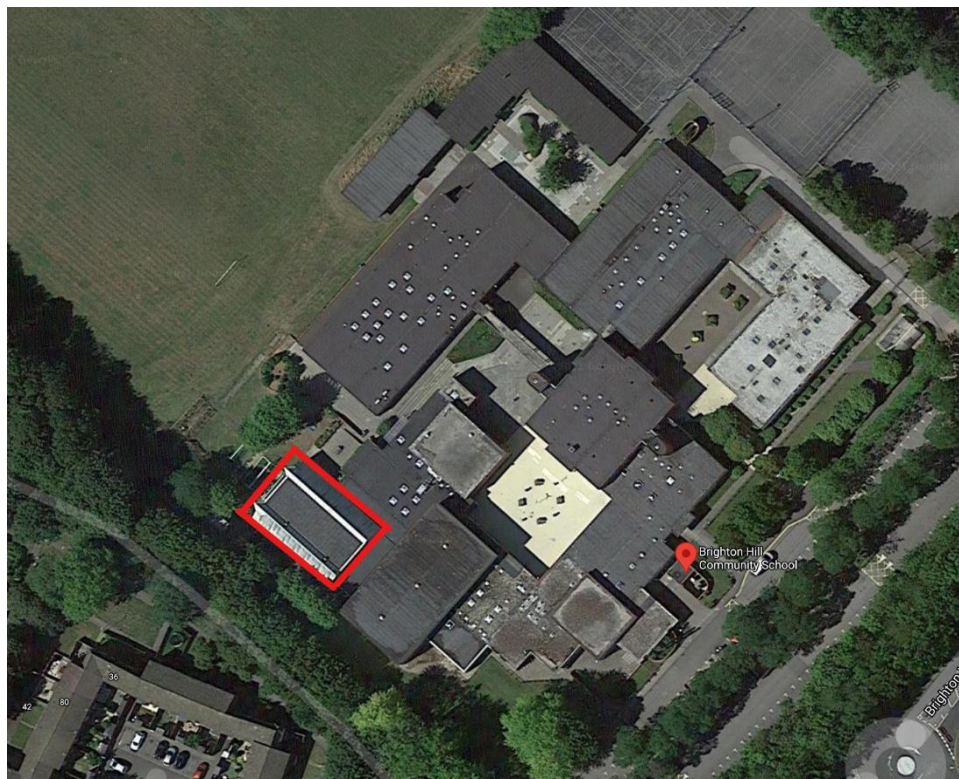
9. The anticipated costs and funding for this scheme are as follows:

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

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 m².



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	240,000	40,000	280,000
Total	240,000	40,000	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:

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

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 m².



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	385,000	65,000	450,000
Total	385,000	65,000	450,000

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 m².



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:

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

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 m².



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

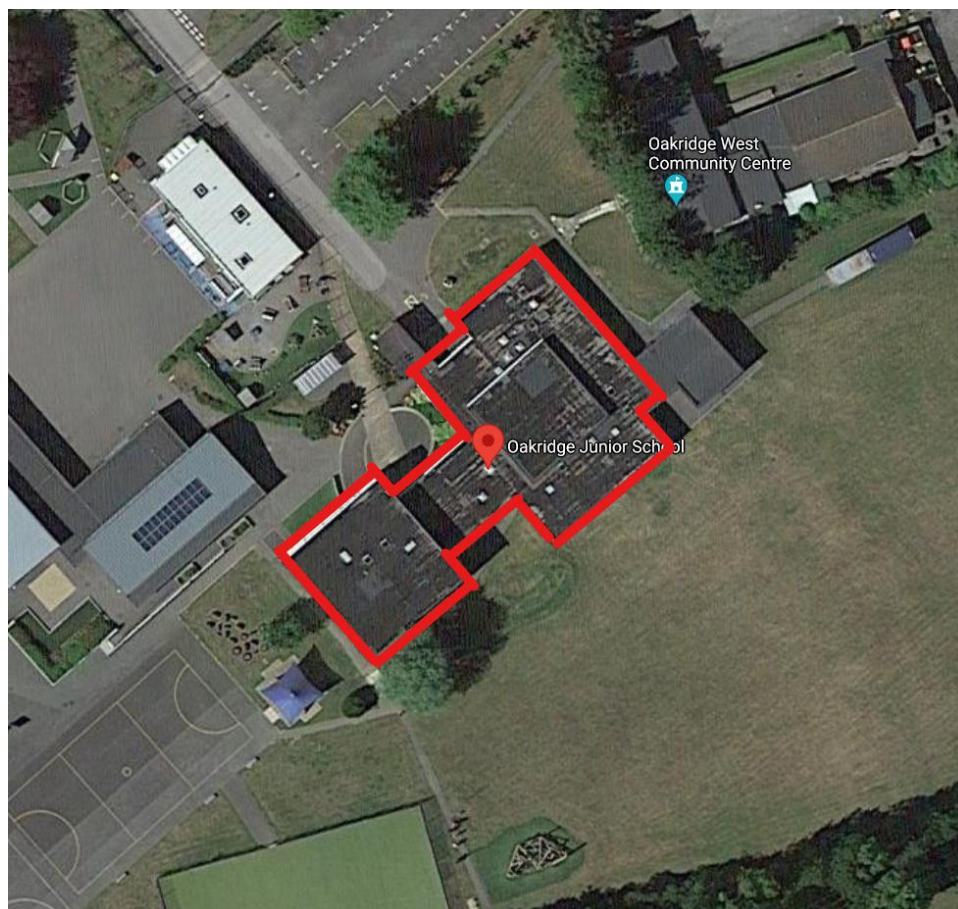
10. The anticipated costs and funding for this scheme are as follows:

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

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 m².



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

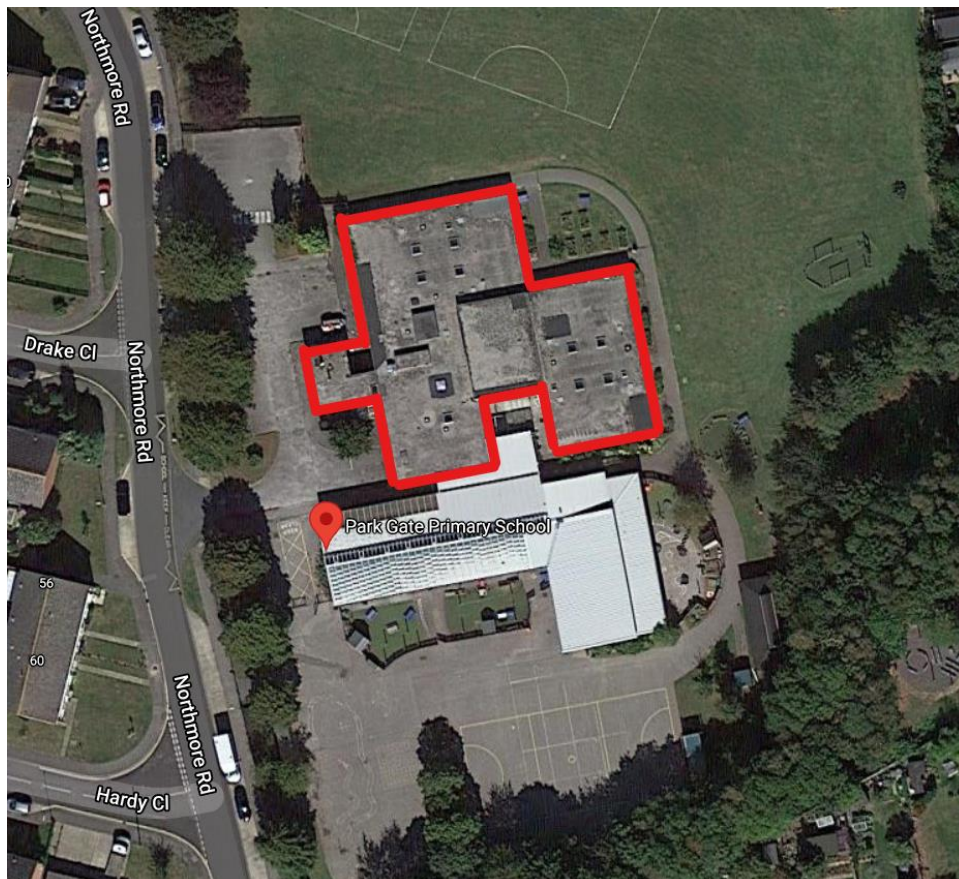
9. The anticipated costs and funding for this scheme are as follows:

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

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 m².



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

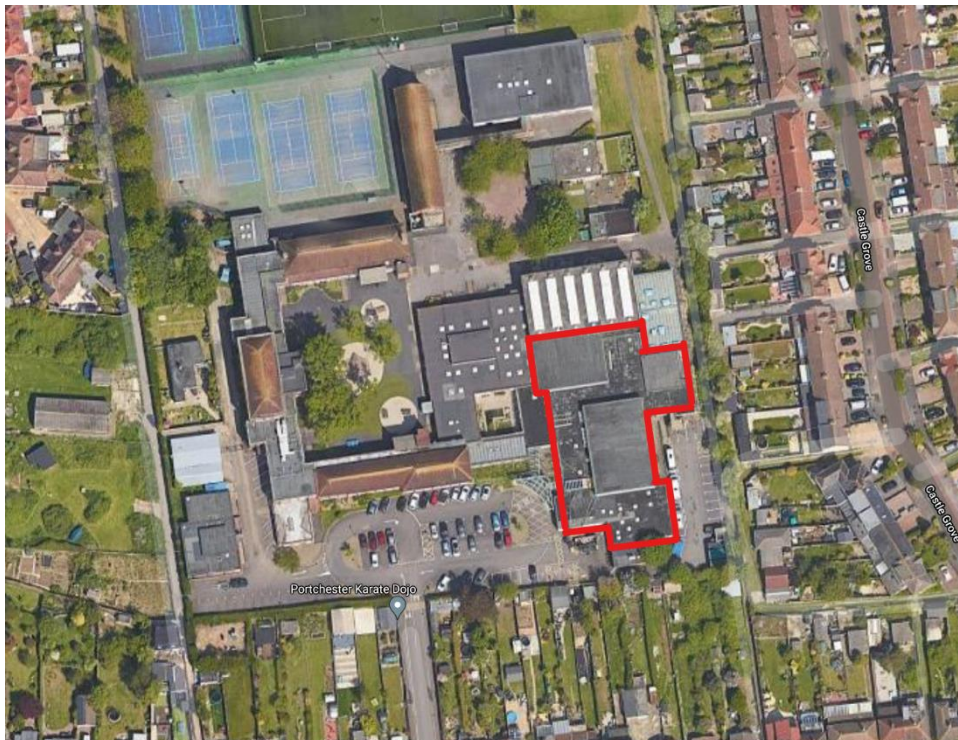
10. The anticipated costs and funding for this scheme are as follows:

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

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 m².



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

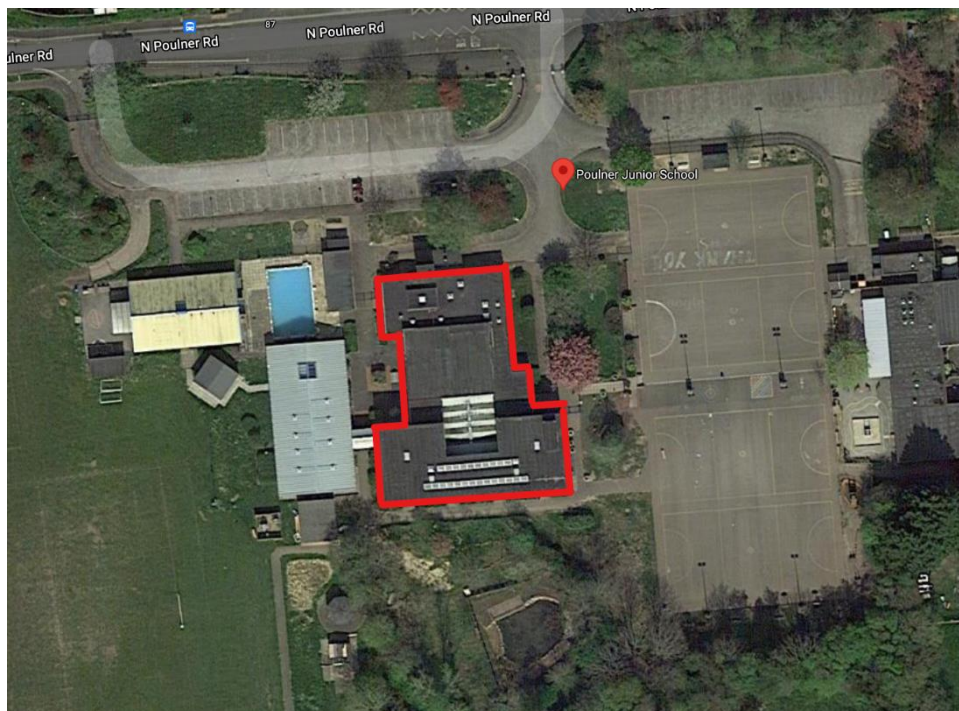
10. The anticipated costs and funding for this scheme are as follows:

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

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 m².



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	274,000	46,000	320,000
Total	274,000	46,000	320,000

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
Total	530,000	90,000	620,000

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 m².



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

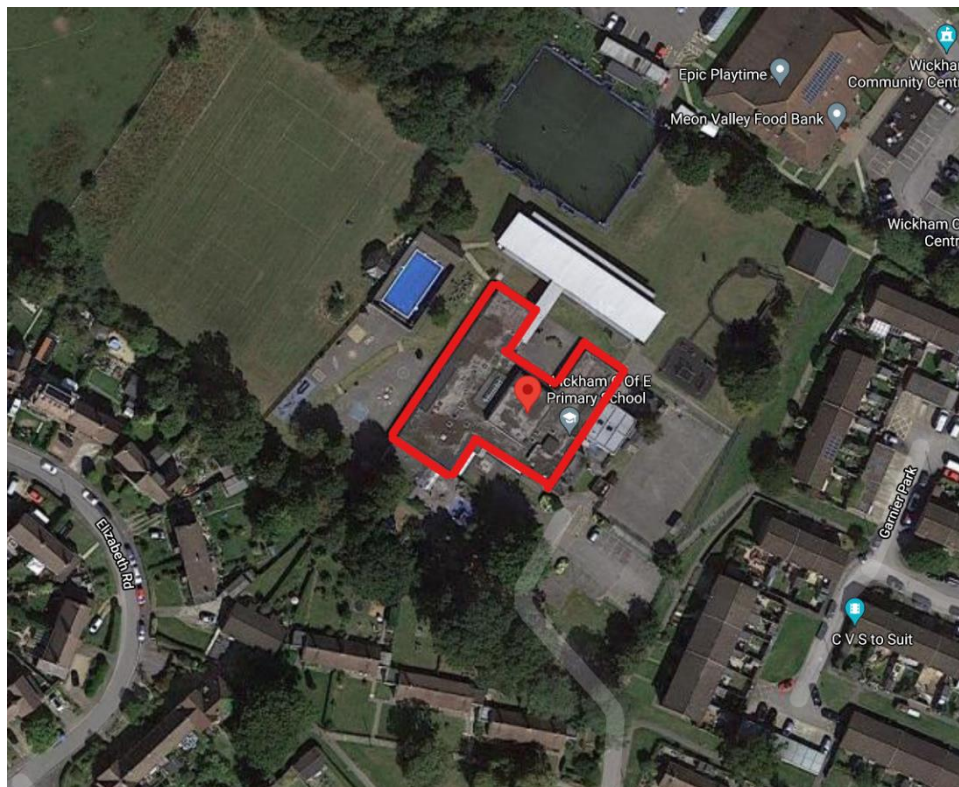
9. The anticipated costs and funding for this scheme are as follows:

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

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 m².



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

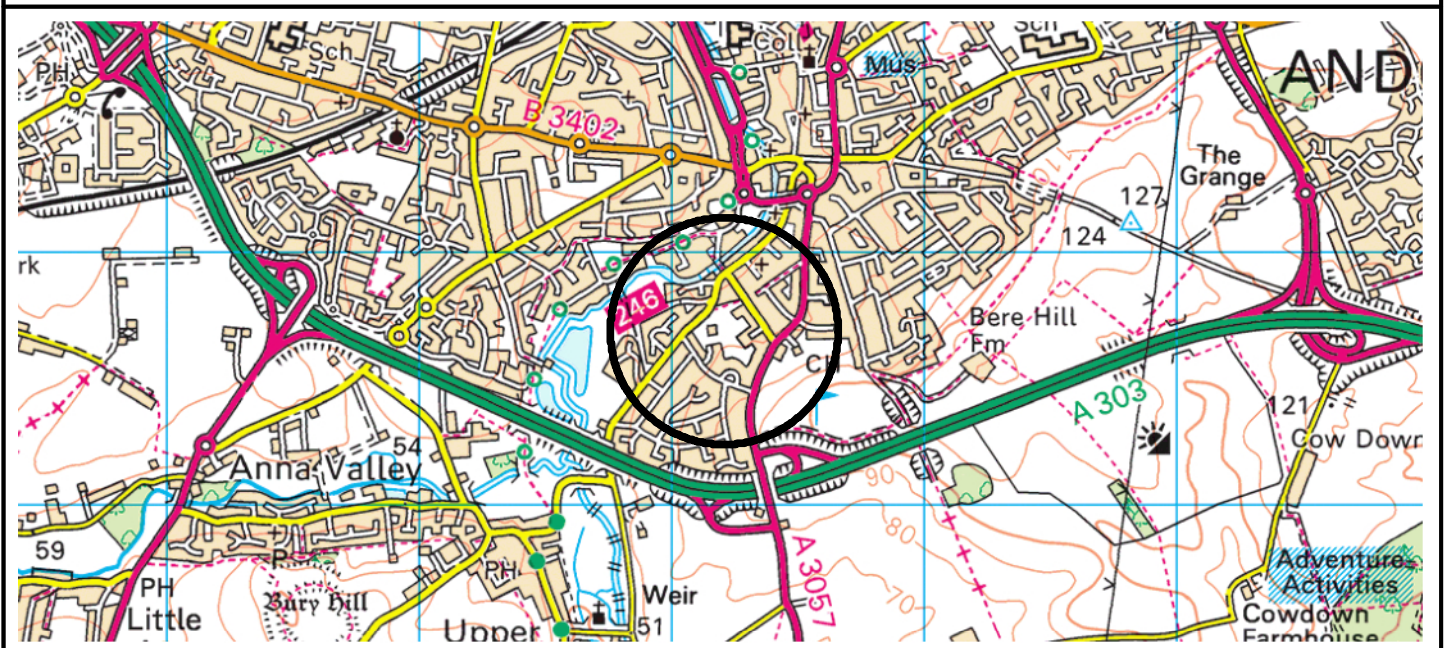
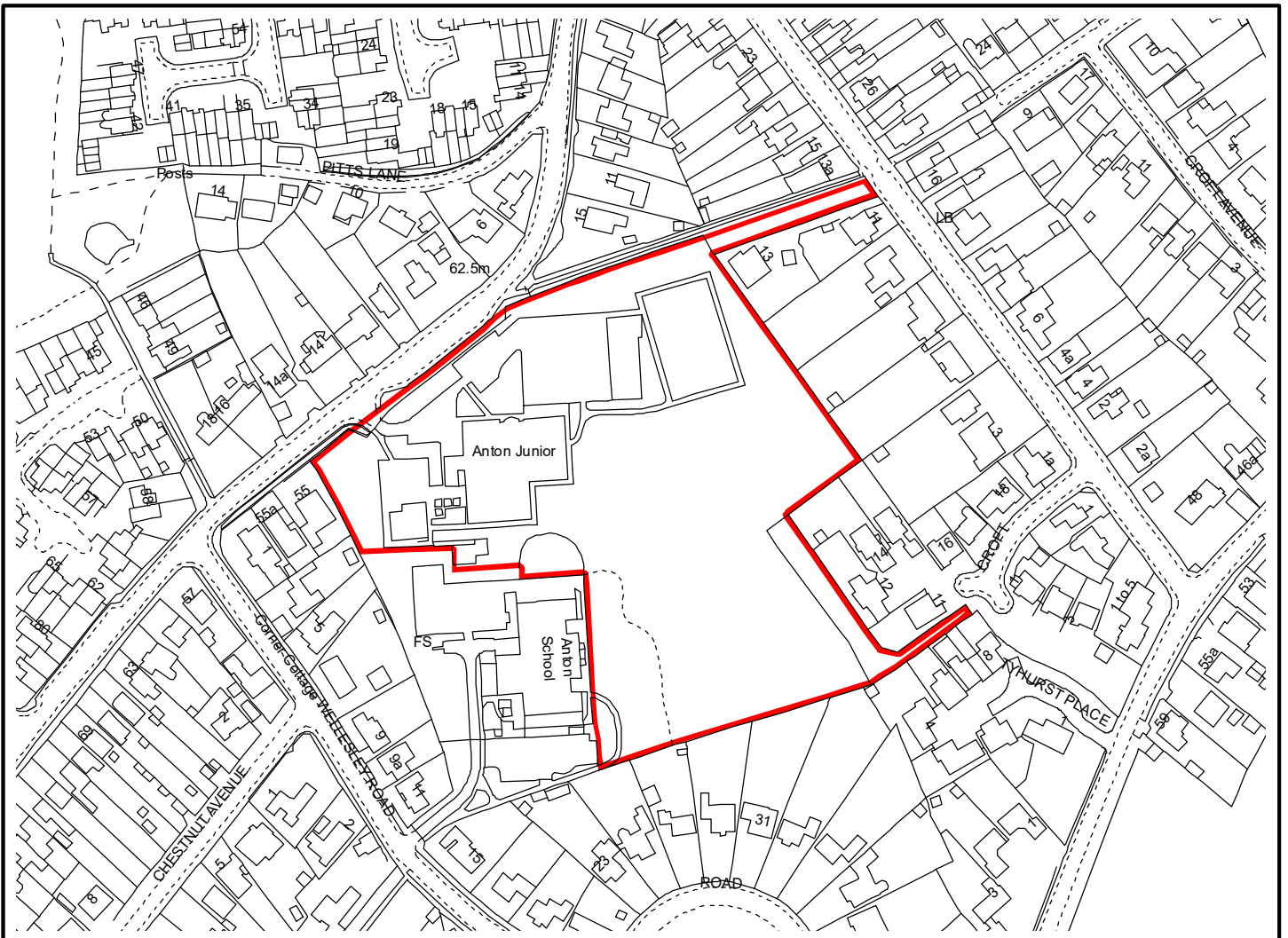
5. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate 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:

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

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**ANTON JUNIOR SCHOOL
BARLOWS LANE
ANDOVER**

PLAN NO.
A / 04 / 1296

FILE REF.
Unknown

DATE
5 September 2021

REV.

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NOT TO SCALE

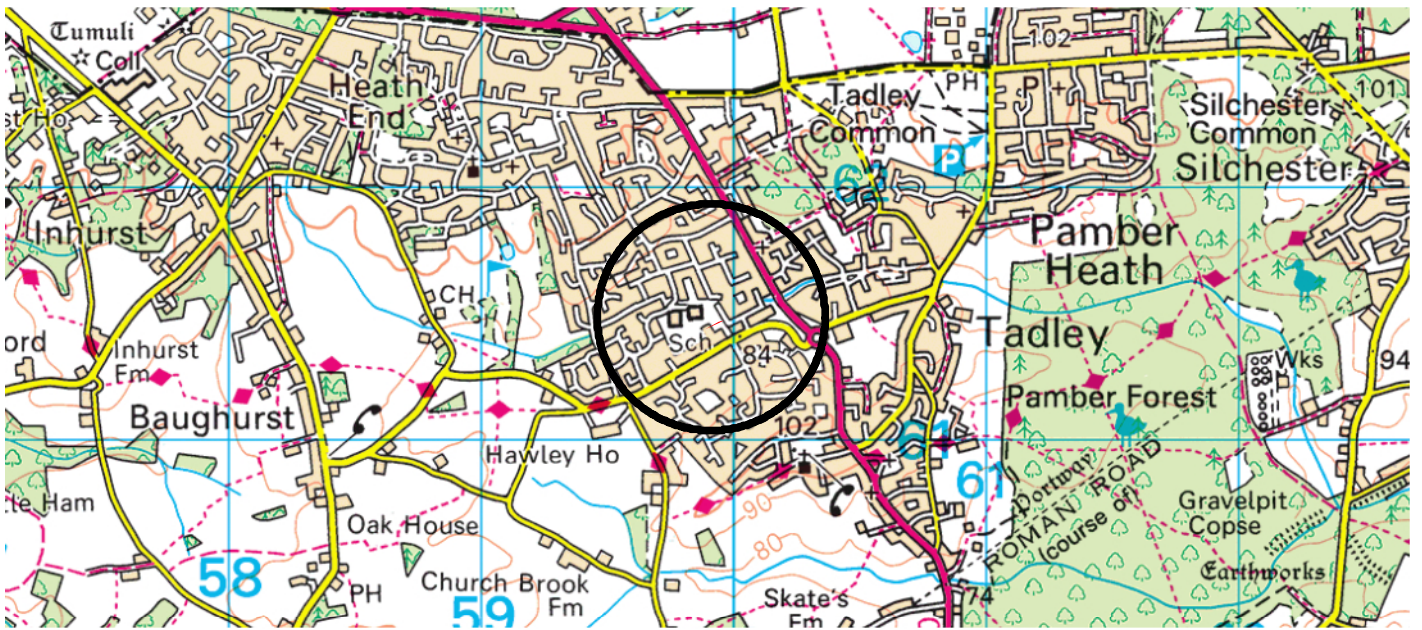
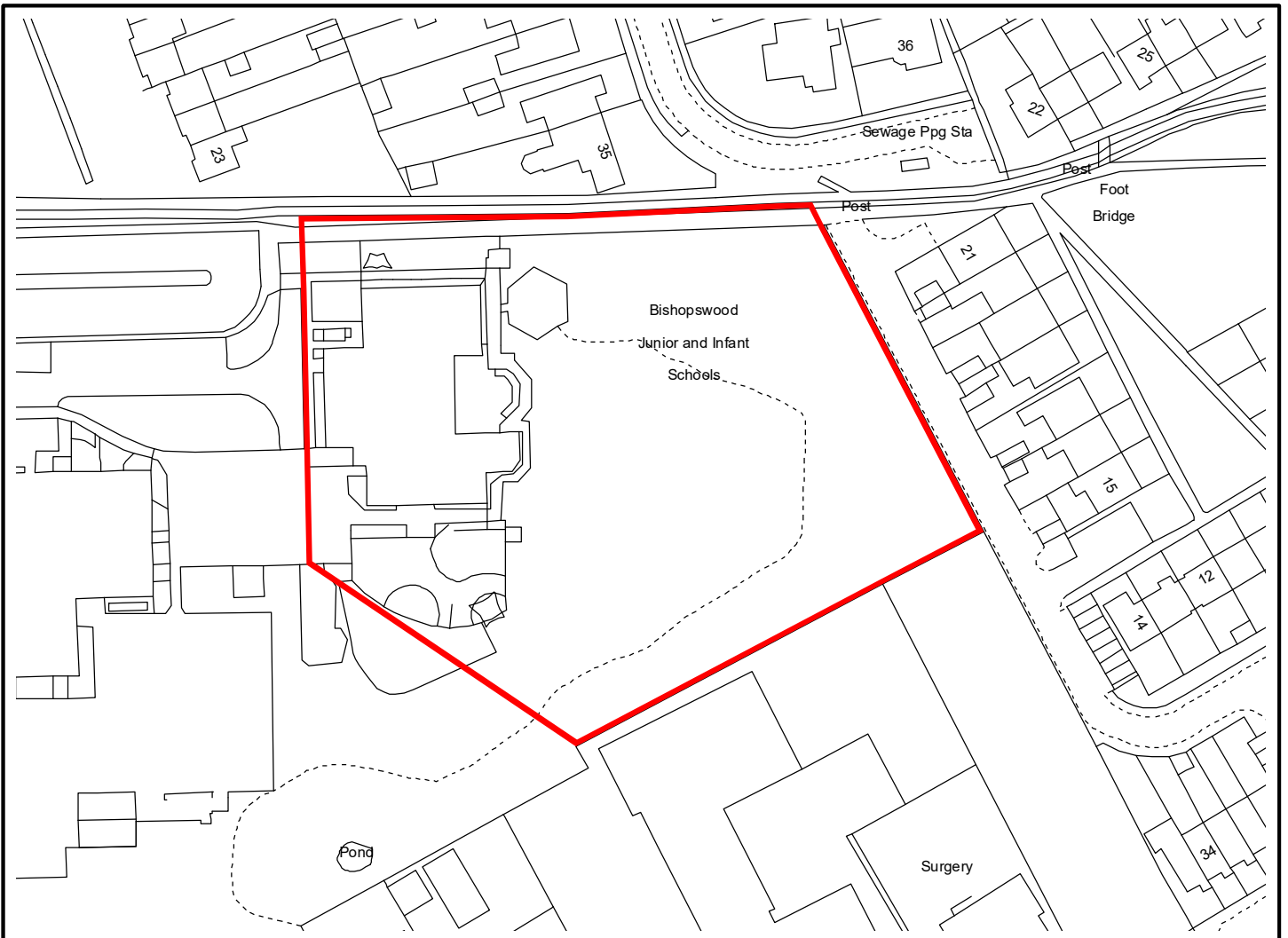
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**BISHOPSWOOD INFANT SCHOOL
BARLOWS ROAD
TADLEY
BASINGSTOKE**

PLAN NO.
A / 01 / 1848

FILE REF.
Unknown

DATE
September 2021

REV.

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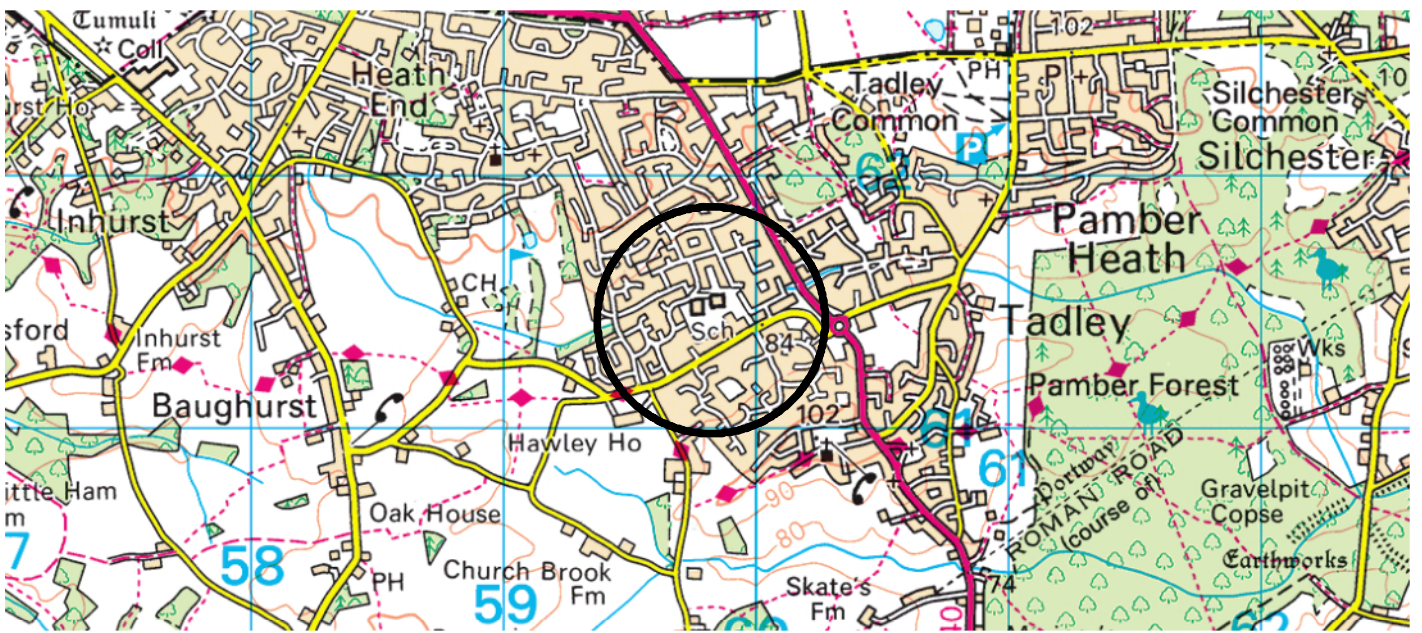
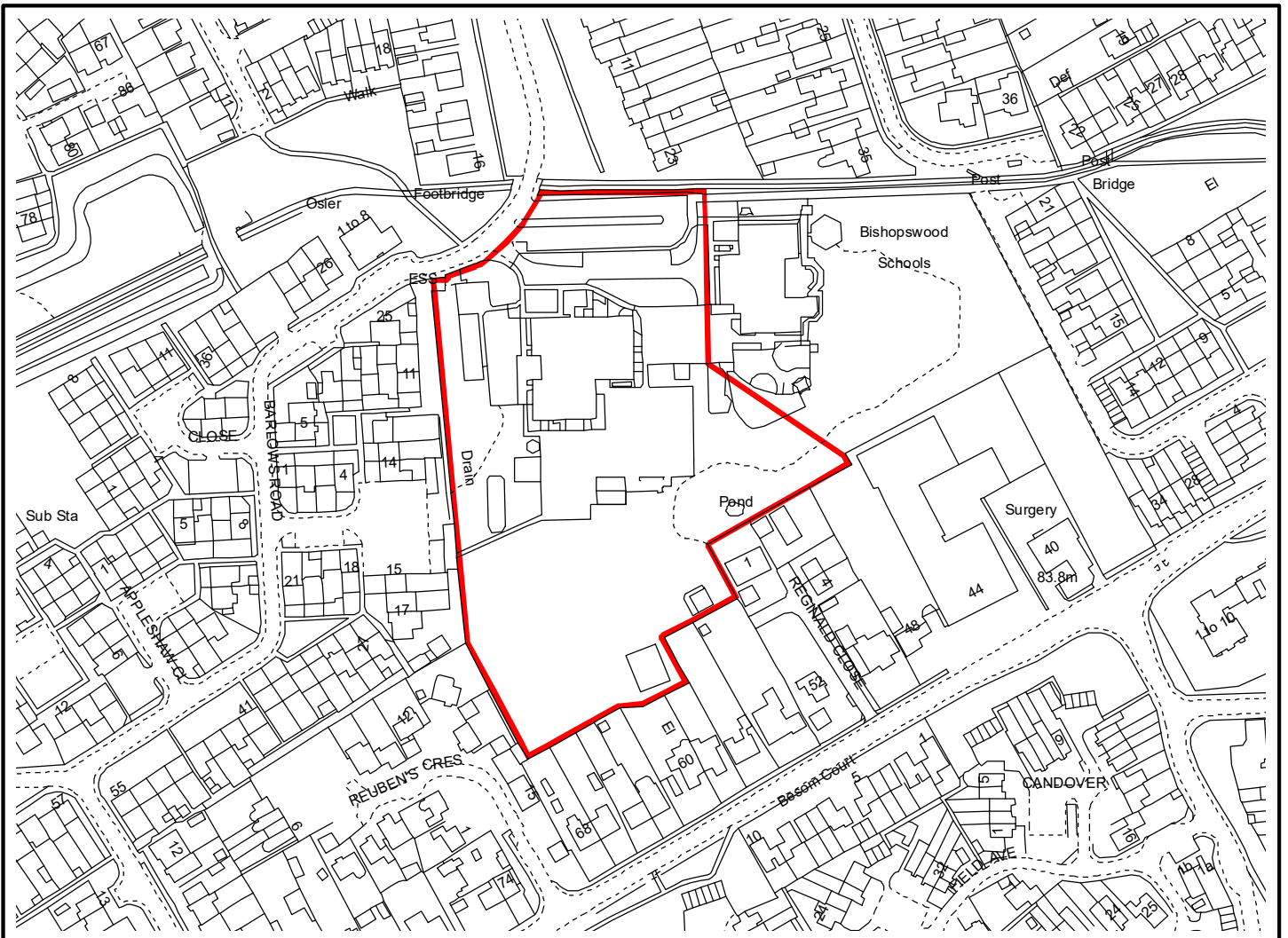
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**BISHOPSWOOD JUNIOR SCHOOL
BARLOWS ROAD
TADLEY
BASINGSTOKE**

PLAN NO.
A / 01 / 1849

FILE REF.
Unknown

DATE
5 September 2021

REV.

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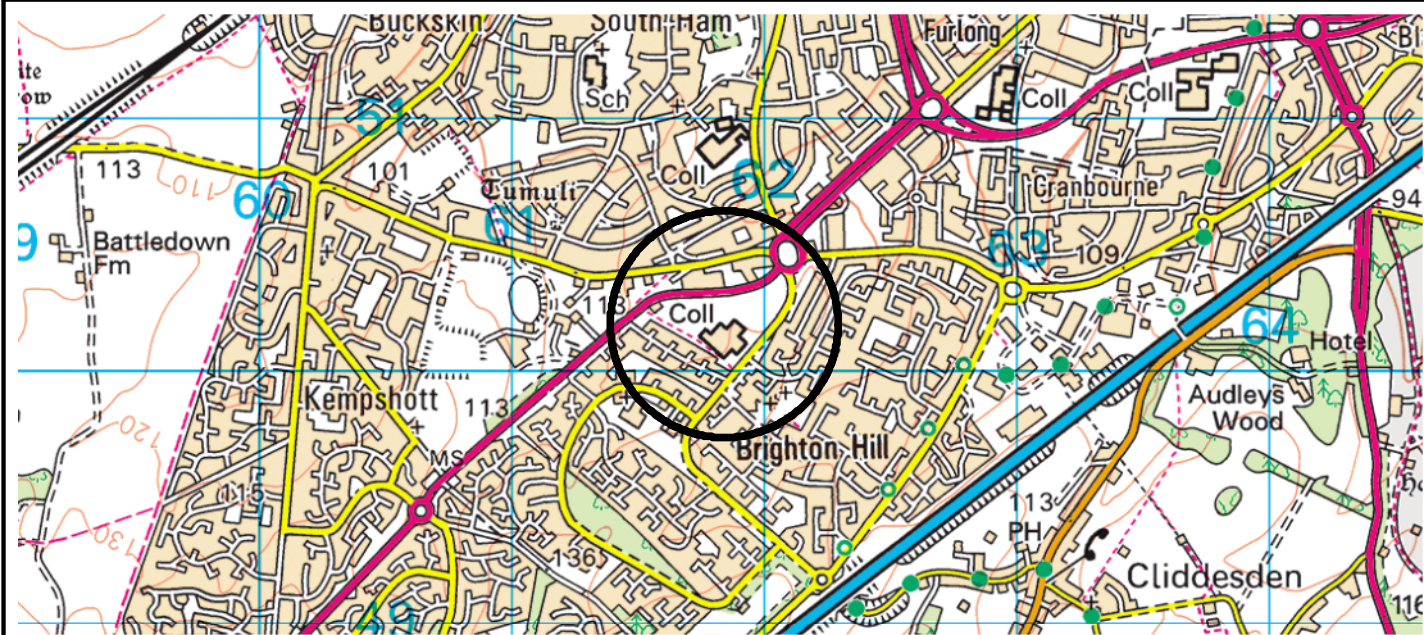
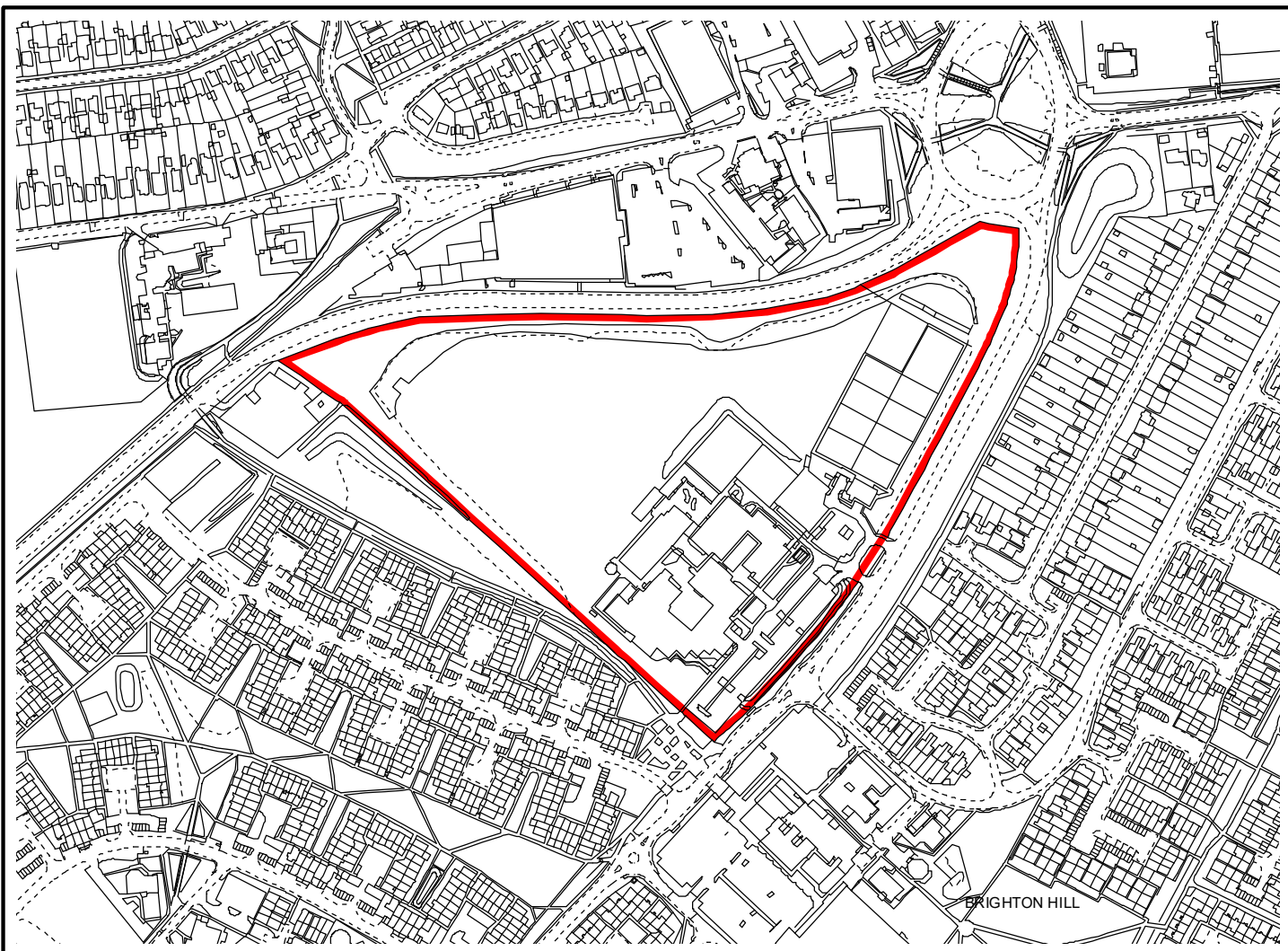
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**BRIGHTON HILL
COMMUNITY SCHOOL
BRIGHTON WAY
BASINGSTOKE**

PLAN NO.
A / 01 / 1792

FILE REF.
Unknown

DATE
September 2021

REV.

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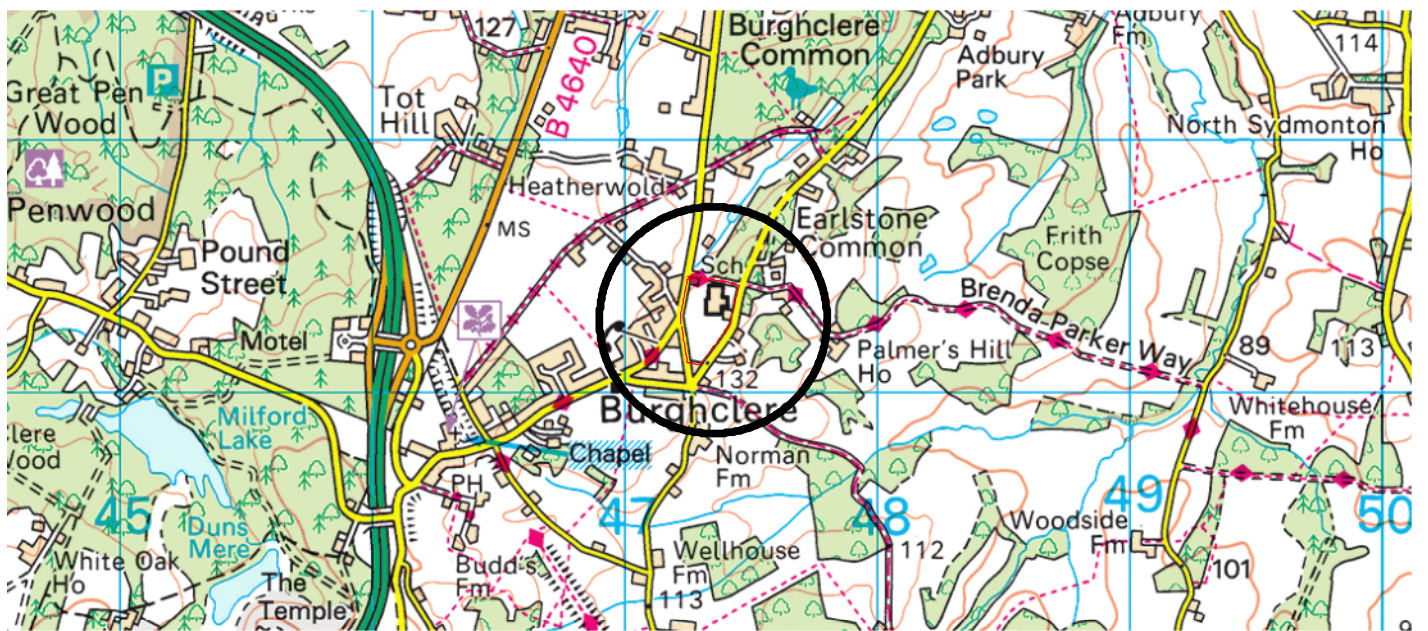
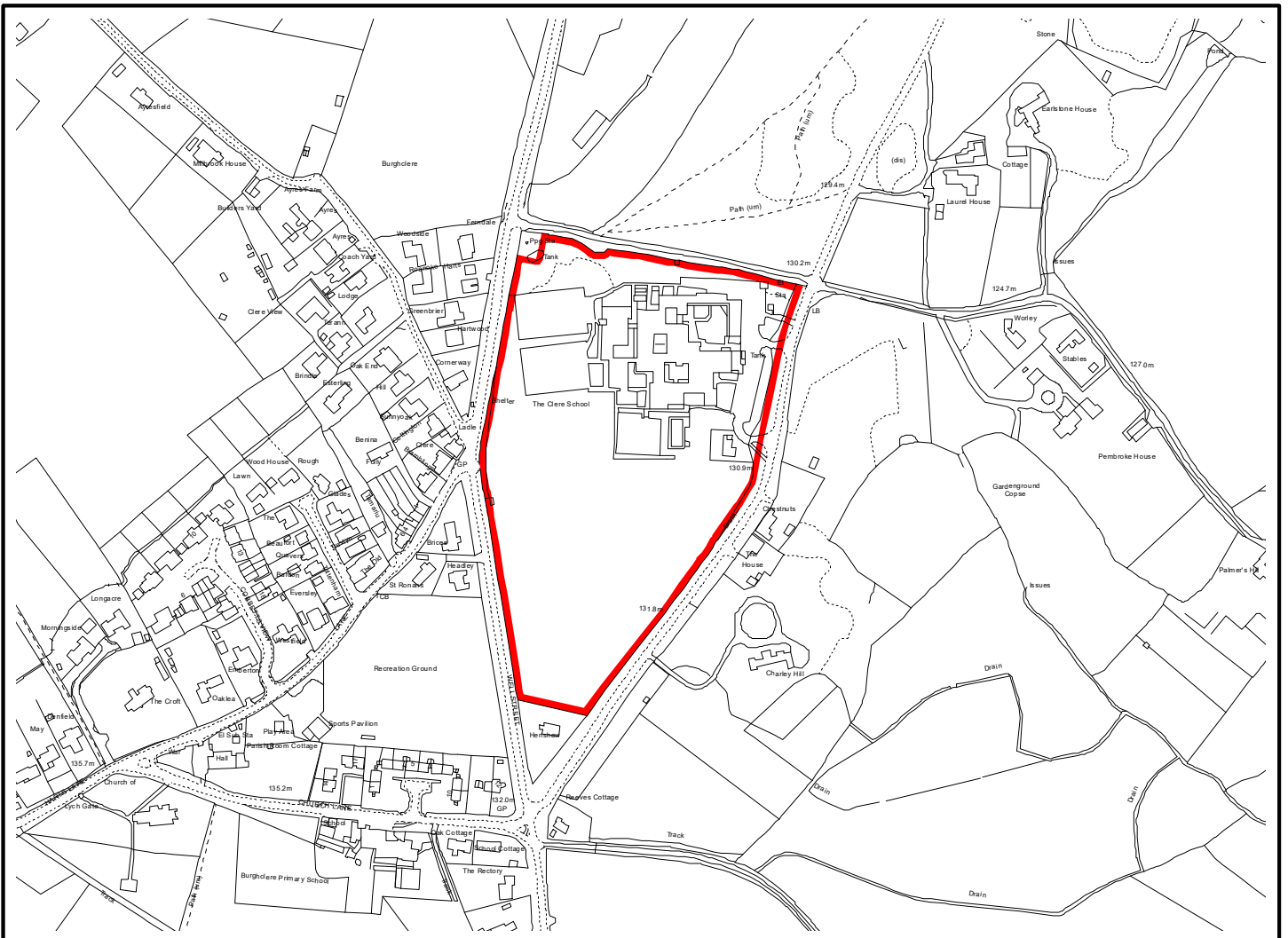
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**CLERE SCHOOL
BURGHCLERE ROAD
BURGHCLERE**

PLAN NO.
A / 01 / 1850

FILE REF.
Unknown

DATE
6 September 2021

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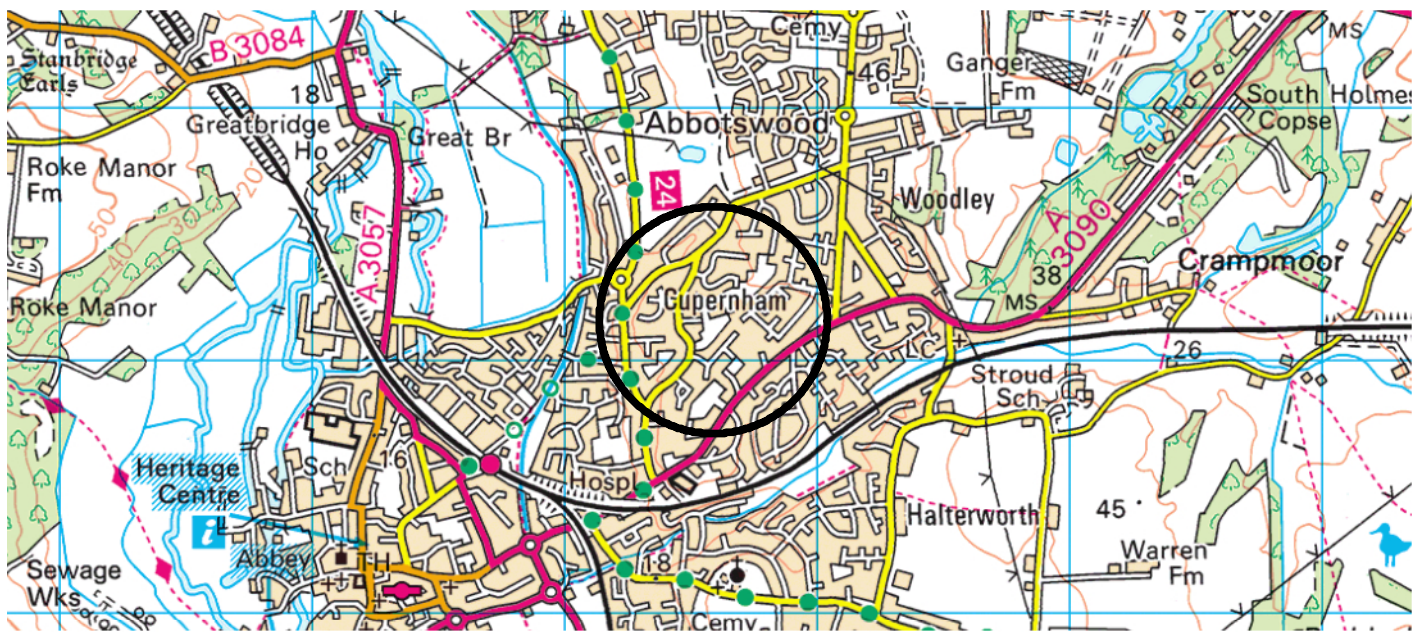
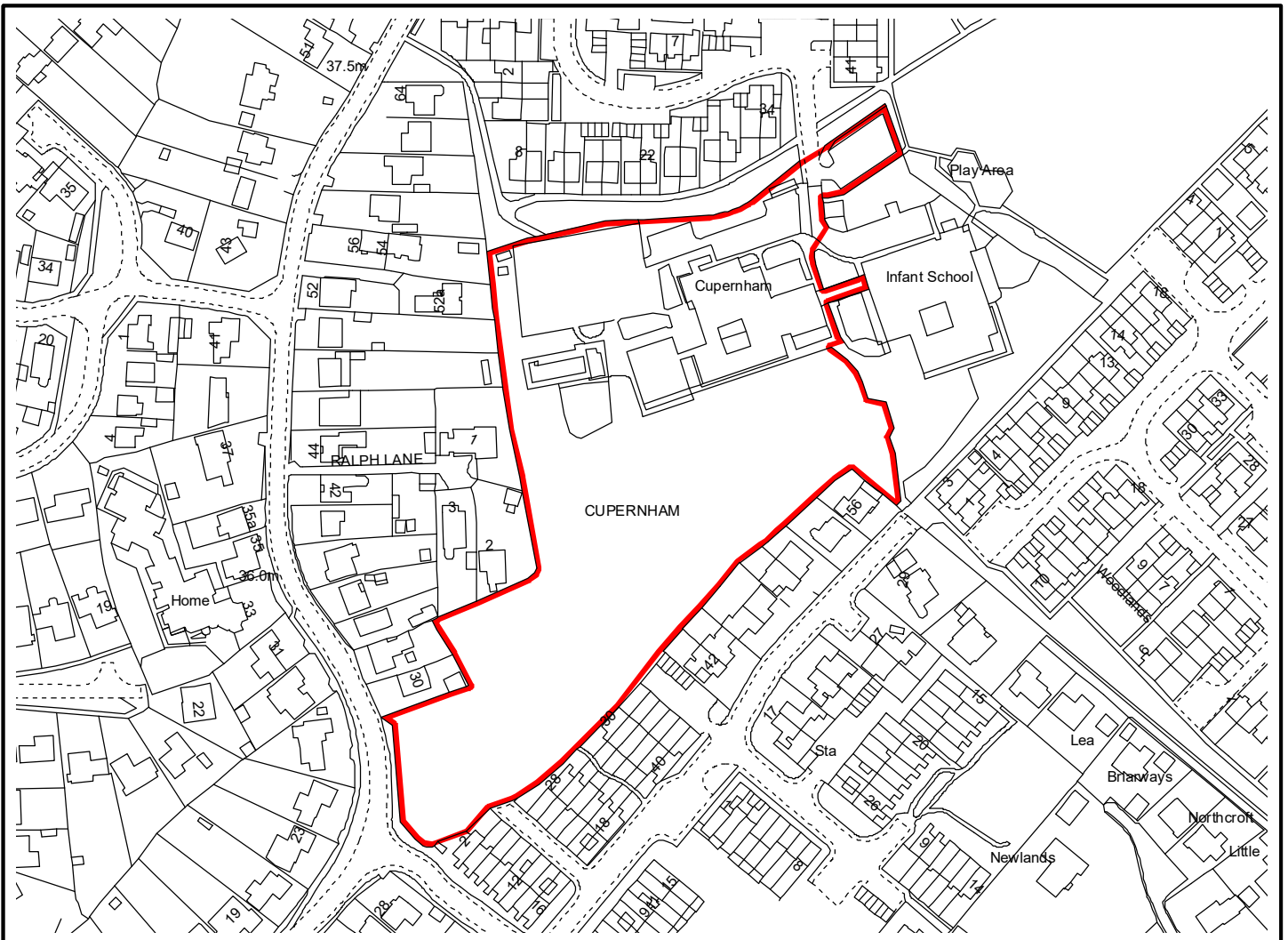
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**CUPERNHAM JUNIOR SCHOOL
BRANSLEY CLOSE
CUPERNHAM
ROMSEY**

PLAN NO.
A / 04 / 1295

FILE REF.
Unknown

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September 2021

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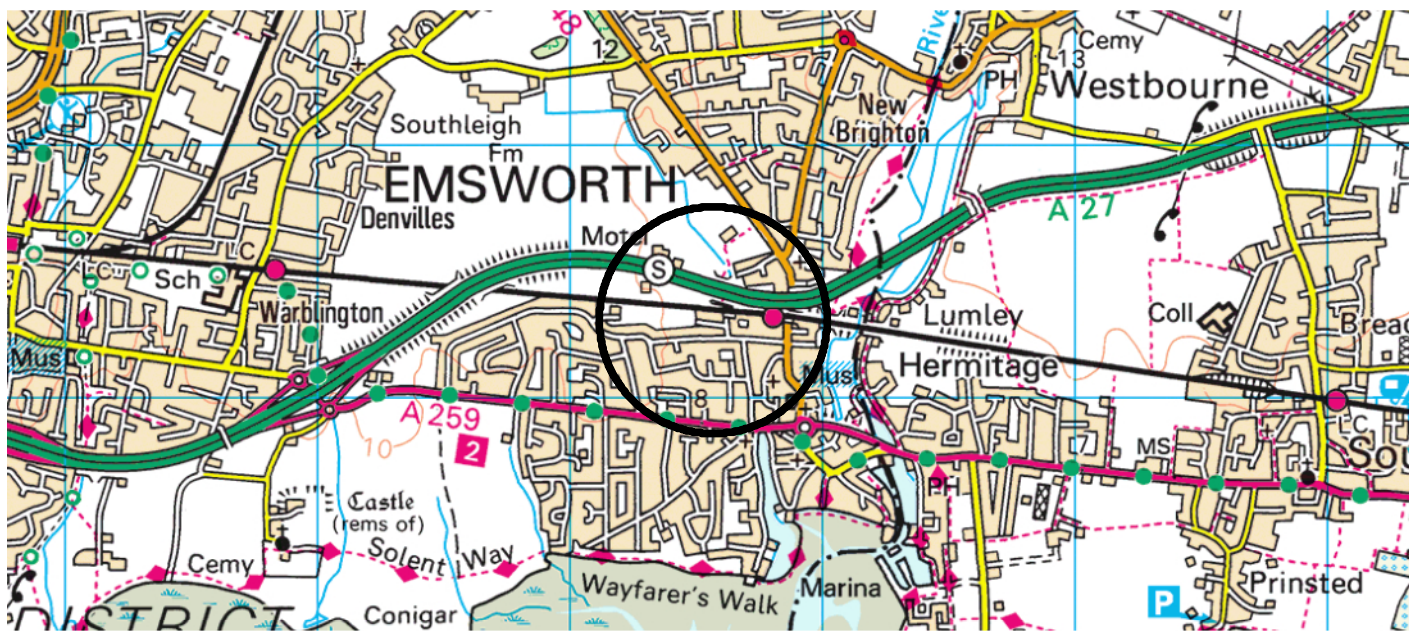
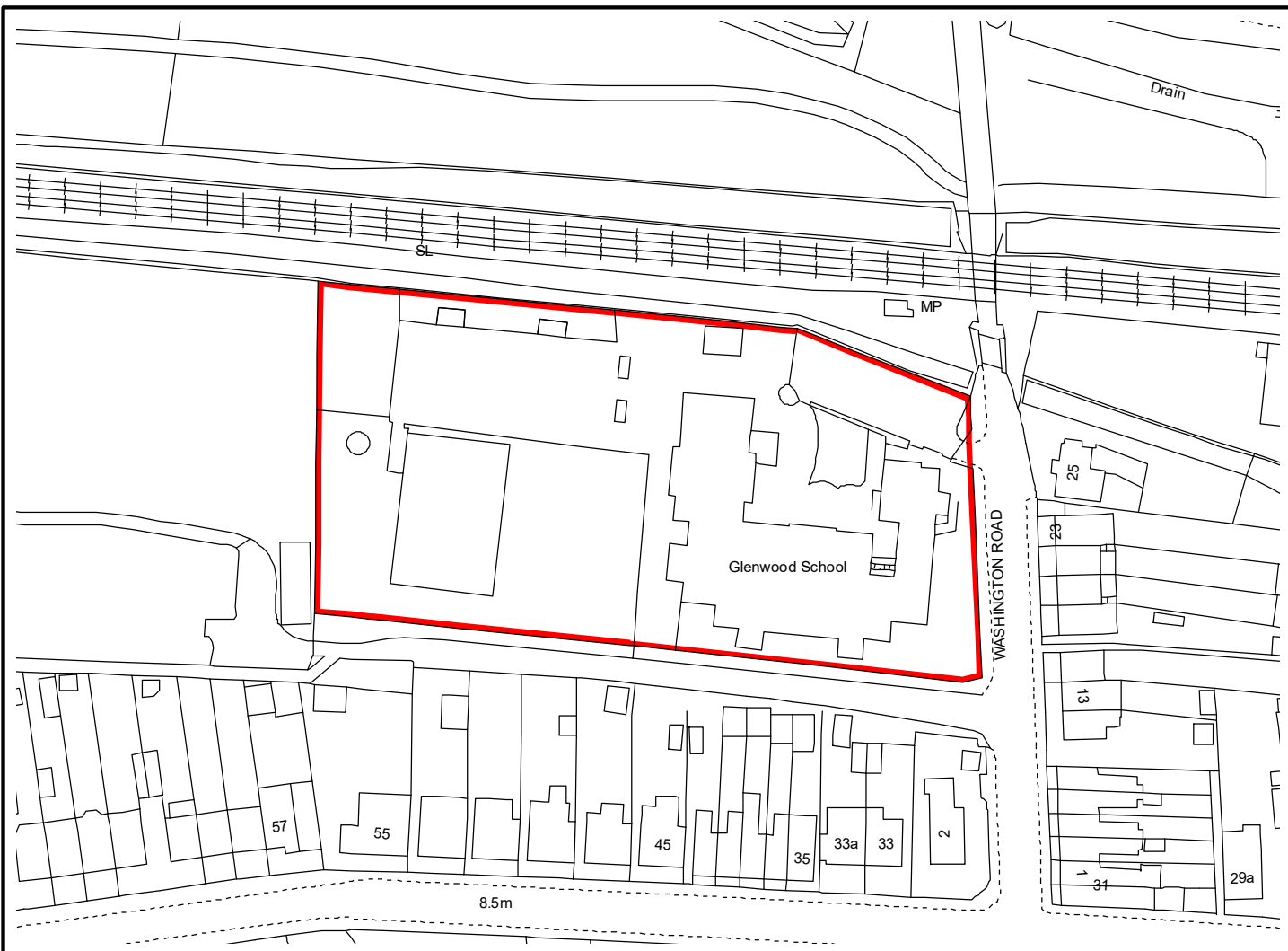
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**GLENWOOD SCHOOL
WASHINGTON ROAD
EMSWORTH**

PLAN NO.
A / 13 / 996

FILE REF.
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DATE
6 September 2021

REV.

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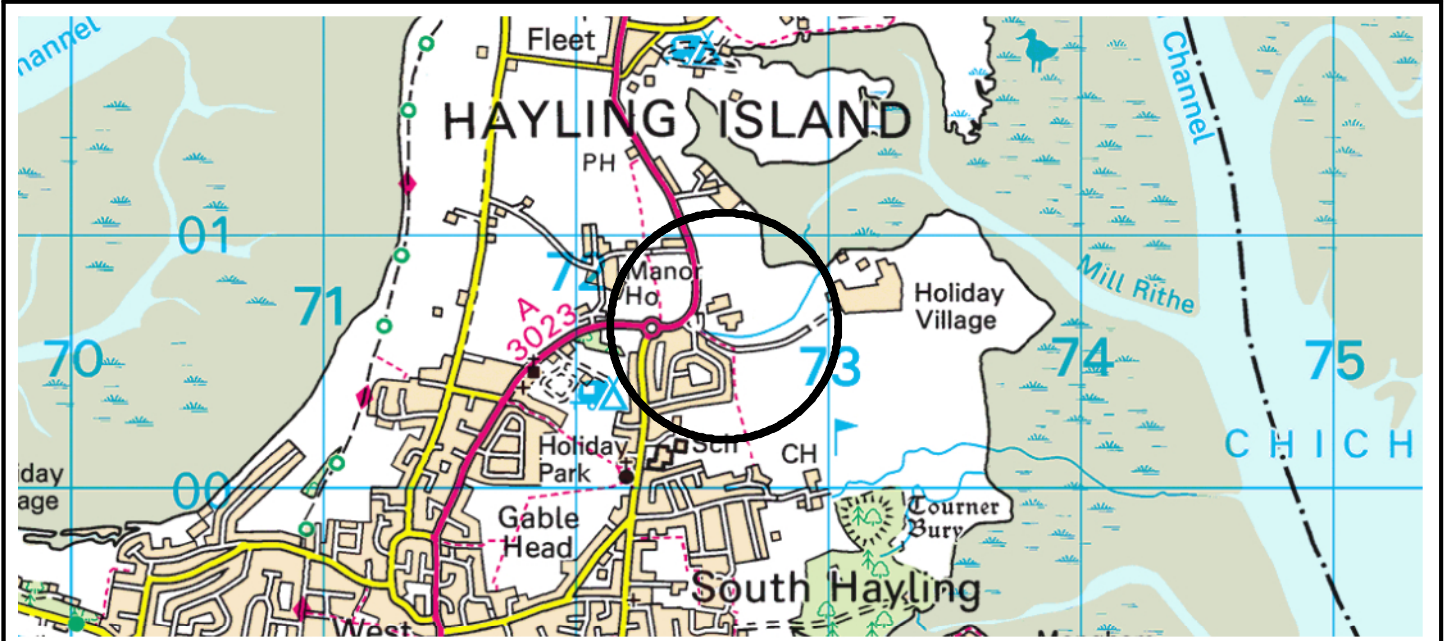
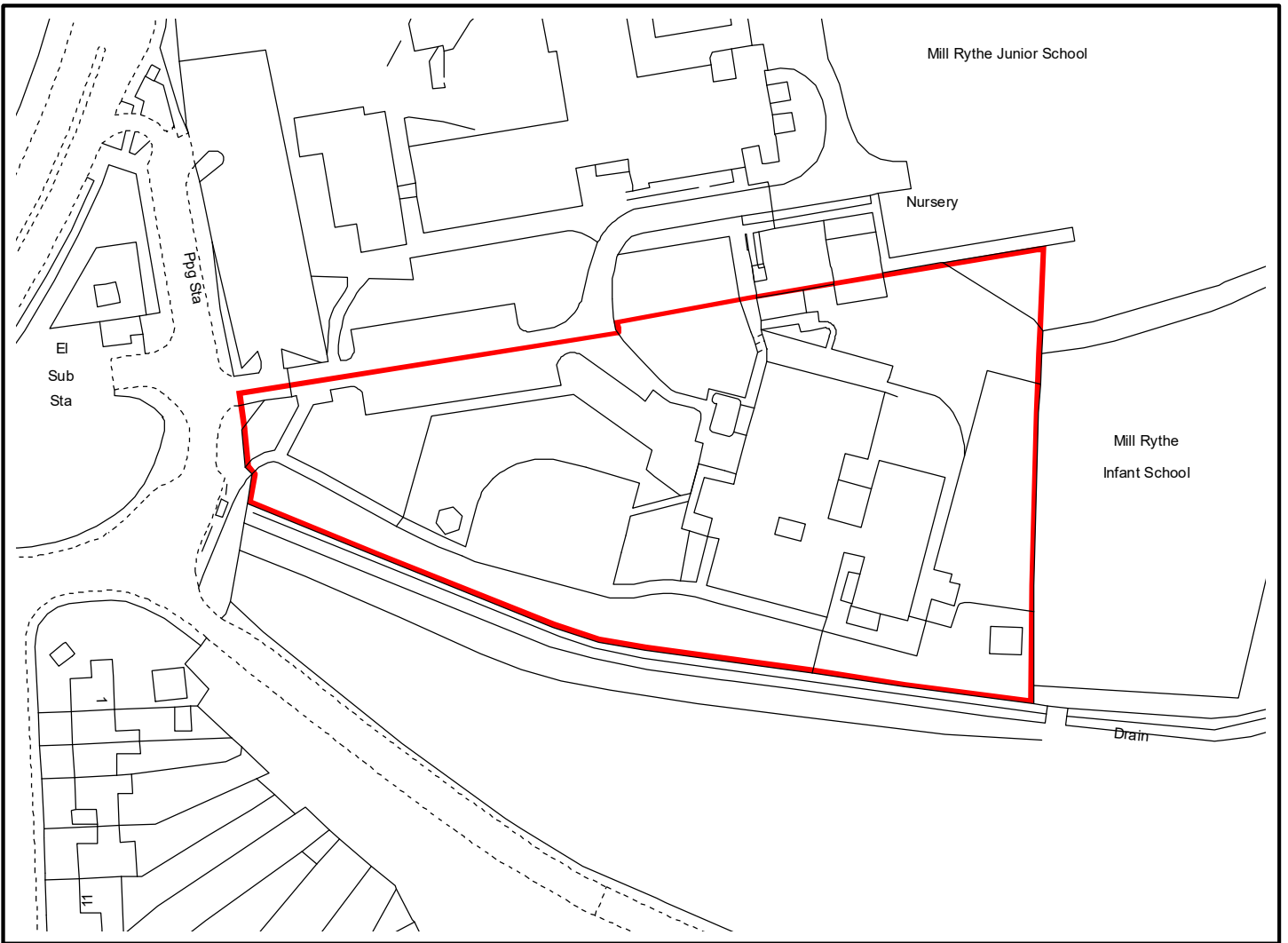
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**MILL RYTHE INFANT SCHOOL
HAVANT ROAD
HAYLING ISLAND**

PLAN NO.
A / 13 / 997

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DATE
September 2021

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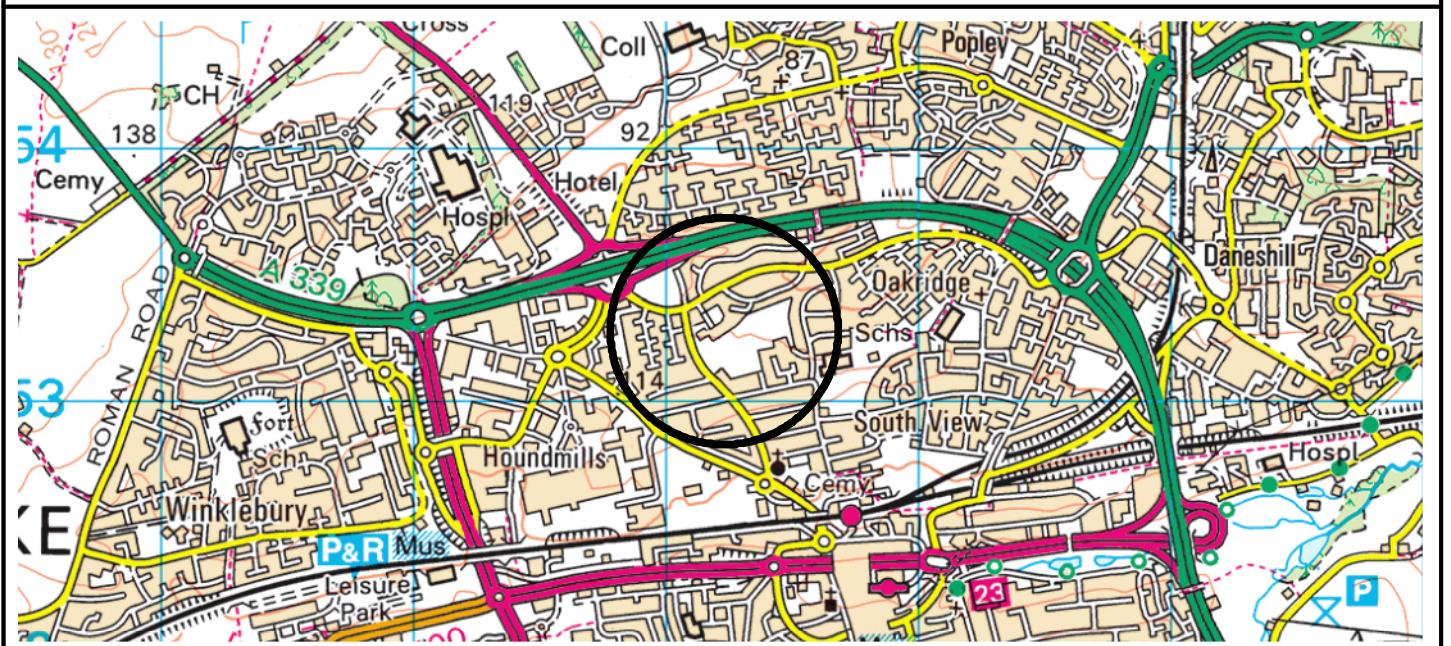
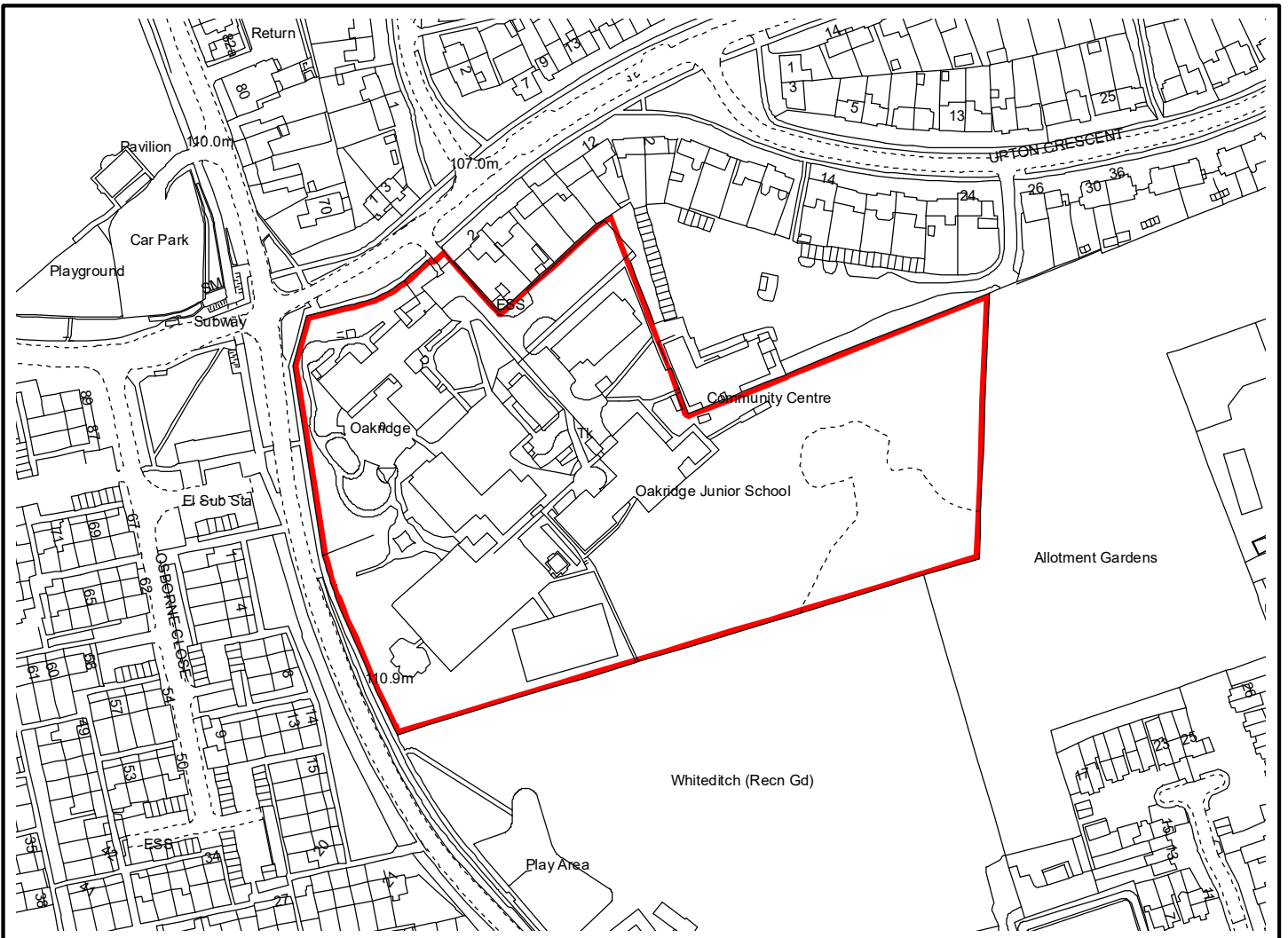
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**OAKRIDGE INFANT AND JUNIOR SCHOOLS
OAKRIDGE ROAD
OAKRIDGE
BASINGSTOKE**

PLAN NO.
A / 01 / 1847

FILE REF.
Unknown

DATE
6 September 2021

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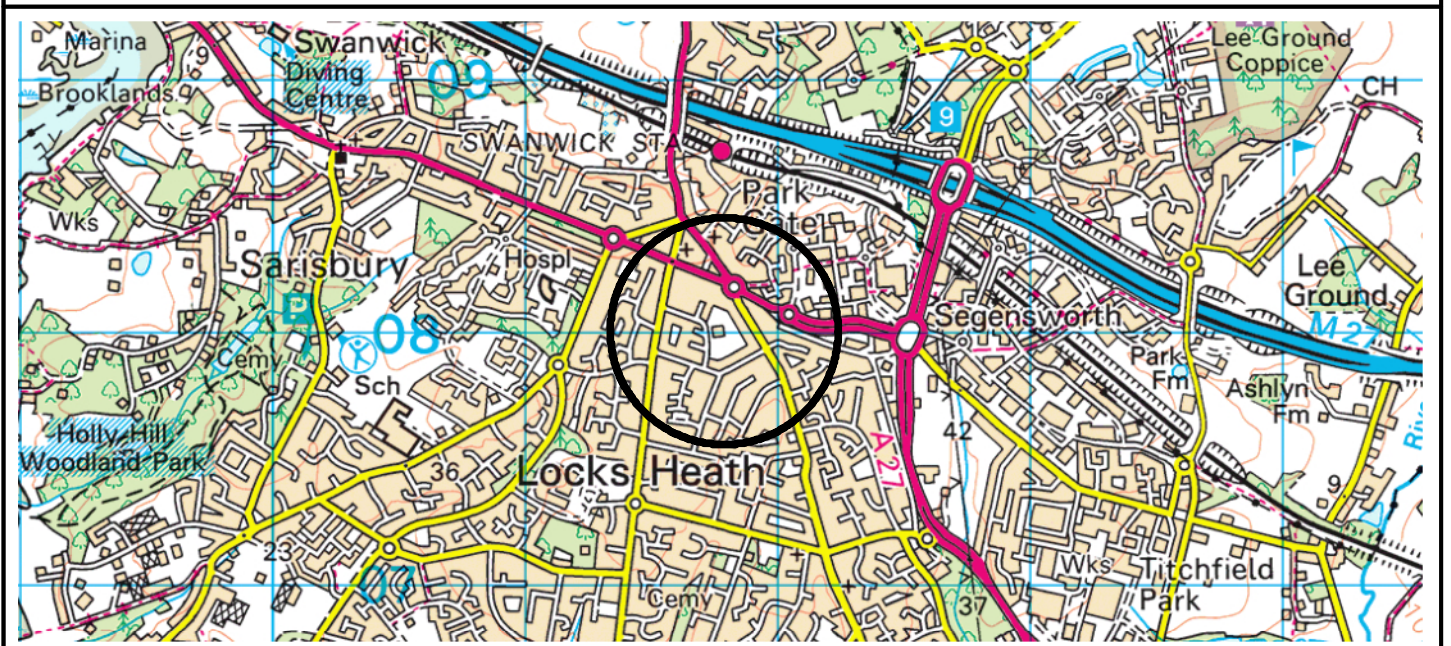
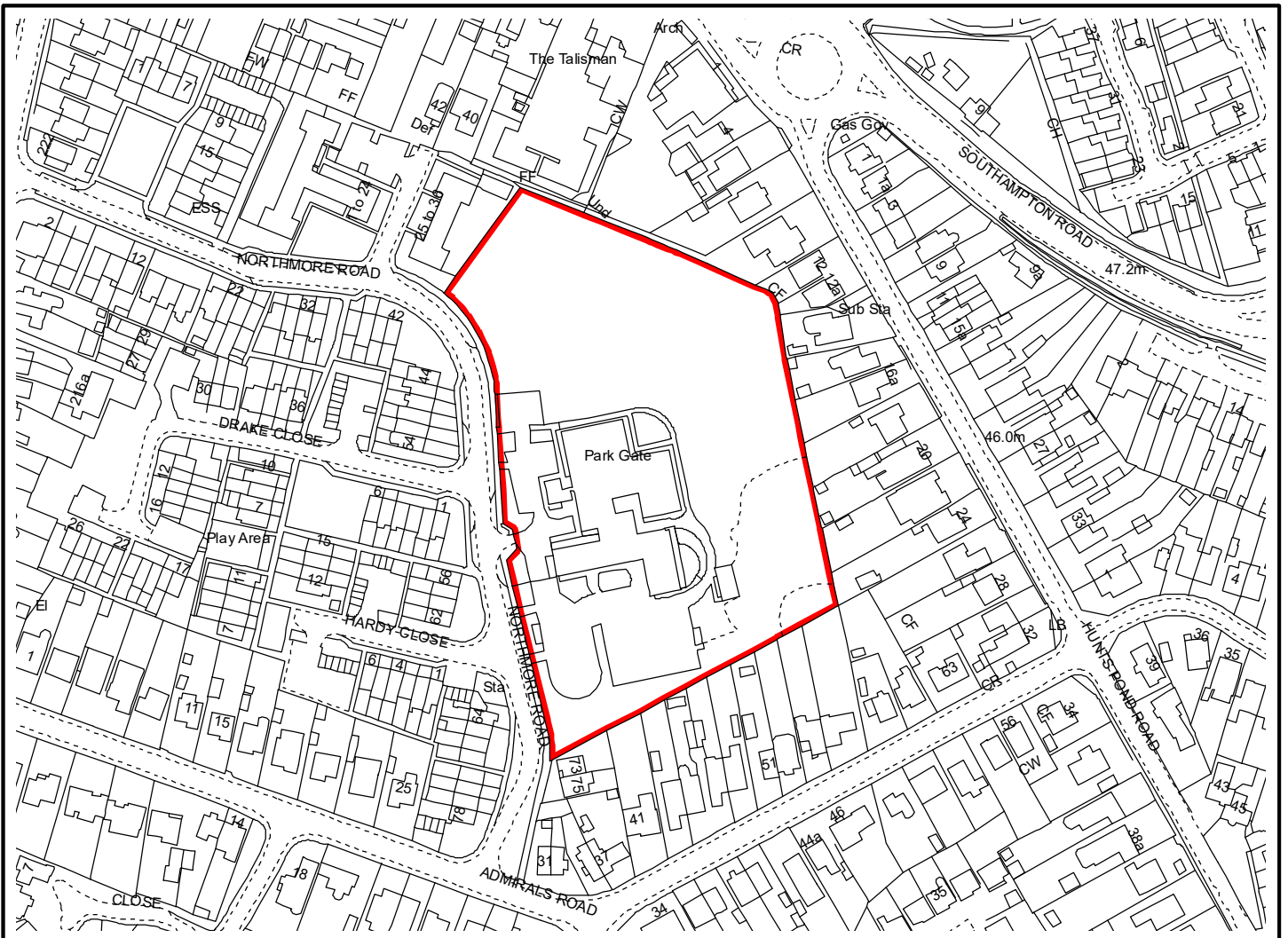
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**PARK GATE PRIMARY SCHOOL
NORTHMORE ROAD
PARK GATE
SOUTHAMPTON**

PLAN NO.
A / 10 / 1519

FILE REF.
Unknown

DATE
September 2021

REV.

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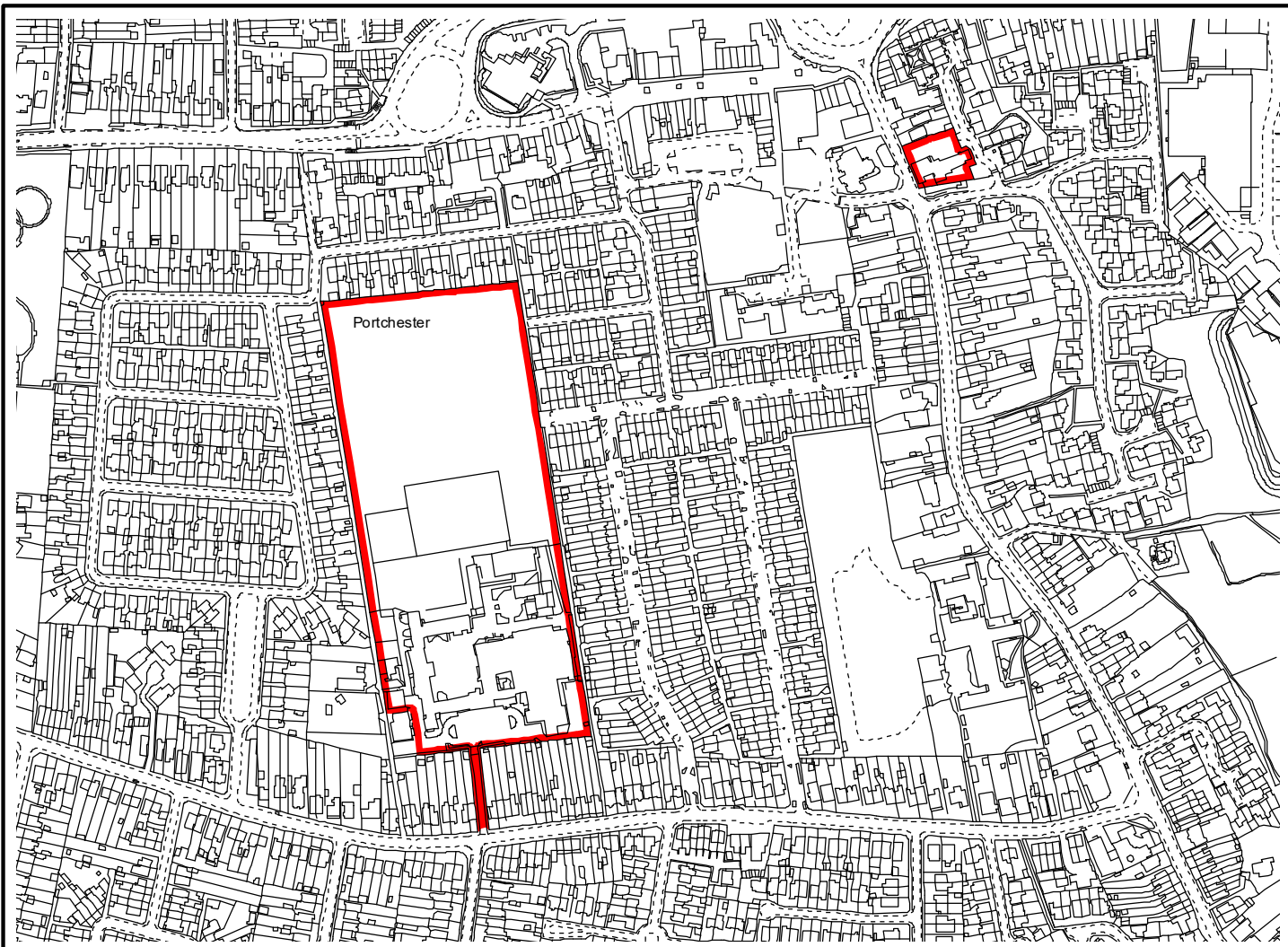
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**PORTCHESTER
COMMUNITY SCHOOL
WHITE HART LANE
PORTCHESTER
FAREHAM**

PLAN NO.
A / 10 / 1520

FILE REF.
Unknown

DATE
6 September 2021

REV.

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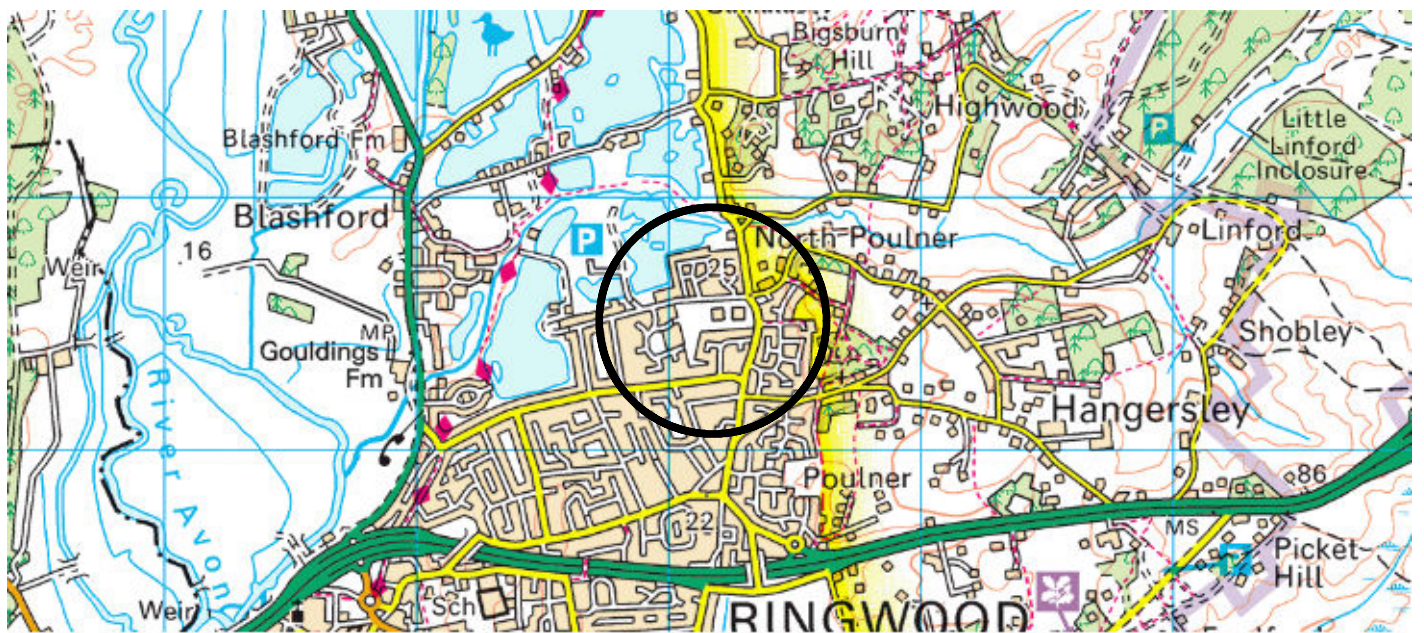
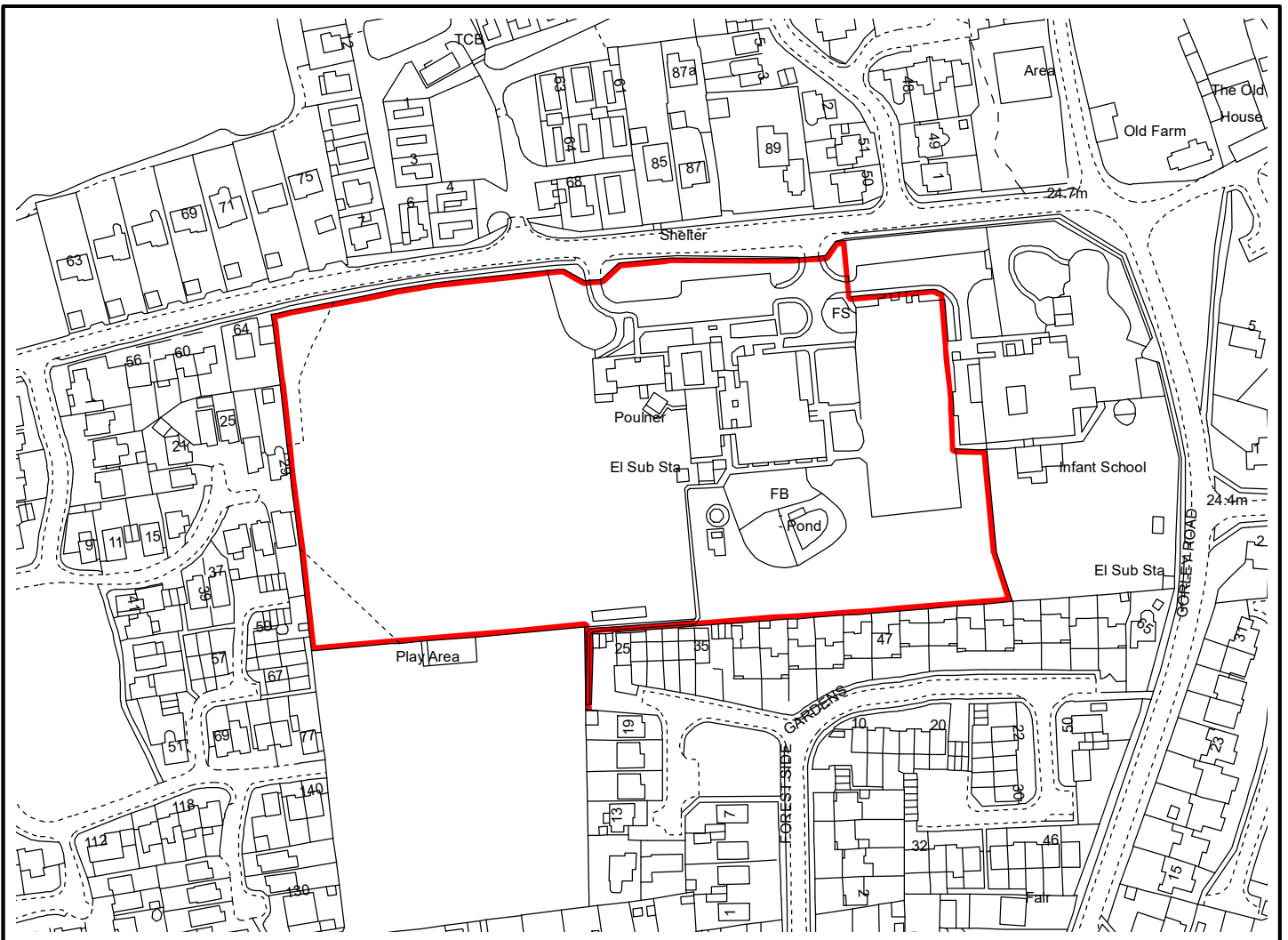
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Property Services



**POULNER JUNIOR SCHOOL
POULNER ROAD
RINGWOOD**

PLAN NO.
A / 07 / 1640

FILE REF.
Unknown

DATE
September 2021

REV.

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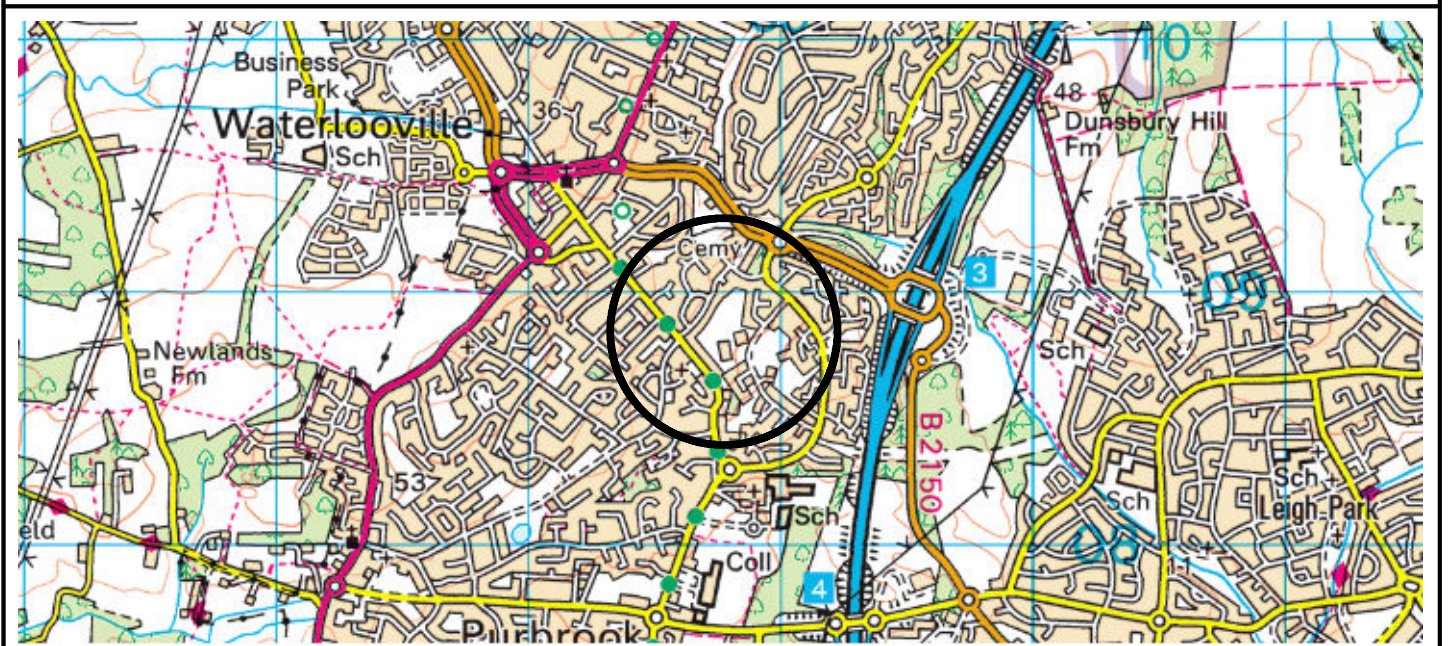
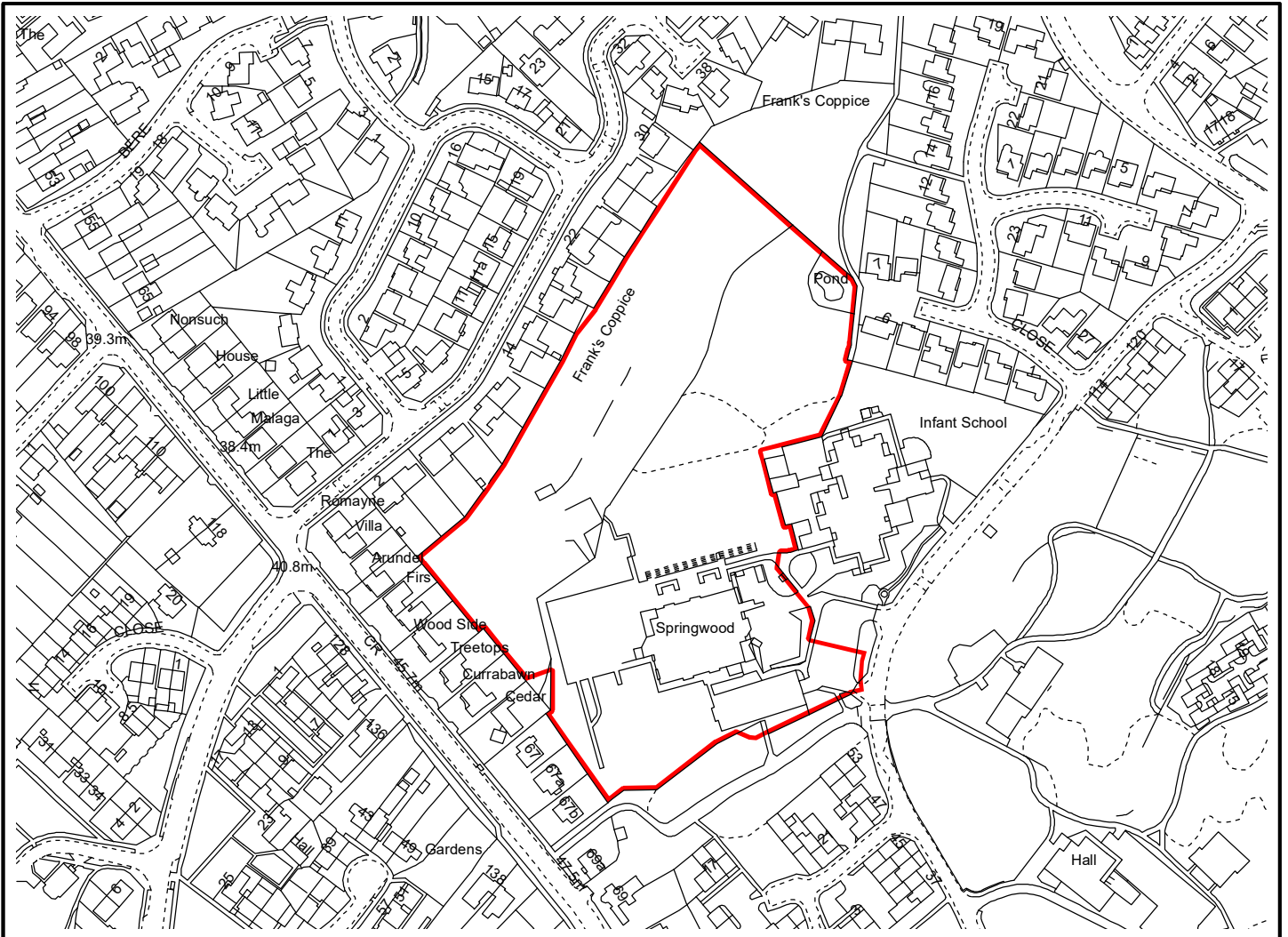
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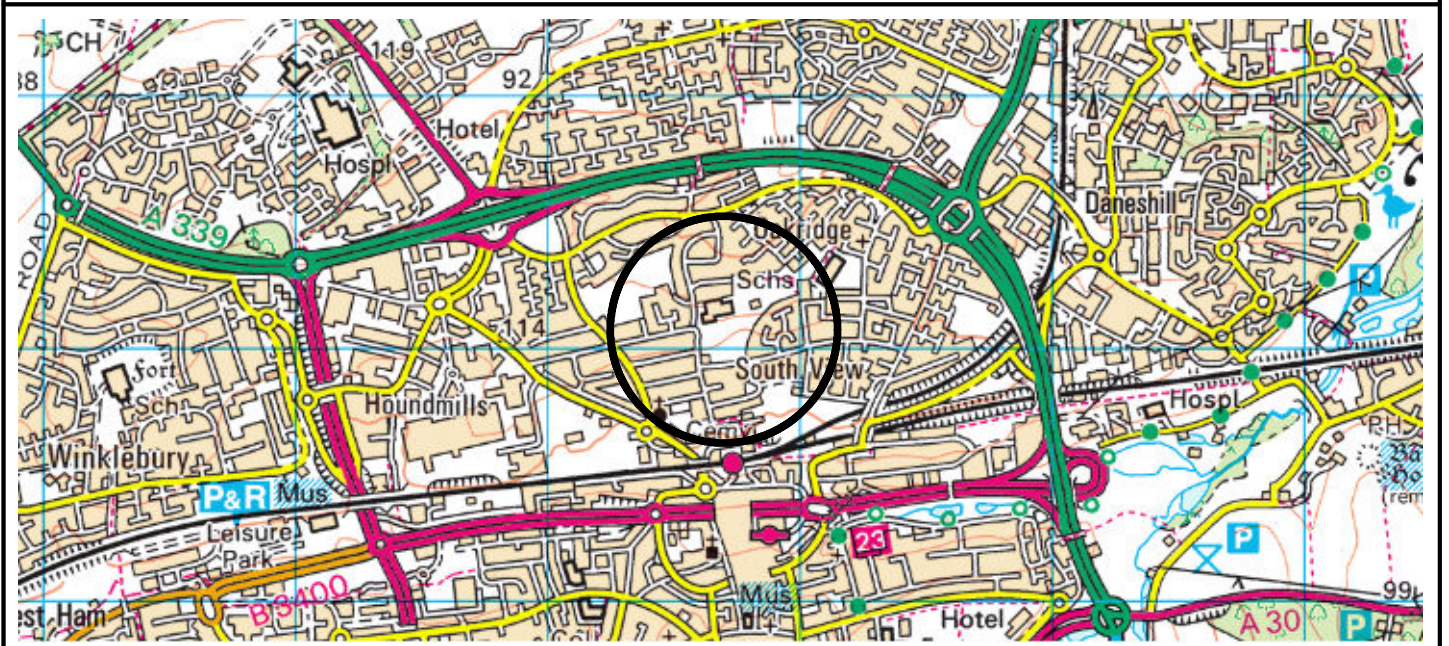
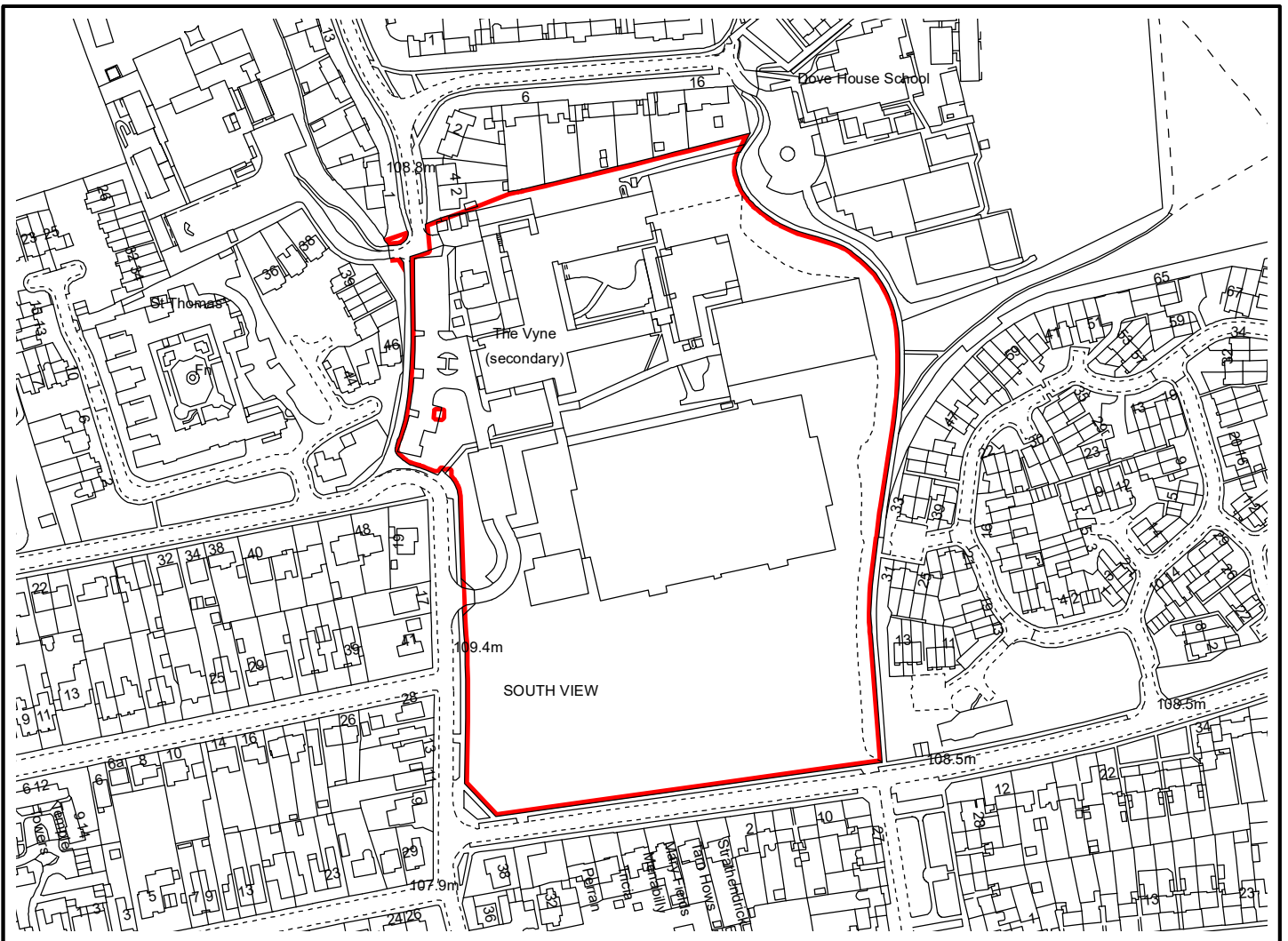


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Property
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SPRINGWOOD JUNIOR SCHOOL SPRINGWOOD AVENUE WATERLOOVILLE PORTSMOUTH	PLAN NO. A / 13 / 995	REV. A	NOT TO SCALE
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 Hampshire County Council	Property Services	DATE 6 September 2021	



VYNE COMMUNITY SCHOOL

VYNE ROAD

BASINGSTOKE

PLAN NO.
A / 01 / 1845

FILE REF.
Unknown

DATE
September 2021

REV.

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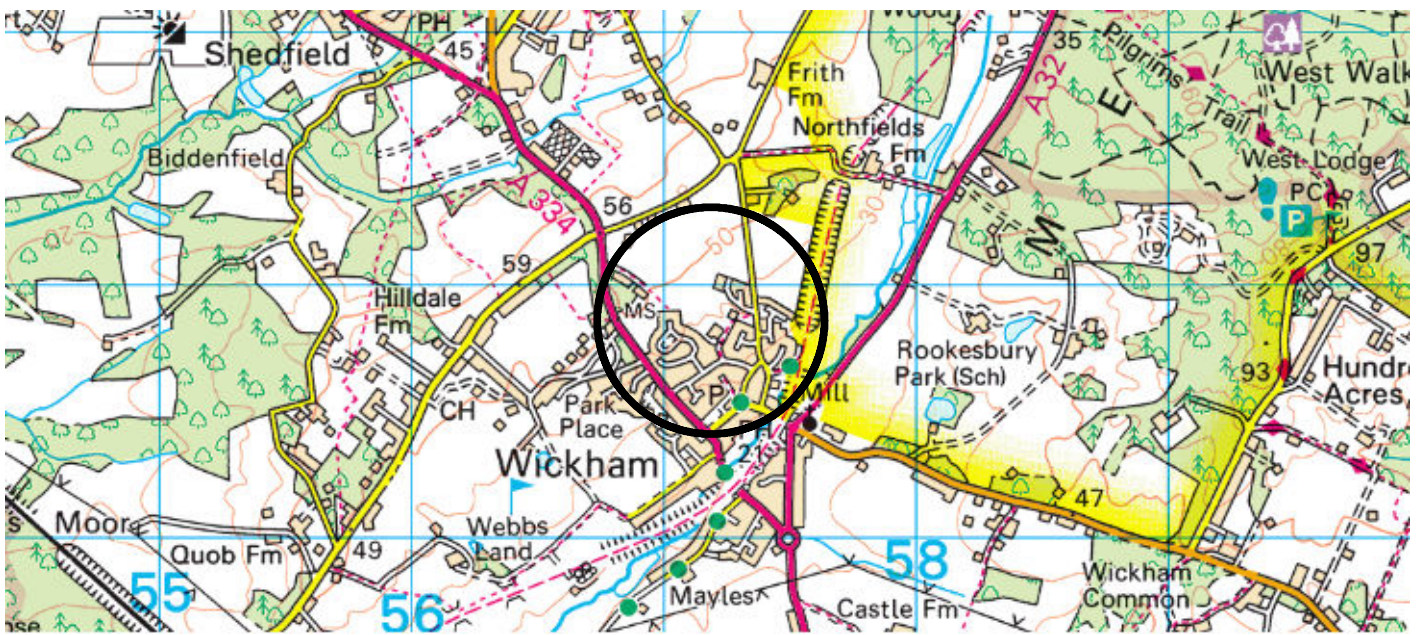
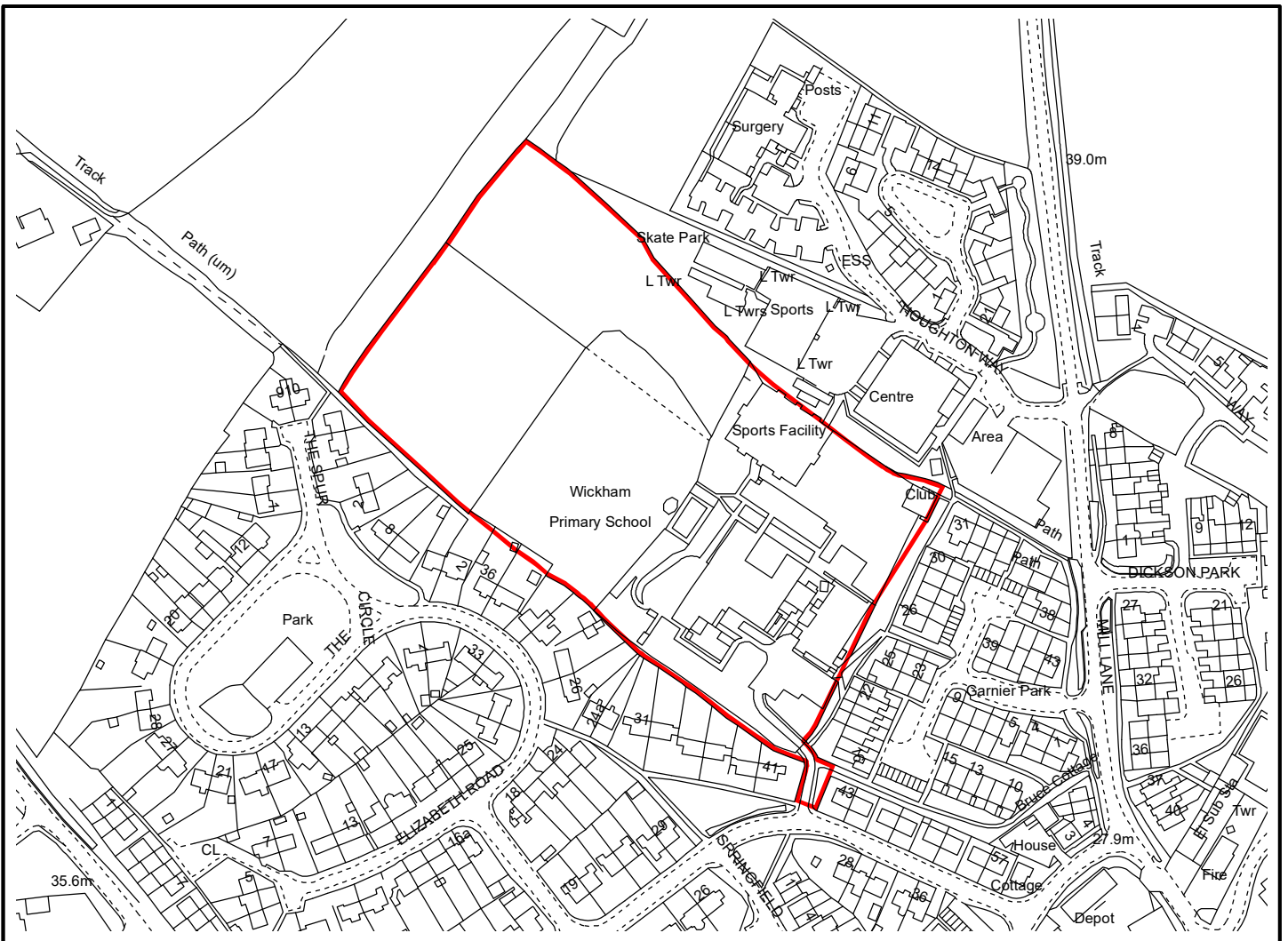
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**WICKHAM CE (C)
PRIMARY SCHOOL
BUDDENS ROAD
WICKHAM
FAREHAM**

PLAN NO.
A / 05 / 2045

FILE REF.
Unknown

DATE
7 September 2021

REV.

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**Hampshire
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**Property
Services**

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HAMPSHIRE COUNTY COUNCIL

Decision Maker:	Executive Member for Commercial Strategy, Human Resources and Performance
Date:	11 October 2021
Title:	EII South Fire Precaution Improvements – post project completion report
Report From:	Director of Culture, Communities and Business Services

Contact name: Rebecca Thompson

Tel: 0370 779 2072

Email: rebecca.thompson@hants.gov.uk

Purpose of the Report

1. In accordance with paragraph 2.30 of the County Council's Financial Procedures this report provides a post completion review of the additional costs incurred in undertaking the improvements to the fire precautions in EII South.

Recommendations

2. It is recommended that the Executive Member for Commercial Strategy, Estates and Property notes the additional costs incurred in completion of the fire precaution improvement works in EII South and endorses the allocation of additional funding from the repairs and maintenance budget for the corporate estate.

Project Details

3. Works to improve the fire precautions in the EII South office building have been undertaken to ensure that it meets current fire regulations and continues to provide a safe working environment for the County Council's officers and elected Members.
4. The scope of work included lobbying of the staircases, installation of additional fire doors, improved fire detection and upgrades to the fire alarm system. The completed works mean that the safe capacity of the building has increased and this will allow it to continue to be used flexibly as a core building in the County Council's Winchester headquarters complex.

5. The project was approved via the Medium Term Financial Strategy (MTFS) report to Cabinet in October 2019. The scheme was added to the County Council's capital programme at a value of £590,000, funded from the Landlord's additional repairs and maintenance budget for the corporate estate.
6. The scheme was tendered through the Minor Works Framework. The successful tender exceeded the pre-tender estimate, with analysis of the tender identifying that the cost increase was primarily due to:
 - the bespoke design of the fire doors required to comply with both building regulations and the listed building consent; and
 - the cost of the electrical works which primarily relates to the upgrades to the fire alarm and fire detection systems.
7. The revised cost of the scheme was within 10% of the approved value and additional funding from the Landlord's repairs and maintenance budget was approved under officer delegations so that the project could proceed to contract award.
8. Start of work on site was subsequently delayed due to the first Covid-19 lockdown in March 2020. The works were then replanned to take account of requirements for social distancing and other Covid-19 secure measures, in line with construction industry and government guidance in place at the time. Additional funding from the approved repair and maintenance funding for the corporate estate was allocated under officer delegation to address the associated additional costs and allow the project to proceed.
9. Works progressed well during winter and spring 2020/21, despite the further Covid-19 lockdown. However, a range of additional works became necessary as the project progressed and building areas were opened up. This is not uncommon in a refurbishment project, particularly an older, listed building such as EII South. The additional works included:
 - Additional new doors due to some existing doors not being reusable
 - Necessary changes to door and ironmongery arrangements to better suit building constraints and usage
 - Additional works due to services for door closers and power feeds not being in the anticipated locations
 - Addition of new powered doors to the podium level link to EII main reception area following further review of fire safety for the whole EII complex.

10. Additional funding was allocated from the approved repairs and maintenance allocation in the 2021/22 CCBS capital programme to allow the project to achieve practical completion. The installation of the new powered doors to the podium level link were agreed to be undertaken post completion and timing of these works is currently being scheduled with the contractor.
11. Given the context of a listed building, complex nature of the works and higher likelihood of unforeseen works within a refurbishment project, it is recognised that an increased contingency allowance within the original approved value would have reduced the requirement for additional funding approvals post tender.

Finance

12. The original approved scheme value and approved additional funding allocations are set out below:

Description	Cost
Approved scheme value – October 2019	£590,000
Tender price increase - February 2020	£58,500
Covid-19 additional costs - November 2020	£64,500
Unforeseen and additional works – July 2021	£80,000
Revised total project cost	£793,000

13. Robust contract and cost management was maintained through the project to ensure that the identified works were in line with the project objectives and represented value for money, taking account of the project constraints.
14. All project costs have been funded from the approved repairs and maintenance funding for the corporate estate, with the additional funding allocations approved under officer delegations.

Conclusion

15. The fire precaution improvements in EII South comprised a complex programme of works within an occupied listed building delivered during the Covid-19 pandemic.
16. Bespoke design of the fire doors was required to comply with both building regulations and the listed building consent, leading to an increased tender price. Additional costs were incurred from implementation of Covid-secure

measures and unforeseen works during the contract, including redirection of building services and replacement of existing doors that could not be reused.

17. For future projects of a similar nature, contingency allowances will be carefully considered to ensure that there is adequate provision within the approved value to accommodate anticipated risks and avoid the need for additional funding approvals.
18. The works in E11 South have been completed to a high standard and the finished scheme is sympathetic to the listed building context. The lobbying of the staircases and installation of additional fire doors has minimal operational impact on building users. The resulting increased fire capacity of the building will ensure that it can continue to be used safely and flexibly as a core part of the County Council's Winchester headquarters complex.

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:	
Medium Term Financial Strategy October 2019	<u>Date</u>
Direct links to specific legislation or Government Directives	
<u>Title</u> N/A	<u>Date</u> N/A

Section 100 D - Local Government Act 1972 - background documents	
<p>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.)</p>	
<u>Document</u>	<u>Location</u>
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 The County Council's Equality Impact Assessment process was found not to be applicable to this report on the grounds that it relates to a project that has already been completed. The works undertaken within the project comply with the requirements of the Disability Discrimination Act (DDA) and Part M of the building regulations.

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 a project that has already been completed.

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