

HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
Date of Decision:	9 October 2018
Decision Title:	Property Services: Major Programmes Update
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow

Tel: 01962 847858

Email: steve.clow@hants.gov.uk

1. **Recommendations**

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

2. **Summary**

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

- Adult Health and Care Services Programme
- Childrens Services Programme
- Office Accommodation

3. **Adult Health and Care Services Programme**

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

Adults with a Disability Housing Programme

- 3.2 In April 2016, the Executive Member for Policy and Resources approved the Strategic Business Case for the Adults with Disability Housing Strategy. A decision was taken to support around 600 services users with a learning and/or physical disability to transition from a traditional care home setting into either a shared house or groups of individual flats to achieve independent living with 24/7 care and support available and commissioned by the County Council subject to the needs of each resident.

- 3.3 Property Services has led on the design and delivery of the new build element of the strategy which will deliver 95 assisted living units on County Council owned sites. The units are being delivered through a two phase programme, Phase 1 comprises of four projects and a further two projects will be delivered in Phase 2.
- 3.4 Phase 1 of the new build programme has recently reached a significant milestone with the first two projects, Jellicoe Court in Basingstoke and Fernhill Court in New Milton having reached completion. The buildings are now fully fitted out and the selected registered landlord and care provider are finalising their mobilisation ready for the first occupants to move in. Residents will move in on a phased basis over the coming months.
- 3.5 The remaining two Phase 1 projects in the north of the County are also progressing well with the specialist Physical Disability bungalows at Mulberry Lodge in Basingstoke due to be complete this month and Apex Court in Aldershot will complete in early October. The Phase 2 projects are also making good progress. The Fareham scheme at Croft House has been submitted for planning approval with a determination expected shortly and start on site planned towards the end of this year. The Eastleigh project on the site of the former John Darling Mall has received planning permission and works were due to commence in September for a summer 2019 completion.

Learning Disability Transformation programme

- 3.6 Following the last updated business case approved 9 March 2017, progress has been made in respect of the following projects:
- Completion of a 2 bed extension to Hindson House, Basingstoke reflecting the popularity of this new respite service.
 - Works are progressing well to construct an 8-bed Southern Respite facility in Fareham based on the Hindson House model with the new building due for handover in December 2018.
 - Works have also completed to remodel Havant Day Services to create a Keystone Service to complement the similar at Locks Heath supporting day provision for higher needs clients.
- 3.7 In addition, there are a number of smaller projects that are ready to progress listed below. These are within the financial limits that fall to senior officers under delegated authority.

- Meadowcroft Demolition:

Within the original Business Case a sum of up to £600,000 was identified for managing vacant property during the life of the programme. It was envisaged that these costs may include the

demolition of particular buildings to manage costs and to prepare sites for re-use and/or disposal.

The Meadowcroft site has been managed in a vacant state pending a decision on its re-use or sale. For the most part the building has attracted limited interest but there has been a recent escalation of vandalism such that demolition now is prudent. Neither a re-use by the County Council (possibly as part of the reinvestment programme detailed below) or as part of any sale will see the retention of the existing building. An estimated figure of £155,000 has been identified to cover demolition cost and professional fees against the business case provision identified above. Approval has been made by officer delegation to procure the demolition works and expend funding at this level.

- Andover Community Link

Previous Member approval was secured to locate the Andover Community Link to the former Magistrates Court building as part of a One Public Estate Hub programme but this project has not progressed.

To meet the need for a Community Link in Andover further discussions have taken place with Test Valley Borough Council (TVBC) as part of the One Public Estate programme. An opportunity has been identified to take space in a third party owned property in Union Street that with some adaptation (at an estimated cost of £50,000) could meet the brief for the Community Link Service.

The existing LD Day Service is run from a TVBC owned building on the Portway Industrial Estate. TVBC have indicated a willingness to negotiate terms for the early release of the County Council's leasehold interest at Portway. It is proposed that a new lease of the Union Street building is secured for rent. This will be the subject of an approval by the Executive Member P and R in the Schedule of Routine Transactions.

The Union Street building will provide a large open multi functional space, separate kitchen facility and two accessible toilets. One of the existing toilets will need to be enlarged and re-configured to suit the needs of the service users. In order to facilitate the move a changing place will be required and this has been identified at Copper Beeches Day Services where an existing accessible WC can be re-configured to accommodate service users needs.

The required Capital and Revenue costs to establish the Andover Community Link is included in the original approved business case.

- Fareham Community Link

Having reviewed the options for a Community Link in Fareham, it is proposed to carry out a scheme of improvement works to the County Council owned premises in Bath Lane to establish a Community Link. The works proposed consist of improvements to the kitchen and dining room including a new revised layout; minor improvements to

the reception area; the creation of a new rear patio area and providing wheelchair accessible access from the building to the patio via new doors and ramp. The estimated cost of the adaptation works is £100,000.00 (inc. fees) and can be met from the approved Business Case financial envelope. Approval has been made by officer delegation to procure the works and expend funding at this level.

Older Persons Extracare programme

- 3.8 The updated Strategic Business case for the Older Persons Extracare programme approved January 2017 identified an amended and more flexible approach to the delivery of extracare units on County Council owned sites, together with schemes on other third party sites through the grants programme. In respect of the latter, a 54 unit flatted scheme including a separate replacement Older Persons Day Centre has recently opened on the former Chesil Street carpark site in Winchester.
- 3.9 The demolition of the former Nightingale Lodge and Master's House buildings in Romsey has recently been undertaken in preparation for a new Extracare scheme with an integrated day centre provision. Construction of this project by the County Council's selected development partner, Ashley Morgan/Places for People is due to commence shortly. At the meeting in September the Executive Member for Policy and Resources selected development partners for three further Extracare schemes on sites in Gosport (former Addenbrookes Home), New Milton (former Fernmount Centre) and Petersfield (former Bulmer House), which following securing planning permission could see the delivery of around a further 150 affordable Extracare units. The County Council has enabled the delivery of these through making its land available in kind as well as further capital grant contributions.

Adults Health & Care (AHC) Strategic Bed Based Programme

- 3.10 Finally, building on the success of the aforementioned programme early feasibility work has commenced to support the emerging Adults Health & Care Bed Based Programme. This includes a comprehensive review of future demand for older persons residential and nursing provision. Work is well underway to identify the care provision required by the County Council over the medium to longer term. This takes account of predicted market capacity and conditions, as well as demographic trends and changes to the nature and complexity of clients. A comprehensive assessment of the existing owned estate is also being undertaken in parallel. Once these two exercises are concluded it will inform both asset and investment strategies for futures years to ensure the County Council has buildings that are suitable for use and efficient for service delivery.
- 3.11 A range of options are being targeted including, short term re-ablement beds, dementia care, nursing care, extension of the extra care programme and the modernisation of the residential home estate.

Property Services are assisting colleagues in the Transformation Practice and AHC with this analysis through a number of workstreams including, a review of the current condition of AHC buildings, developing a set of design principles to inform future new build or modernisation projects.

4. Childrens Services Programme

Property Services are continuing to work with Children's Services on the design and delivery of a significant number of new schools, school extensions, new modular classrooms and work to improve existing school buildings and their settings. There are several school projects which have been completed this summer to provide 2286 additional school places across Hampshire, these include primary school extensions, the new primary school Cambridge School, Aldershot and a significant extension to provide additional secondary school places at Robert May's School. This represents a total capital investment of approximately £63m in improving school facilities and providing additional school places.

There has also been good progress on securing funding and developing proposals for new schools and ongoing work with the Education Skills Funding Agency and academy sponsors for a new secondary school in Hedge End, a new primary school at Kings Barton, Winchester and a new special school in Chineham. The most advanced proposals are those to relocate Mill Chase Academy for which there is a significant one-off capital investment of £10m by the County Council and this project is progressing well on site.

Feasibility work continues on school provision to plan further additional new school places for the projected primary and secondary pupil numbers and to maintain design quality at lower costs in response to continues reductions in public spending. There is continuing dialogue with District and Borough Councils and negotiations with developers for new school provision and to secure suitable sites and funding contributions in relation to planned new housing developments across Hampshire, including Welborne and Manydown.

In addition, a new children's home is progressing well on site. This is located in Winchester and is the sixth and final project in a significant programme of investment in recent years for this provision across Hampshire. There are also significant remodelling and improvement works being drawn up for Swanwick Lodge, a secure facility that provides a safe and child centred environment for children and young people

5. Office Accommodation Strategy

- 5.1 Property Services continues to work closely with all the County Council's departments to identify opportunities to rationalise and increase the utilisation of the corporate office portfolio in order to achieve revenue savings as part of the Transformation to 2019 programme and

modernise the workplace settings to align with new ways of working and ongoing investment in new digital technology.

- 5.2 As previously reported to the Panel, this remains challenging due to the continued evolution of operational service strategies. These are in response to a range of influences including Transformation to 2019, growth arising from new business opportunities and further development of partnership working with a range of public sector organisations as evidenced through the County Council's 'extended organisation'.
- 5.3 Property Services continues to engage with individual departments and the Corporate Management Team to ensure that the office accommodation strategy continues to align with the operational needs of the County Council in terms of both capacity of accommodation and timing of any changes.
- 5.4 Property Services has identified a number of specific investment projects that support the strategy objectives of increased utilisation and flexibility and work is progressing on these schemes as identified in the separate Built Estate update report to the Panel.
- 5.5 In addition, Property Services is working closely with IT Services to implement the roll out of new meeting room technology and enable the replacement of desktop IT equipment as part of the wider Enabling Productivity programme.

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

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

Other Significant Links

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

Section 100 D - Local Government Act 1972 - background documents

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

<u>Document</u>	<u>Location</u>
None	

IMPACT ASSESSMENTS:

1. Equality Duty

1.1 The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2 Equalities Impact Assessment:

An equalities impact assessment has /has not been considered in the development of this report as access requirements are always considered during the design stages of building maintenance projects and are often improved.

2. Impact on Crime and Disorder:

2.1 The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime.

3. Climate Change:

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