

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Policy and Resources
Date:	9 March 2017
Title:	Managing Hampshire's Built Estate
Reference:	8106
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

1.1. This report seeks approval of the County Council's repair and maintenance programmes and budget recommendations for 2017/18. It contains a summary review of the progress made over the past year on the strategies outlined in the Executive Member for Policy and Resources report in April 2015 to meet the condition liabilities in the County Council's Built Estate. It also incorporates the annual forecast outturn for planned and reactive repairs budgets for the last financial year (2016/17), gives known and estimated levels of funding available for the new financial year (2017/18) and sets out high level priorities against the available budgets. As not all the final budgets are currently available, the final proposed programmes of work will be adjusted from those proposed in appendices E and F. If it is necessary to reduce the scope of the programme the highest priority items will be addressed first and any deferred works reported to a future meeting.

1.2 This report:

- Advises the Executive Member for Policy and Resources on progress in addressing the maintenance liabilities in the Education and Corporate Estates against the context set out in the Strategic Asset Management Plan.
- Explains the expected outturn budget position across all repair and maintenance budgets for 2016/17.
- Proposes the priorities to be funded from the 2017/18 revenue and capital repairs budgets, subject to confirmation of funding.
- Identifies how the maintenance programmes support the County Council's energy and carbon reduction strategies.

2. Managing the County Council's Built Estate

2.1 The April 2015 report to the EMPR set out the strategies that Property Services are adopting to address the maintenance challenges within the Estate. This builds on the context set out in the County Council Strategic Asset Management Plan (SAMP). These strategies continue to deliver sound outcomes and progress within the known financial constraints. It notes that the estate has two distinct sectors with different pressures and challenges – the 'Schools' and the 'Corporate' estates.

2.2 The projects and programmes of work in this report total around £44 million of capital and revenue investment in the repair and maintenance of schools and corporate buildings in Hampshire. This is funded through a combination of local resources, school contributions and government grant. The programme will be delivered and managed by Property Services through a series of effective and efficient mechanisms. This expenditure will continue to support the local construction economy and also ensure our estate is safe and well managed for building users, customers and visitors. This continues to be one of the largest Local Authority led building maintenance investments nationally. Hampshire's arrangements with schools and expenditure on the corporate estate have seen our Property Services deliver a coordinated and managed programme of revenue and capital works totalling some £166 million over the last three years.

2.3 The programmes of work in this report clearly separate expenditure on buildings between the Corporate Estate and Schools. All funding for the Corporate Estate (offices, care homes, libraries etc.) is from within County Council revenue and capital budgets. In the case of Schools, funding comes from two sources:-

- Government grant for school condition improvement
- Schools revenue funding given to the Council's Property Services to manage on their behalf

There is no County Council funding spent on school maintenance and repair. Property Services acts as the schools agent and in partnership designs, manages and delivers around £34m of schools own funds each year.

2.4 There are a number of developments around the Schools estate noted within this report –

- The Property Services SLA with Community and Aided Schools is currently in the process of being renewed. The services provided within the SLA are being maintained but the overall contribution that schools make will be reduced by a further 10%. This reduction is being made to recognise school budgets are under pressure. The result is that fewer planned building works will be affordable within the available budgets.

2.5. Members are reminded that 96% of the schools in Hampshire buy a comprehensive service and pool their revenue funds to support the most

efficient and economical delivery of a complete property management and maintenance arrangement. A significant proportion of Academies access the services of the Council through a Joint Working Arrangement (referred to later in this report). It is this arrangement between the Council and schools which maintains an estate in suitable condition with a reducing maintenance liability year on year – making best use of limited financial resources and ensuring that all funds are targeted at the right priorities.

Corporate Risk Assessment

- 2.6. The Corporate Risk Assessment (CRA) is fundamental to the maintenance approach adopted across the estate in Hampshire. All expenditure is prioritised and programmed against the known risks and these risks are the first call against available budgets. Where there are insufficient financial resources to eliminate risks the highest known priorities are targeted.

Term Maintenance Contract

- 2.7. Work is well advanced to procure replacement Term Maintenance Contracts (TMCs) which will commence in the summer of 2017. To ensure the maximum efficiency and purchasing power in the market place these contracts are procured to deliver the day to day reactive requirements across the Hampshire Corporate Estate, Schools, Academies who purchase the SLA, Hampshire Fire and Rescue Service and Hampshire Police.

Minor Works Framework

- 2.8. In parallel to procuring the TMCs two new Minor Works Frameworks (MWF) are being tendered. One for Building Fabric and one for Mechanical and Electrical Services. These are intended to work in close conjunction with the TMCs to give competitive priced outcomes for smaller valued building works. It is also hoped these frameworks are attractive to the local construction market.

Maximising Delivery with Available Budgets

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

Advance design and procurement

- 2.10. The Executive Member has previously agreed that, given the announcement by the EFA of the indicative level of Schools Condition Allocation (SCA) grants through to 2017/18, Property Services would commence detailed design and procurement for high priority and value works to be programmed against the 2016 - 18 SCA allocations. With the 17/18 SCA grant being the last indicative allowance it is intended to take a more cautious approach with the planned programme this year and to only take forward some early design work for one scheme, at Grange Junior School in Gosport, until the future of the SCA is announced by EFA.

3. Managing the County Council's Corporate Estate

- 3.1. The County Council's corporate estate comprises all of the non-School Properties managed by Property Services. This estate is currently undergoing significant changes where some parts of the estate are increasing in floor area and others reducing. Investments in the corporate estate are currently tested to ensure they offer the best known outcomes within the context of current changes.

Budget Pressures on the Repairs and Maintenance of the Corporate Estate

- 3.2 To secure an ongoing sustainable position the Council has recognised the significant liabilities and supported the proposal that the corporate estate revenue budget will be protected from further reductions in the short term and the budget allocation will remain at 2016/17 levels for 2017/18 and will also benefit from an inflationary uplift. An inflationary provision of £255K, based on nationally published indicators on plant, labour and materials costs has been added. This inflationary allowance maintains the 'real' value of the revenue corporate budget at the same level as 16/17. This is prudent, given the need to ensure the estate continues to be maintained in a suitable and fit-for-purpose condition.

Additional Investment in the Corporate Estate

- 3.3 It has been recognised that further investment is needed in the corporate estate to target the backlog of repairs and reduce the existing maintenance liability. The overall maintenance liability in the corporate estate is estimated to be over £50m from periodic survey work. Additional funding of £4.5m over three years was agreed by the Executive Member for Policy and Resources to support this strategy from April 2016. This is a very welcome additional resource and is assisting in further reducing the backlog and facilitates improvements to the building environment for residents, staff and customers.

4 Managing the County Council's Schools Estate

- 4.1 Schools represent 80% of the total County Council's portfolio of buildings. The most significant maintenance challenge in this portfolio is the high proportion of 'System Buildings' including the SCOLA and Timber Frame systems used extensively in the 1950's, 60's and 70's. The overall condition liability in the schools estate is estimated from surveys to be £350m. This is set against a capital SCA Grant of £17m per annum. Significant progress has been made to reduce the backlog liability in schools over recent years and this is the result of sound maintenance strategies using pooled revenue (via the Schools SLA) and capital investment.
- 4.2 In 2014 the Education Funding Agency (EFA) published a "Condition Dashboard" for Hampshire schools which reflects the relatively high need in this county. The dashboard is created from the findings from the EFA national Property Data Surveys (PDS). Key elements for Hampshire Schools include - external walls, ceilings and external decorations which feature in their "most need" category. The limited PDS data being released seems consistent with our understanding of the schools estate and have attracted a

higher allocation than would otherwise be the case from the EFA Schools Condition Allocation (SCA).

4.3 The EFA are now progressing the next generation of school condition surveys. The latest title of this programme is the Condition Data Collection (CDC). Hampshire County Council has been supporting the EFA with some pilot work for these surveys but the full impact is not yet known. Surveys will be conducted nationally at all schools, including Academies in 6 month batches over a 2 year period. It is expected these surveys will inform and support future funding allocations for condition. Property Services will support schools where appropriate in responding to this data collection. The following areas are expected to be included:

- Assessment of condition, site context and management data
- The EFA Priority Data Survey (PDS) data will be used as a base
- A national central database and web access tool

4.4 Hampshire has enjoyed significant allocations under government programmes through the last two decades. These include the New Deals for Schools (NDS), Capital Maintenance Grant (CMG) and now the Schools Condition Allocation (SCA). In 2015 it was announced that Hampshire has an indicative SCA grant through to 2017/18 of £17.8 million per annum subject to revision with any changes in the size of the Hampshire school estate. The SCA grant for 2017/18 has not yet been confirmed but is anticipated to be £17.5million with a slight reduction for impending Academy conversions.

Property Services SLA for Community and Aided Schools

4.5 Property Services have been offering an SLA to Schools since 1997. Since that time the key principle of the SLA is that all schools make a fair contribution to a pooled fund based on their number on roll and floor area. The pool of funding is then used to ensure all day to day liabilities amongst the schools buying into the SLA are managed on a fair basis within the available funding.

4.6 When you include Academies, 96% of schools buy into the SLA. This strong support demonstrates the value schools place in the service.

4.7 The local authority schools SLA is due to expire in April 2017. The renewal process is now concluded. It is good to be able to report that all local authority school except one have purchased the new SLA arrangement from April 2017. The loss of this one school is the only reduction to come out of the SLA renewal. Some key changes have been made to the Property SLA as set out below:

- A further 10% reduction of the contributions schools make into the pool of funding. This is in addition to an earlier reduction making a total of 20% in the last year.
- The SLA is now 'open ended' rather for a fixed term. The SLA includes measures for varying the level of service to meet School needs and Schools can choose to leave by giving notice in accordance with the arrangements set out in the agreement.

- There is a 'Digital Strategy' to reduce costs and increase transparency, in particular through the use of the online asset management portal
 - A simplification of the charging arrangements
- 4.8 Academies, through a parallel arrangement called the Joint Working Agreement (JWA), enjoy the same SLA level of service as local authority schools. The Academy arrangement is also open ended. The new terms of the SLA have already been shared with the schools Partnership Forum which is the shared governance arrangement under the JWA.
- 4.9 As noted above the contributions made by schools are being reduced by a further 10% in recognition of the significant budget pressures that schools are currently facing. The saving is not, however, uniform across all schools and recognises that it is more economic to deliver the service to larger schools than smaller ones. All Primary and Secondary schools will pay a reduced contribution with schools with an above average floor area getting an additional discount.

Priority Schools Building Programme 2 (PSBP2)

- 4.10 As noted in March 2015 HCC were notified by the Education Funding Agency (EFA) that they were successful with the following works in the initial bidding round for PSBP2 funding:
- Mill Chase Academy – Partial Rebuild of some blocks.
 - Wootey Junior School – SCOLA recladding
 - Talavera Infant School – SCOLA recladding
 - Overton Church of England Primary School – SCOLA recladding
 - Oliver's Battery Primary School – SCOLA Cladding
- 4.11 Mill Chase Academy will be the subject of a Project Appraisal at a future meeting of the Executive Member Education.
- 4.12 Property Services have since been appointed by the EFA as a Pathfinder Authority for local delivery of the four SCOLA recladding projects. The now completed feasibility stage included testing the Hampshire recladding solution against the new-build EFA Facilities Output Specification (FOS). Property Services have received sign off of the feasibility work for the four SCOLA projects and have been commissioned to proceed to full design and invitation to tender on works currently estimated at £10.3m. This appointment acknowledges the expertise within the Council's Property Services in refurbishing and recladding SCOLA buildings.

SCOLA buildings

- 4.13 SCOLA buildings were built as a response to a significant population growth in the County in the 1960's and 1970's and feature on many of our school sites. 40% of the County Council's school estate is in this type of structure. Recladding of these buildings remains a key challenge and a breakdown of completed blocks is set out below:

Table 1. SCOLA 2/3 Recladding Completed or in Progress since 2009		
Secondary	Completed/ Programmed (1)	Yet to be Programmed
4 Storey Blocks	3	All complete
3 Storey Blocks	8	2 (2)
2 Storey Blocks	15	68
Single Storey Blocks	0	77
Primary		
2 Storey Blocks	19	12
Single Storey Blocks	1	87
Totals	46	246

(1) Includes PSBP2 and Academy projects and commissions.

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

4.14 In addition to the SCOLA MK 2/3 progress a further 83 SCOLA MK I schools were reclad prior to 2009 using a different approach.

4.15 Recladding of SCOLA buildings is prioritised using a number of factors; however the predominant factor is the height of the building. The figures in table 1 include blocks at Academy schools where Property Services have an involvement. For the remaining blocks at Academies the liabilities rest with the Trust. We are working to support capital bids to Government on behalf of Academies where at all possible. Although significant progress has also been made on SCOLA buildings there remains a significant challenge as illustrated by the number still to tackle.

4.16 The recladding undertaken to SCOLA buildings gives the building a new lease of life, not only addressing maintenance backlog issues but also significantly improving the building environment and energy efficiency.

Timber frame buildings

4.17 There are 14 timber framed school buildings across the County which are ongoing maintenance challenges. Twelve of these buildings are single storey and a strategy for giving these buildings a new lease of life including structural repairs and recladding is in place. This is similar to and gives the same benefits as the work to SCOLA buildings. Three schools (Barton Stacey Primary, Portway Infant and Winnall Primary) have now been completed. The next priority building is Rowner Infant and tenders for this project are due out shortly.

4.18 Two timber frame schools are 2 storeys and will need to be replaced at some stage in the medium term. These schools were put forward for inclusion in the Priority Schools Building Programme 2 (PSBP2) funding but were not successful. Property Services are looking at the options to address the issues as recladding will not be a complete solution on these sites. Grange Primary in Gosport is being used as a feasibility pilot as it is the more urgent in condition terms. Delivery of both of these projects will now need to fall to SCA grant funding. Advanced design works continues to that end and it is hoped works could commence on site in 2018 subject to sufficient SCA grant funding being available.

Academy Joint Working Agreement (JWA)

4.19 The JWA includes a governance arrangement called the Partnership Forum (PF). This forum allows Academy representatives to have an active input into the annual planned works for member Academies of the JWA. A fair allocation of £2.065m of SLA pooled funds will be used to fund reactive and planned programmes for the JWA academies in 2017/18. It should be noted that with the further SLA reductions there now remains little scope to plan proactive repairs for Academies. It is proposed to encourage Academies to directly fund recommendations from Property Services where larger planned repairs would be prudent and assist Academies in making bids for capital directly to Government.

5 Conclusions

- 5.1 This report notes that the current management of the council's estate demonstrates that the capital investment and the prudent property strategies being employed are delivering a fit for purpose estate and ongoing reductions in the backlog liability.
- 5.2 A funding strategy for the Corporate Estate has been developed that retains the current revenue allocations for repair and maintenance and a new additional allocation for a further two years with the targeted outcomes set out below:
- The maintenance liability is reduced to a level so that core buildings are retained fit-for-purpose and in good condition.
 - Revenue expenditure is maintained at a sufficient level to maintain an appropriate estate in an environment where budgets are under considerable pressure.
 - Investment is targeted at buildings which will be retained in the long term (where that is known) and avoidable expenditure is reduced to an absolute minimum.
- 5.3 The indicative future allocations of SCA grant for the Local Authority schools were given by EFA for the period 2015-2018. The future of SCA needs to be established before further significant planning of capital repairs on the schools estate can take place.
- 5.4 The available capital funding falls short of the overall condition liability for repairs and maintenance which means that not all risks associated with the

built estate can be eliminated. The condition assessments and Corporate Risk Assessment approach continue to inform sound investment decisions in the built estate, targeting effective risk management and risk reduction.

- 5.5 Additional benefits of the continuing level of investment in buildings across the Hampshire estate include the positive effect on both the health of the local economy and the retention of the skilled labour force in building trades.

6 Recommendations

That the Executive Member for Policy and Resources:

- 6.1 Notes the progress made to reduce the maintenance liability in the Corporate Estate in the context of the available budgets.
- 6.2 Notes the progress in addressing the condition liabilities in the School Estate and the continuing pressures of the maintenance legacy of the huge growth in school places created in the 1960s and 1970s.
- 6.3 Notes the projected 2016/17 budget outturn position for reactive and planned repairs budgets.
- 6.4 Approves the proposal to carry forward the balance of the Landlord Repairs and School Condition Allocation budgets 2016/17 that are not expended by year-end to 2017/18 to meet the commitments made against these budgets.
- 6.5 Approves the Landlord's Corporate Estate repair and maintenance programme for 2017/18 as set out in Appendix E.
- 6.6 Approves the planned Schools revenue and Schools Condition Allocation (SCA) programmes for 2017/18 as set out in Appendix F.
- 6.7 Notes the contribution of the Landlord's repairs and maintenance programmes towards reducing carbon emissions.
- 6.8 Approves the procurement route for delivery of the reactive and planned repairs programmes -as either a suitable OJEU compliant framework arrangement or via traditional single stage competitive tender.

7 Appendices

- Appendix 1: Corporate and Legal Information
- Appendix 2: Impact Assessments
- Appendix 3: Repair and Maintenance Budget Report 2016/17 and Programmes for 2017/18.
- Appendix A: P+R Revenue Repairs 2016/17.
- Appendix B: Capital Repairs 2016/17.
- Appendix C: Revenue Maintenance Budgets 2017/18.
- Appendix D: Capital Repairs Programme- Proposed Allocations 2017/18.
- Appendix E: Landlord Corporate Estate Capital Programme 2017/18.
- Appendix F: Planned Revenue and SCA Programmes 2017/18.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	Yes
Maximising well-being:	Yes
Enhancing our quality of place:	yes

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Managing Hampshire's Built Estate	7994	10.01.2017
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

Section 100 D - Local Government Act 1972 - background documents

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

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equality Duty

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

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

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

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

1.2. Equalities Impact Assessment:

- (a) Equalities impact assessments are part of the detailed design considerations for each project where applicable.

2. Impact on Crime and Disorder:

2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1988 to consider the impact of all decisions it makes on the prevention of crime. Crime prevention issues will be considered when individual projects are designed and developed. Repair and maintenance works would usually have a positive impact on the prevention of crime.

3. Climate Change:

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

Please refer to the carbon reduction calculations under section 5.2 of Appendix 3.

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

Many of the works proposed in this report will deliver more energy efficient solutions through improved insulation standards and more efficient plant.

Repair and Maintenance Budget Report 2016/17 and Programmes for 2017/18

1. Budget Context in Planning for the 2017/18 Financial Year

- 1.1. The School Condition Allocation (SCA) for 2017/18 grant value is not yet confirmed but indicative allocations are known. For the purposes of this report it is assumed the 2017/18 grant will be £17.5m. Planned programmes will be adjusted accordingly when the EFA confirm the grant.
- 1.2. The EFA gave advanced indicative allowances for the SCA grant for the years 2015/16, 2016/17 and 2017/18. The future of the grant is not yet known so planned programmes for 2017/18 in this report have been prepared with caution to ensure a balanced close of the programme should that be necessary.
- 1.3. The end of CERA. As required by the EFA all CERA budgets have to be delegated to schools from April 2017. Future funding of the schools SLA will now be solely based school revenue contributions.
- 1.4. Inflation. It is worth noting that over the course of the past year tender price returns have been continuing to show inflationary pressures. This is being positively managed within existing budget allocations and by adjusting the programme for 2017/18. This increase is in line with expectations and published indices.

2. Overall Repair and Maintenance budgets 2017/18

- 2.1. The repair and maintenance budgets for 2017/18 set out in Table 1. The values in the table are base gross budgets without inclusion of carry forwards reported elsewhere in this paper.

Table one.

Budget	2017/18 Assumed	Comments
	£'000	
Schools SLA Pooled revenue contributions	15,322	Assumes same level of buy back going forward
Landlord Repair and Maintenance	7,565	
Additional Resources (£4.5m for 2016-20)	1,500	Second allocation against the overall allowance
Workstyles and dilapidations	1,710	
Landlord Contingency	545	

School Condition Allocation	17,500	Assumed grant level until confirmed by EFA
Total	44,132	

Academies

- 2.2. Academies have the option of preparing bids to the Education Funding Agency for Capital Investment Fund (CIF) allocations against a centrally held pot. Property Services is working with those Hampshire Academies purchasing the Property Services SLA contract to prepare and make bids for these funds.
- 2.3. Property Services has agreed the programmes proposed within this report with the Childrens Services department to ensure a coordinated approach with the Basic Need Capital Programme.

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

- 3.1. Landlord's Planned Repairs Programme: A Landlord's programme of planned repairs investment for 2017/18 is set out in Appendix E.
- 3.2. Schools Planned Maintenance Programme: A Schools Planned Maintenance programme of investment for 2017/18 is set out in Appendix F. This incorporates both the planned revenue works funded from the Schools SLA and the Schools Capital Allocation and is in line with the joint condition priorities agreed with Children's Services.
- 3.3. The majority of the capital programme works reported in Appendices E and F will be procured through OJEU compliant framework arrangements or via traditional single stage competitive tender. The procurement route selected for each project will be determined taking into account the specific details of the project and market intelligence at the time of the tender. Flexibility in the buying strategy will allow the Council to take advantage of the construction market.
- 3.4. The capital maintenance and landlord capital repairs programmes contained in this report are produced from interrogation of the data held on the condition of buildings and the extensive knowledge of the County Council's built estate held within Property Services. The capital repairs programmes are used to support a planned approach to investment. The available budgets are focused on addressing the identified health and safety priorities highlighted by the Corporate Risk Assessment (CRA) for the built estate. Alongside the CRA priorities other key objectives for the capital maintenance and repair budgets are:
 - Tackling the maintenance liabilities.
 - Reducing risks and improving the health and safety performance of buildings.
 - Improving efficiency and reduce recurring/running costs.
 - Improving the quality of the built environment for communities and future generations.

- Helping reduce the impact of greenhouse gas emissions in the environment and supporting the County Council's energy strategy.
- Modernising buildings and making them fit for purpose.

As part of undertaking many repair and maintenance works it is often necessary to manage existing installations of asbestos. The County Council has robust management practices for the management of asbestos which are closely adhered to. Allowance is made within the cost estimates of all works proposed on the attached appendices to safely remove or manage asbestos as necessary.

Condition priorities in the Schools Estate

3.5. As noted above Property Services and Childrens Services have an integrated approach to the prioritisation of the SCA. It is proposed planned works are targeted at the highest known priorities against the following themes:

- Renewal of roof coverings including improving insulation
- Recladding of SCOLA 2 /2A buildings.
- Recladding of timber frame primary schools.
- Refurbishment of toilet facilities.
- Removal of asbestos installations requiring particular attention
- Installation of new fire alarm systems and associated structural fire precautions works to single staircase, multi storey primary schools.
- Boiler and heating system renewal.
- Water supply pipework renewal.
- Lighting replacement including renewal of ceilings.
- Ventilation improvements to school kitchens.

4. Key Projects for 2017/18

- 4.1. Test Valley School, SCOLA Recladding of the ROSLA Block - Test Valley school will undergo extensive refurbishment works estimated at £800,000. Works are anticipated to commence in Spring of 2018 and running through into Autumn 2018. This work will be carried out in 2 phases and will include: Re-cladding with insulated render or brick slip panels; Re-insulation and re-felting of all flat roof areas and replacement of ceilings and lighting.
- 4.2. Hurst Community School, Replacement of windows – Hurst Community school will undergo replacement of the existing single glazed metal casement windows with new aluminium double glazed windows. Work is anticipated to be undertaken in Spring 2017 and the estimated cost is £200,000.
- 4.3. Warblington School, Renewal of the kitchen and recladding of the Hall and Gym block - Warblington School will undergo demolition and rebuild of the school meals kitchen and extensive refurbishment works to the Hall and

gym block estimated at £1.7M which will be procured by way of Competitive Tender. Works are anticipated to commence in Spring of 2017 and running through into Winter 2017. This work will be carried out in 2 phases and will include: Re-cladding with insulated render or brick slip panels; Re-insulation and re-felting of all flat roof areas and replacement of ceilings and lighting.

- 4.4. The Westgate School, Recladding of the 3 Storey Block - The Westgate school will undergo extensive refurbishment works estimated at £450,000 which will be procured by way of Competitive Tender. Works are anticipated to commence in Spring of 2018 and running through into Autumn 2018. This work will be carried out in a single phase and will include: Provision of new aluminium double glazed windows and Re-cladding with insulated render or brick slip panels.
- 4.5. Rowner Infant School, Re-cladding and improving thermal insulation - Rowner Infant school will undergo extensive refurbishment works estimated at £1.1M which will be procured by way of competitive tender. Works are anticipated to commence in summer of 2017 and running through into spring 2018. This work will be carried out in 5 phases and will include: Re-cladding with insulated render or brick slip panels; Re-insulation and re-felting of all flat roof areas, (which will include the removal of a redundant water tank housing plus a roof window lantern and replacement of all existing roof windows) and Formation of two small cloakroom extensions in lieu of an old conservatory. The cloakrooms will be funded the school. Installation of temporary classroom(s) may be required for the duration of the works if essential. Two relatively new conservatories in good condition will be retained.
- 4.6. North Waltham Primary School, Pitched roof thermal upgrade and refurbishment – North Waltham Primary will have work to the pitched roof to address the issue of ‘nail fatigue’ which is causing the roof tiles to slip off the roof. The works are estimated at £300,000. The work will be completed in a single phase and will include provision of new insulation, replacement of the felt, renewal of battens and re-use of existing tiles. Works are anticipated to be undertaken in Summer 2017
- 4.7. Red Barn Primary School, Pitched roof thermal upgrade and refurbishment – Red Barn Primary will have work to the pitched roof to replace leaking asbestos cement tiles. The works are estimated at £350,000. The work will be completed in a single phase and will include provision of new insulation, replacement of the felt, renewal of battens and provision of new tiles. Works are anticipated to be undertaken in Summer 2017
- 4.8. Southwood Infant School, Pitched roof thermal upgrade and refurbishment – Southwood infant school will have work to the pitched roof to replace a leaking composite metal pitched roof. The works are estimated at £400,000. The work will be completed in a single phase and will include provision of a new metal pitched roof with upgraded insulation. Works are anticipated to be undertaken in Summer 2017
- 4.9. Yateley School, Water supply pipework replacement and heating upgrade– The works include upgrading of the mains water supply, replacement of existing failing galvanised steel water pipework to a number of blocks in the school with plastic and copper pipework and the heating main pipework replaced in the sports hall. The works are estimated at £340,000 and are anticipated to be undertaken in Summer 2017.

- 4.10. Various Schools, Toilet Refurbishment – A prioritised programme at Various Primary schools will have pupil toilet refurbishment work undertaken. The programme has an anticipated cost of £350,000 and it is anticipated that work will be undertaken starting in Summer 2017 with completion in Spring 2018. The works will include replacement of all sanitary ware, cubicles and brassware, replacement of flooring and upgrading ventilation.
- 4.11. Various Schools, kitchen ventilation improvements. A prioritised programme at various schools will have kitchen ventilation improvements. The works will include the provision of new fixed ventilation canopies removing the need for opening windows. The programme has an anticipated cost of £950,000 and it is anticipated that work will commence in Summer 2017 with completion in Spring 2018.
- 4.12. Various Schools, Hard Landscaping and rainwater drainage improvements. A prioritised programme at various schools will have playground resurfacing, replacement of timber post retaining walls and upgrades to external area surface water drainage. The programme will have an anticipated cost of £450,000 and it is anticipated that work will commence in Summer 2017 with completion in Spring 2018.

Priority Schools Building Programme (PBSP2) Projects

- 4.13. Overton CoE Primary School. This project will be funded under the EFA PSBP2 programme and will delivery re-cladding with insulated render or brick slip panels; re-insulation and re-felting of all flat roof areas and replacement of ceilings and lighting. There will also be improvements to the mechanical and electrical engineering infrastructure of the building. The result of the works will bring the buildings as close as reasonably possible to compliance with the current EFA new build performance standards. The works are estimated at £3.04m inclusive of fees and temporary modular buildings necessary to facilitate the works. Subject to EFA approval of the tender returns works are due to commence on site during the summer 2017.
- 4.14. Wootey Junior School. This project will be funded under the EFA PSBP2 programme and will delivery re-cladding with insulated render or brick slip panels; re-insulation and re-felting of all flat roof areas and replacement of ceilings and lighting. There will also be improvements to the mechanical and electrical engineering infrastructure of the building. The result of the works will bring the buildings as close as reasonably possible to compliance with the current EFA new build performance standards. The works are estimated at £2.27m inclusive of fees and temporary modular buildings necessary to facilitate the works. Subject to EFA approval of the tender returns works are due to commence on site during the summer 2017.
- 4.15. Talavera Infant School. This project will be funded under the EFA PSBP2 programme and will delivery re-cladding with insulated render or brick slip panels; re-insulation and re-felting of all flat roof areas and replacement of ceilings and lighting. There will also be improvements to the mechanical and electrical engineering infrastructure of the building. The result of the works will bring the buildings as close as reasonably possible to compliance with the current EFA new build performance standards. The works are estimated at £2.480m inclusive of fees and temporary modular

buildings necessary to facilitate the works. Subject to EFA approval of the tender returns works are due to commence on site during the summer 2017.

- 4.16. Olivers Battery Primary School. This project will be funded under the EFA PSBP2 programme and will delivery re-cladding with insulated render or brick slip panels; re-insulation and re-felting of all flat roof areas and replacement of ceilings and lighting. There will also be improvements to the mechanical and electrical engineering infrastructure of the building. The result of the works will bring the buildings as close as reasonably possible to compliance with the current EFA new build performance standards. The works are estimated at £2.05m inclusive of fees. Subject to EFA approval of the tender returns works are due to commence on site during the summer 2017.

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

- 5.1. As reported to the EMPR since 2009, around 80% of the County Council's built estate was constructed before thermal performance standards became part of the Building Regulations. Where possible, the investment of repairs and maintenance resources is being used to help improve the thermal performance of the building stock.
- 5.2. Table 2 below provides an indication of the potential opportunity for energy savings and reduced carbon dioxide emissions from the capital programme proposals in Appendices E and F:

Priority Category of Work	Maintenance Expenditure 2017/18		
	£'000	Indicative CO2 Reduction Tonnes	Indicative Energy Saving KWh
Building (SCOLA re-cladding/ window replacements / roofing)	£4,510,000	187.5	1,041,667
Mechanical Services (Boiler systems, heating systems and underground mains)	£401,000	16	88,889
Electrical Services (Lighting, power, and mains distribution)	£225,000	4.5	6,057
Behavioural Changes	£77,000	29	62,839
TOTAL	£5,213,000	237	1,199,452

P&R Reactive and Planned Repairs 2016/17
Projected Commitment by 31 March 2017

	Budget	Commitment	
	£'000	£'000	%
Budgets 2016/17			
Policy and Resources Cash Limited Budget	7,270	7,270	100
Additional Resources (£4.5m for 2016-20) (3)	1,500	991	66
Flexible working, Dilapidations Carry Forward from 2015/16	1,165	1,165	0
Contingency	545	545	0
Childrens Centres SLA Contribution	129	129	100
Total Budgets	10,609	8,390	79

Breakdown of Expenditure against Budgets Above

Corporate Risk Assessment Priorities	4,036
Building Fabric Reactive Maintenance	1,223
Engineering Reactive Maintenance and Servicing	1,623
Planned Programmed Works	1,503
Flexible working, Dilapidations Carry Forward from 2015/16	1,165
Structural Inspections of the Estate	152
County Farms Support	137
External Works	18
Non-functional buildings	16
Historic Buildings	22
EDS Estate	54
Contingency	545
Total	10,609

Notes

1. All figures above are inclusive of fees which are charged at 12%
2. A balanced outturn position is projected for 31 March 2017 but any remaining balances will be carried forward to 2017/18.

Schools Reactive and Planned Repairs 2016/17
All Projected Commitment are to 31 March 2017

Budgets 2016/17	Budget	Commitment	
	£'000	£'000	%
Schools Revenue Budget from SLA Contributions	8,670	8,670	100
Buy Back CERA via Schools SLA	6,035	6,035	100
CERA Budget	2,856	2,856	100
SCA Contribution to CRA Workstreams	4,777	4,777	100
Total Budgets	22,338	22,338	100

Breakdown of Expenditure against Budgets Above

Corporate Risk Assessment Priorities	5,665
Building Fabric Reactive Maintenance (TMC)	3,499
Engineering Maintenance and Servicing (TMC)	8,750
Modular Buildings	1,572
Structural Inspections of the Estate	529
Other priorities	2,323
Total	20,015

Schools Condition Grant 2016/17

Budgets 2016/17	Budget	Commitment	
	£'000	£'000	%
SCA Budget 16/17	17,800	17,800	100
SCA Grant Carried Forward from 15/16	9,602	9,602	100
Total Budgets	27,411	27,411	100

Notes

1. All figures above are inclusive of fees which are charged at 12% on SLA works and 16.5% on SCA funded works.
2. A balanced outturn position is projected for 31 March 2017 across revenue budgets and a full commitment against the SCA Grant.
3. This is the last year of CERA, from 2017/18 all Revenue budgets will be via Schools SLA contributions.

**Corporate Planned and Reactive Maintenance Budgets 2017/18 and
Proposed Allocation**

	Budget
	£'000
Budgets 2016/17	
Policy and Resources Cash Limited Budget	7,565
Additional Resources (£4.5m for 2016-20)	1,500
Carry Forward from 2016/17	1,710
Contingency	545
Total Budgets	11,320

Proposed Allocations against Budgets Above

Corporate Risk Assessment Priorities	4,100
Building Fabric Reactive Maintenance	1,244
Engineering Reactive Maintenance and Servicing	1,651
Planned Programmed Works	1,555
Structural Inspections of the Estate	137
County Farms Support	267
External Works	18
EDS Non-functional buildings	16
Historic Buildings	22
EDS Estate	54
Carry Forward from 2016/17	1,710
Contingency	545
Total	11,320

Notes

1. All figures above are inclusive of fees which are charged at 12% on revenue works.
2. A balanced outturn position is projected for 31 March 2017 across most corporate revenue allocations but a projected carry forward of uncommitted funds is highlighted above. Any further uncommitted funds will be carried forward into 2017/18

Schools Condition Allocation Grant Proposed Allocations 2017/18

	Budget
Budgets 2017/18	£'000
SCA Budget 17/18	17,500
Total Budgets	17,500
Proposed Allocation of Budget against Budgets Above	
Support to the CRA Priorities for Local Authority Schools	3,561
Planned Programme of Works	6,237
Deferred Programme from 2016/17	7,587
External Works	115
Total	17,500

Notes

1. The amounts are inclusive of fees at 16.5%.
2. The final value of the 17/18 SCA Grant has yet to be confirmed. The programmes are based on an estimated allocation of £17.5m. Programmes will be adjusted accordingly when the final grant value is known.

Corporate Estate Planned Investment Programme 2017/18	
Property	Works
Schemes £0 to £50,000	
36 Martins Close	Internal Redecoration
Argoed Lwyd	External Redecoration
Basing House	External Redecoration
Calshot	Access roadway surfacing
Calshot	Jetty remedial works
Castle Avenue	Cobbles ph 3 - pointing Gt Hall square
Fareham register office	External Redecoration
Forest Arts Centre	Window replacement entrance
Heol Seni	External Redecoration
Historic Buildings	Fort Nelson Masonry repairs
Manor Farm Country Park	Roof repairs - farmhouse roof
Manor Farm Country Park	Damaged drains café to main drain run + car park drains
Minstead Study centre	Dorm block and House - decorations
Orchard Close	Internal Redecoration
Park View	Internal Redecoration and floor covering renewal
Queen Elizabeth Country Park	Flat roof repairs - main building
Red House Museum	External Redecoration
Royal Victoria Country Park	Drainage repairs and septic tank works - gatehouse
Royal Victoria Country Park	Empire tea rooms - cedar shingle repairs
Royal Victoria Country Park	Empire tea rooms - windows replacement
Staunton Country Park	Roof repairs - 008
Staunton Country Park	Roof repairs general
Stubbington Study Centre	Boys dormitory roof covering
Stubbington Study Centre	Erie Junior Ranger sleeping accommodation (Asbestos slates)
The Mead Childrens Home	External Redecoration
Trospac Nursery	External Redecoration
Various sites	Repairs associated with decorations
Various sites	Maintenance contrib to Library projects
Winchester HQ	Offices and Winchester DC - Internal Decorations
Schemes £50,000 to £100,000	
Horndean Library	pitched roof repairs locally, replacement of flat roof covering, works to porch roof
Ringwood Library	replace insulated roof, replace roof lights / clerestory lights and detail up stands
Staunton Country Park	Brickwork repairs and repointing - walled garden
Stubbington Study Centre	Asbestos tile replacement - Block Rooms 26- 28
Fort Nelson	WWII Ammunitions sheds roofing

Schemes £100,000 to £250,000	
Bar End Unit 1	Rooflight replacement / repairs
Clarendon House	window replacement
Cranleigh Paddock	Window Replacement
Fareham Library	Low level roof and staircase windows
Fort Nelson	Flint curtain wall repairs
Royal Victoria Country Park	Chapel roof replacement - (with HLF works)
Various sites	Reactive Internal decorations Adults Services

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

Schools Planned Investment Programme 2017/18	
Property	Works
Schemes up to £50,000	
Alton Infant School	Fire Precautions Improvements
Balksbury Infant School	External Redecoration
Beaulieu Village Primary School	External Redecoration
Belle Vue Infant School	External Redecoration
Berrywood Primary School	External Redecoration
Bishops Challoner	Replacement of rooflights
Bishops Waltham Infant	Replace boilers & pumps
Breamore Ce (c) Primary School	Fire Precautions Improvements
Brighton Hill	Resurfacing
Brookfield Community School	Roofing repairs
Calmore Infants	Replace domestic galvanised pipework
Clere School And Technology College	Fencing improvements
Cove School	Surfacing to 3 storey block quad
Cranbourne	Rural Studies Block
Crofton Anne Dale Infant School	External Redecoration
Crofton Anne Dale Junior School	External Redecoration
Crofton Hammond Infant School	External Redecoration
Crofton Hammond Junior School	External Redecoration
Crofton School	Replace and upgrade 4 obsolete gas proving systems
Denmead Junior	Swimming pool demolition
Elson Infant School	External Redecoration
Four Marks CE (C) Primary School	External Redecoration
Grange Infant School Gosport	External Redecoration
Great Binfields Primary School	External Redecoration
Halterworth Community Primary School	External Redecoration
Harrison Primary	Replace heating pipework in Hall
Harrow Way	Toilet Refurbishment
Hatch Warren Infant School	External Redecoration
Hatherden Primary	Pitched roofing repairs and thermal upgrading
Hatherden Primary School	Fire Precautions Improvements
Hollywater School	External Redecoration
John Keble CE (A) Primary School	External Redecoration
Kimpton Thruxton And Fyfield	External Redecoration

Appendix F

CE (A) Primary School	
Liphook Jnr	Upgrade sewage pumping station
Long Sutton Ce (C) Primary School	External Redecoration
Lydlynch Infant School	External Redecoration
Marlborough Infant	Window upgrading
Marlborough Infant	Fire Precautions Improvements
Marnel Community Infant School	External Redecoration
Marnel Community Junior School	External Redecoration
Micheldever Primary	Damp remedial works
New Milton Junior School	External Redecoration
Newport Junior School	External Redecoration
Northern Junior Community School	External Redecoration
Oakwood Infant School & Little Saplings Childrens Centre	External Redecoration
Old Basing Infant School	External Redecoration
Otterbourne Primary	Defective plastering
Padnell Infant School	External Redecoration
Purbrook Park School	Installation of double glazed windows to main block
Rowner Junior School	Fire Precautions Improvements
Samuel Cody	Drive surface
Smannell And Enham CE (A) Primary School	External Redecoration
South Baddesley Ce (c) Primary School	Fire Precautions Improvements
Springwood infant	Hall floor replacement
St Albans Primary	Installation of double glazed windows
St Bede CE (C) Primary School (Winchester)	External Redecoration
St James CE (C) Primary School (Emsworth)	External Redecoration
St John The Baptist C E (Controlled) Primary School, Waltham Chase	Fire Precautions Improvements
St Johns Ce (va) Primary School	External Redecoration
St Johns Ce (va) Primary School	Maintenance works
St Josephs RC (VA) Primary School	External Redecoration
St Marks CE (A) Primary School (Basingstoke)	External Redecoration
St Martins East Woodhay CE (A) Primary School	External Redecoration
St Mary Bourne Primary School	External Redecoration
St Mary Bourne Primary School	Fire Precautions Improvements

Appendix F

St Matthews CE (A) Primary School	External Redecoration
St Peters Farnborough	Pitched roofing repairs and thermal upgrading
St Peters RC (VA) Primary School (Waterlooville)	External Redecoration
Steep Ce (c) Primary School	Fire Precautions Improvements
Uplands Primary	Upgrade patent glazing
Various Primary Schools	Remedial works arising from the T&I programme
Various Secondary Schools	Remedial works arising from the T&I programme
Vyne Community School	Installation of Double Glazed windows
Waterloo School	External Redecoration
Waterside Primary School	Fire Precautions Improvements
Wellow Primary	Replacement of glazed link
Weyford Junior School	External Redecoration
Wherwell Primary School	External Redecoration
Wicor Primary School	Fire Precautions Improvements
William Gilpin Ce (a) Primary School	Fire Precautions Improvements
Woodlea Primary School (Bordon)	External Redecoration
Yateley School	Paving upgrading
Yateley School	Toilet Refurbishment
Schemes £50,000 to £100,000	
Applemore College	External Decorations and repairs
Bridgemary School	New thermal flat roofing system
Brighton Hill	New thermal flat roofing system
Calthorpe Park School	Drainage / paving
Church Crookham Junior	Pumping chamber replacement
Clere School And Technology College	External Redecoration
Connaught School	DT block installation of double glazed windows
Copythorne Infant	Installation of double glazed windows
Crestwood College For Business And Enterprise (Cherbourg)	External Redecoration
Crestwood College For Business And Enterprise (Shakespeare)	External Redecoration
Crofton Anne Dale Infant	New thermal flat roofing system
Fernhill School	DT block installation of double glazed windows
Foxhills Infant	Installation of double glazed windows
Guillemont Junior School	Boiler Replacement original plant room
Harestock Primary School	Boiler Replacement original plant room
Hayling College	Removal of Asbestos Soffitts
Manor Infant School,	Boiler Replacement

Appendix F

Farnborough	
Netley Abbey Infant	New Thermal Flat Roofing System
Samuel Cody	New thermal flat roofing system to Tech Block
Sarisbury Junior	New thermal flat roofing
St Michaels Infant School	Provision of new path retaining wall
St Peters RC (VA) Primary School (Waterlooville)	Cladding repairs linked to decorations
Swanmore College	Replace failed heating main
Testbourne Community School	External Redecoration
Various Primary Schools	Removal of asbestos
Various Primary Schools	Replace obsolete distribution boards and switchgear
Various Secondary Schools	Replace cistern fed water heaters with mains fed system & TMV
Various Secondary Schools	Upgrades to hot and cold water services infrastructure and plant
Various Secondary Schools	Replace obsolete distribution boards and switchgear
Various Secondary Schools	Lighting improvements
Waterloo school	Installation of double glazed windows
Waterloo School	Boiler replacement
Westfield Junior School	Replacement water pipework
Schemes £100,000 to £150,000	
Aldworth Science College	Bolton Block/Portsmouth installation of double glazed windows
Aldworth Science College	Heating / Ventilation improvements
Anstey Junior	Kitchen Flat roof and patent glazing improvements
Court Moor School	External Redecoration
Gomer Junior	Installation of double glazed windows
Hart Plain Junior	Crosswall recladding
Heatherside Infant	Installation of double glazed windows
Langrish Primary	New thermal flat roofing system
Longparish	Timber frame building recladding and thermal upgrade
Swanmore College of Technology	New thermal flat roofing system to Library block
Various Primary Schools	Upgrades to hot and cold water services infrastructure and plant
Various Primary Schools	Replacement of plaster ceilings
Various Primary Schools	Replace cistern fed water heaters with mains fed system & TMV
Various Schools	Landscaping improvements
Various Secondary Schools	Kitchen infrastructure improvements / upgrades
Vernham Dean	New Sewage Treatment plant
Westgate School	External Redecoration

Schemes £150,000 to £250,000		
Hurst Community	Installation of double glazed windows	
Liphook Junior	Flat roof	
Locks Heath Junior	Crittall Window replacement	
Mengham Junior	Flat roof	
Various Primary Schools	Lighting improvements	
Wildground Junior	Crosswall recladding	
Schemes £250,000 to £500,000		
North Waltham Primary	Pitched roof thermal upgrade and replacement	
Red Barn Primary	Pitched roof thermal upgrade and replacement	
Southwood infant	Pitched roof thermal upgrade and replacement	
Various Primary Schools	Kitchen infrastructure improvements / upgrades	
Various Primary Schools	Toilet refurbishment and upgrades	
Various Primary Schools	Drainage improvements and surfacing	
Various Secondary Schools	Various Larger scale works to support maintenance contract	
Westgate School	Recladding and replacement windows to 3 storey block	
Yateley School	Replace HWS & CWS pipework to Brunel block, B, C, D, Music and sportshall block. Replace Heating main to Sportshall	
Schemes £500,000 to £1million		
Test Valley School	ROSLA Block recladding and thermal upgrading	
Various Primary Schools	Various Larger scale works to support maintenance contract	
Various Primary Schools	Kitchen infrastructure improvements/upgrades.	
Schemes Exceeding £1million including PSBP2 Works		
		Estimated Contract Value
Rowner Infant School	Timber frame recladding & thermal upgrade	£1.2m
Warblington School	Recladding and thermal upgrading	£1.7m
Olivers Battery Primary School (PBPS2)	Recladding and thermal upgrading, replacement and upgrading of engineering services	£1.823m
Overton CofE Primary School (PSBP2)	Recladding and thermal upgrading, replacement and upgrading of engineering services	£2.702m
Talavera Infant School (PSBP2)	Recladding and thermal upgrading, replacement and upgrading of engineering services	£2.204m
Wootey Junior School (PSBP2)	Recladding and thermal upgrading, replacement and upgrading of engineering services	£2.018m