

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Commercial Strategy, Human Resources and Performance
Date:	17 March 2021
Title:	Managing Hampshire's Built Estate
Report From:	Director of Culture, Communities and Business Services

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Purpose of this Report

1. The purpose of this report is to set out the County Council's repair and maintenance priorities for 2021/22 for the corporate and schools' estates and bring forward the high level budget allocations for approval in line with the approved and anticipated funding allocations.
2. The report includes a number of project appraisals for named capital schemes included in the 2021/22 CCBS capital programme.
3. The report also provides an update on progress with delivery of the 2020/21 repairs and maintenance programme and provides a forecast outturn position for the 2020/21 repairs and maintenance budgets.

Recommendation(s)

It is recommended that the Executive Member for Commercial Strategy, Human Resources and Performance:

4. Notes the projected 2020/21 outturn position for the repairs and maintenance budgets and the provisional funding allocations for 2021/22.
5. Approves the carry forward of the unexpended balance of the 2020/21 repairs and maintenance budgets to 2021/22 to meet the commitments made against these budgets.
6. Approves the high level allocation of the 2021/22 repairs and maintenance budgets for the corporate and schools' estates as set out in the report, to address the priorities for health and safety, compliance, condition and business continuity.
7. Notes that the £2.8m Public Sector Decarbonisation Scheme bid for a programme of improvements to boiler controls has now been confirmed as

successful and this funding will be added to the 2020/21 capital programme as approved by the County Council on 25 February 2021.

8. Approves the project appraisals set out in Appendix 1 for the following capital projects, which are included in the CCBS capital programme for 2021/22:

• Crookhorn College SCOLA recladding (Goodwood Block)	£1,398,000
• Hart Plain Junior School – SCOLA recladding	£873,750
• Nightingale Primary School – SCOLA recladding	£1,514,500
• Samuel Cody Sports College – Roof upgrade	£291,250
• St John the Baptist Primary – Timber window replacement	£291,250
• Cranbourne School – SCOLA recladding (E Block)	£1,805,750
• Henry Beaufort School – SCOLA recladding (S Block)	£1,805,750
• Hiltingbury Junior School – SCOLA recladding	£1,545,955
• Horndean College – Boiler replacement	£291,250
• Portchester Community School – science laboratory refurbishment	£407,750
• Portchester Community School – Boiler improvements	£262,125
• Red Barn Primary School – asbestos rood upgrade (Phase 2)	£700,000
• The Vyne Community School – Replacement windows and re-roofing	£256,300
• The Vyne Community School – Boiler efficiency improvements	£262,125
• Warblington Schools – listed block recladding	£2,501,255
• Wavell School – boiler replacement	£291,250
• Anton Junior School – Refurbishment works	£300,000

- Crestwood Community Schools – Science laboratory refurbishment £419,400
- Public Sector Decarbonisation Scheme – Improvement of boiler controls £2,785,643

9. 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.

Executive Summary

10. Hampshire County Council has one of the largest local authority led building maintenance programmes nationally. This report identifies in the region of £42million of new investment for the repair and maintenance of corporate and school buildings in Hampshire in 2021/22. When combined with carry forward of funding and projects from 2020/21, the total value of the anticipated programme is around £62 million.
11. Funding for repairs and maintenance has been boosted by the allocation of an additional £8 million of schools condition allocation (SCA) grant in August 2020 and a further £4 million of corporate funding to address the highest repairs and maintenance priorities in the Adult Health and Care (AHC) portfolio and wider corporate estate.
12. Grant funding secured from the government’s Public Sector De-carbonisation Scheme (PSDS) will see in excess of £32 million invested in energy saving measures across both the corporate and schools’ estates to reduce carbon emissions in support of the County Council’s climate change strategy and its declaration of a Climate Emergency. This investment will also deliver improvements in building condition and a reduction in health and safety risks across the estate.
13. Repairs and maintenance funding continues to be allocated to the highest priority works 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. High level budget allocations and individual capital schemes valued at £250,000 or more have been identified for 2021/22 and project appraisals are brought forward for approval in this report together with project appraisals for the named capital schemes included in the CCBS capital programme approved in January 2021. The detailed programmes of work to be delivered within the budget allocations will be approved under Chief Officer delegations and will be adjusted to match the confirmed funding where necessary.

14. Despite some disruption caused by the Covid-19 pandemic, good progress has been made over the last year with the delivery of the 2020/21 repairs and maintenance programme. The programme of work identified for 2021/22 is being carefully planned and programmed to take account of the short timescales required for the delivery of the de-carbonisation programme under the terms of the grant funding and the potential operational impacts on the estate from such a significant programme of work. The positive arrival of the Decarb programme has necessitated the reprofiling of some work to ensure the priority delivery of these projects is undertaken to meet the Government's timetable for spend of the grant. The deliberate intention of the grant was to boost the local green economy as well as deliver carbon reductions.

Managing the County Council's Built Estate

15. Property Services continues to implement a condition and risk based approach to prioritising and addressing maintenance requirements across the built estate within the available funding. The strategies take account of the two distinct portfolios, the 'corporate' and 'schools' estates each of which have different pressures and challenges
16. Through the delivery of the repairs and maintenance programmes, Property Services seeks to maintain the County Council's operational estate in a safe and useable condition. This includes ensuring compliance with statutory requirements and prioritising those repairs that represent the highest risks in terms of health and safety and service continuity. Beyond the essential maintenance work, the programmes seek to achieve the best possible standards of maintenance and repair within available budgetary constraints. This includes improvements that enhance service delivery and the wellbeing of building users and further contribute to the County Council's energy and carbon reduction targets.

Health and safety risk management

17. Health and safety risks in the built estate are managed jointly by Property Services and the department in control of each individual site, in accordance with the County Council's [corporate health and safety policy and health and safety procedures](#). This includes the management of risks associated with fire and legionella, building services, building fabric, trees on property managed sites and pollution. Property Services also works closely with the Hampshire Asbestos Management Team to support the effective management of asbestos across the estate.
18. Property Services discharges these responsibilities through a comprehensive suite of operational processes in line with the 'Plan, Do Check, Act' approach set out in the Health and Safety Executive's "Managing for Health and Safety" (HSG 65) document. Working closely with the corporate health and safety team. Property Services seeks to identify and address the most significant health and safety risks across the built estate through programmes of inspections, surveys and testing. This informs the priorities for allocation of

the repair and maintenance budgets across both the corporate and schools estates.

Management of Fire Safety

19. In 2020/21, a programme of fire precaution repair works arising from surveys of buildings used for overnight accommodation, including adult care homes, children's homes and study and outdoor activity centres, has been progressed. The fire team is now undertaking a full review and update of all the fire risk assessments for those buildings, in conjunction with the building managers, to support the local fire management plans.
20. Fire precaution improvement works have also been progressed within the corporate office portfolio with a significant programme of works to the EII South building currently in progress and due for completion by the summer. This has included the fitting of additional smoke detection systems and fire lobbies to facilitate most efficient use of the building alongside raising the standard of fire safety as part of a modernisation programme.
21. Funding has been allocated from the 2021/22 budgets to deliver the ongoing fire survey programme and the resulting repair and improvement works. The next priority buildings will focus on the remaining single staircase properties, including non-SCOLA schools.

Management of legionella

22. During 2020/21 Property Services has continued to embed the online legionella data management and water management reporting system across the corporate and schools' estates. Review of the data identifies where further action is required to manage the risk of legionella colonisation.
23. Joint working between Property Services, Corporate Health and Safety and Adults Health and Care to provide improved intelligence has identified further improvement works required at a number of HCC Care sites to effectively manage the risks presented by legionella. Completed work includes installation of water treatment systems at two sites at highest risk of legionella colonisation to provide increased assurance while further investigation and improvement works are undertaken.

Management of Asbestos

24. Property Services works closely with the Hampshire Asbestos Management Team to address risks associated with asbestos containing materials within the built estate.
25. Provision is made in the 2021/22 budgets for the continued funding of statutory surveys and reinspection programmes together with the remedial works arising from these. Where appropriate, allowance is made for the permanent removal of asbestos containing materials in order to continue to reduce the risk from asbestos across the estate. Specific funding has been

allocated from the repair and maintenance budgets to support the management and removal of asbestos required for the delivery of the PSDS programme.

Management of Trees

26. Property Services is responsible for the surveying and management of trees on the corporate and maintained schools' estates, with the exception of trees on highways land and the Countryside estate which are managed by those services. Periodic surveys are undertaken for all trees on a risk assessed basis.
27. Cases of ash dieback began to increase during 2020/21 with a number of areas on the corporate and schools estates requiring attention. Property Services implements a common approach with colleagues in the Countryside and Highways services to inspect and remove trees where the dieback has progressed to around 20% or more of each infected tree's branches and branch tips, or crown. The County Council has a wider policy to plant additional trees as part of its climate change commitment to 2050. The potential replacement of trees lost due to ash die back will be considered alongside this initiative as work progresses to avoid the loss of green habitat.
28. One off funding of £830,000 was approved by Cabinet in November 2020 to support the management of this risk across the estate and is in addition to the repairs and maintenance funding identified in this report.

Management of Building Services and Building Fabric

29. Funding is allocated in the 2021/22 budget to support the ongoing programme of structural inspections, condition surveys and scheduled servicing to meet statutory and risk profiled requirements against a rolling programme and the necessary remedial works arising from these. Data captured from the surveys and inspections is also used to inform future maintenance and investment programmes.
30. The external redecorations programme continues to play an important part in Property Services' approach to the maintenance of buildings and preventing their deterioration. Significant progress was made in 2020/21 with further allocation in the planned programmes for 2021/22.

Scola re-cladding programme

31. Recladding of SCOLA buildings continues to be one of the highest maintenance priorities for the schools' estate. Recladding not only addresses maintenance liabilities, it also significantly improves the internal building environment, contributing towards energy savings and a resulting reduction in carbon emissions and giving the buildings a new lease of life. Recladding not only addresses maintenance liabilities, it also significantly improves the internal building environment contributing towards energy savings and a

resulting reduction in carbon emissions and giving the buildings a new lease of life.

32. Addition SCOLA recladding schemes have been identified in the 2021/22 programme, funding from the additional £8 million 2020/21 SCA allocation and the anticipated 2021/22 allocation. These schemes were named in the CCBS capital programme and project appraisals are provided at Appendix 1 of this report.
33. In addition, the window replacement workstream, which forms the largest of the workstreams under the PSDS programme set out below, will see the replacement of a significant proportion of remaining single glazed windows in the single storey Scola 3 blocks across the schools' estate.

Public Sector Decarbonisation Scheme and Climate Change

34. As reported to Cabinet on 9 February 2021, both the corporate and schools' estate will benefit from additional investment arising from successful bids to the Public Sector Decarbonisation Scheme (PSDS). This includes a £2.8m programme of improvements to boiler controls which was confirmed recently, bringing the total investment in decarbonisation works to just over £32 million, in line with the overall funding envelope reported to Cabinet. The additional funding for the improvements to boiler controls will be added to the 2020/21 capital programme as approved by the County Council on 25 February 2021.
35. This represents a significant investment in the built estate which will deliver improvements in condition and reduce health and safety risks in addition to the substantial contribution it will make towards the County Council's energy and carbon reduction targets. The PSDS programme will benefit in the region of 400 buildings, including around 370 schools, and target thermal retention by installation of double glazing, lower carbon fuel sources through oil to gas conversion and renewable energy delivered by PV (solar) installations on roofs.
36. On 16 March 2021 Cabinet approved underwriting of the PSDS glazing replacement programme for schools by up to £3.27m of SCA funding, following a technical adjustment made by Salix to the PSDS grant for the glazing replacement programme. This funding will be made available as required from within the overall allocation identified for planned programmes of building fabric works in the 2021/22 repairs and maintenance programme for schools.
37. Beyond the PSDS grants, the proposed programmes of planned maintenance set out in this report also make an important contribution to achieving the County Council's targets to reduce carbon emissions from its corporate estate. These targets will be reset in 2021/22 in line with the emerging strategy reviewed by Cabinet at its meeting in February 2021. A report will come to a future Executive Member decision day with recommendations for a phased approach to carbon reduction targets over the longer timescale now required to meet the stated aim of being net zero carbon by 2050.

2020/21 Repairs and Maintenance Programme

38. The early impacts of the Covid-19 pandemic were detailed in the report to the Buildings, Land and Procurement Panel in October 2020. Throughout the autumn and into the winter Property Services has continued to work closely with contractors and building occupiers to ensure that appropriate measures are in place to manage the risks arising from Covid-19 and allow maintenance works to continue wherever possible.
39. Particular care has been taken at the County Council's nursing and residential homes to safeguard vulnerable residents from any additional risks and avoid any unnecessary disruption to the operation of the homes. Works on some school sites paused or were rephased as schools settled into their new routines in the autumn term. After Christmas close liaison with the schools continued, sensitive to the wider pressures created by increased infection rates and the associated national lockdown in the New Year.
40. Overall good progress has been made on the 2020/21 repairs and maintenance programmes across both the corporate and schools estates, despite the additional challenges created by the pandemic. A number of the larger schemes identified in the 2020/21 programme are currently being procured ready to start on site in the spring and early summer. Where projects could not be progressed, these will be carried forward to 2021/22.

2020/21 Forecast Outturn Position

Corporate Estate

41. The table below shows the forecast outturn position for the 2020/21 corporate estate repairs and maintenance budgets.

2020/21 Forecast outturn position for the corporate estate			
Funding Allocation	Budget	Commitment	
	£'000	£'000	%
Policy and Resources Cash Limited Budget	7,955	7,955	100
Additional Resources (£3m for 2019-21)	1,525	1,525	100
Accumulated R&M Reserve	1,056	0	0
R&M Reserve	545	545	100
AHC H&S priorities - additional funding	1,574	1,574	100
Total Budgets	12,655	11,599	92

Schools Estate

42. The table below shows the forecast outturn position for the 2020/21 schools estate repairs and maintenance budgets.

2020/21 Forecast outturn position for schools estate			
Funding Allocation	Budget	Commitment	
	£'000	£'000	%
Schools revenue budget from SLA contributions	13,970	13,970	100
SCA contribution to health and safety priorities	3,955	3,955	100
SCA Grant Carried Forward from 19/20	8,645	8,645	100
20/21 SCA Grant	15,614	3,831	25
20/21 Additional £8m SCA Grant	8,000	824	10
Total	50,184	31,225	62

2021/22 Repairs and Maintenance Funding and Budget Allocations

43. Funding for the maintenance of the corporate estate is provided within the County Council's Policy and Resources revenue budget. Over the last five or six years additional annual funding has been provided to Property Services to undertake a programme of planned maintenance in order to improve the corporate estate and to try to reduce the level of reactive repairs that are required. The last tranche of this funding is now fully committed.
44. To support the necessary ongoing priorities within the corporate estate, Cabinet approved in November 2020 an additional £2.9 million of funding over two years, 2020-22, to address health and safety priorities in the AGC (AHC) residential portfolio and a further £1.13 million in 2021/22, to be funded from CCBS departmental underspend, to supplement the annual repairs and maintenance funding allocations for the highest priority critical works across the rest of the corporate estate.
45. The provisional repairs and maintenance revenue funding allocations for 2021/22, including anticipated carry forward amounts, are shown below.

Provisional 2021/22 repairs & maintenance funding for the corporate estate

Funding source	£'000
Policy and Resources Cash Limited Budget	7,279
CCBS capital allocation	1,003
CCBS additional funding	1,130
Accumulated R&M Reserve (carry forward)	1,056
R&M Reserve 21/22 contribution	545
Adult Health & Care health & safety priorities	1,322
Total Funding	12,335

46. Proposed high level budget allocations for 2021/22, excluding the PSDS grant funding, are set out in the table below. The detailed programmes of work will be approved by the Director for CCBS under Chief Officer delegations and, where necessary, adjusted to fit within confirmed funding. A progress update provided to the Buildings, Land and Procurement Panel in the autumn.

Corporate estate – 2021/22 Budget Allocations	
Programme	£'000
Planned inspections of the estate	327
Building fabric reactive maintenance	1,791
Engineering reactive maintenance and servicing	2,677
Engineering breakdown repairs	1,373
Compliance monitoring	190
AHC health and safety priorities	1,322
Other health and safety priorities	1,310
Planned revenue works	2,342
Planned capital works	1,003
Total	12,335

Schools Estate

47. Schools represent 80% of the County Council's total portfolio of buildings. Property Services offers a Service Level Agreement (SLA) that operates on the basis of each school making a fair contribution to a pooled fund based on their number on roll and floor area. The pooled fund is used to manage the statutory compliance, health and safety risks and day to day maintenance requirements on a priority basis for those schools and continues to attract a high level of support amongst schools, with 96% of community and aided schools participating in it.
48. In August 2020, the County Council was allocated an additional £8 million of SCA funding as part of the Government's economic stimulus in response to the Covid-19 pandemic. The majority of this funding will also be carried forward to 2021/22 to fit with the programme of delivery and spend. The SCA grant for 2021/22 has not been announced yet by the DfE. However, for the purposes of planning, a grant of £17.4 million has been assumed for 2021/22, in line with the allocation for previous years.
49. In the case of schools funding is from a combination of the Schools Condition Allocation (SCA) grant and schools' revenue funding contributions to from the annual SCA grant. The 2021/22 SCA grant allocations have not yet been announced by the DfE therefore, for the purposes of planning, a grant of £17.4 million has been assumed for 2021/22, in line with the allocation for previous years. Unexpended funding from the original 2020/21 SCA allocation will be carried forward to 2021/22 to fund schemes that are due to start on site early in 2021/22 together with the majority of the additional £8million of SCA grant announced in August 2020.
50. A summary of the provisional funding allocations for 2021/22 is provided below.

Provisional 2021/22 repairs & maintenance funding for the schools' estate	
Funding source	£'000
SLA funding contributions	13,500
SCA grant 21/22 (provisional)	17,412
SCA grant 20/21 (original allocation) – carry forward	11,783
SCA grant 20/21 (additional £8m) – carry forward	7,176
Total Funding	49,871

51. The proposed allocation of available funding against the priority programmes of work is set out in the table below. This includes funding for a number of named capital schemes included in the CCBS capital programme. Project

appraisals for these schemes are provided at Appendix 1. The detailed programmes of work will be approved by the Director for CCBS under Chief Officer delegations and, where necessary, adjusted to fit within confirmed funding. A progress update provided to the Buildings, Land and Procurement Panel in the autumn.

Schools estate – 2021/22 budget allocations	
Programme	£'000
Planned inspections of the estate	775
Building fabric reactive maintenance	3,814
Engineering reactive maintenance and servicing	5,684
Engineering breakdown repairs	2,279
Compliance monitoring	636
Health and safety risk management priorities	2,980
Management Partnership Activity	414
Vandalism prevention security patrols	202
Building fabric - planned projects >£250k	11,706
Building fabric - planned programmes of work	5,831
Mechanical services – planned projects >£250k	1,100
Mechanical services – planned programmes of work	2,417
Works to support PSDS programme	250
2020/21 SCA projects carried forward	11,783
Total	49,871

Note: The final value of the 21/22 SCA grant has yet to be confirmed. The programmes are based on an estimated allocation of £17.4m. Programmes will be adjusted accordingly when the final grant value is confirmed.

Property Services' Delivery Model and Digital Strategy

52. Repair and maintenance works and services are delivered across the school and corporate estates and to the Police and Fire estates under the shared service arrangements. A common delivery model maximises the County Council's purchasing power in the market to achieve value for money and is delivered via a combination of in-house teams, private sector term contracts, partner resource and other suppliers. This includes term maintenance contracts for engineering services and building fabric.

53. The term maintenance contracts for both engineering and building fabric reach their 5 year review point in July 2022 and can be extended for up to a further 5 years to 2027. Discussions have commenced with the contractors to agree an extension for 2 years until July 2024 enabling the early benefits of the new Property Services' asset management system (AMS) to be secured. This will provide a more informed position from which to evaluate the organisation's future maintenance delivery requirements and develop the next generation of maintenance contracts.
54. Property Services staff continue to adopt new ways of working that make efficient use of resources to capture asset intelligence and plan and deliver maintenance services and projects across the estate. In 2020/21 these have included "app" based technology for risk assessment and survey and use of Microsoft Power BI analytics.
55. As reported to the Executive Member in October 2020 replacement of the property AMS software product is underway. A four-year contract was let to Concerto in May 2020 and final testing and training is currently being undertaken before the new system goes live in March 2021.
56. Phase 1 of the AMS implementation will support an integrated FM helpdesk for reactive maintenance and the scheduling of statutory servicing, inspections and testing. This will provide improved customer service and a more efficient platform from which to evidence statutory compliance. Future phases offer opportunities to seamlessly manage building related health, safety and compliance and reporting across the County Council.

Conclusions

57. Property Services continues to implement effective planned and reactive strategies that improve health and safety and reduce maintenance liabilities across the corporate and schools' built estates, within the available budgets.
58. The impact of Covid-19 has been managed to ensure that priority repair and maintenance works are progressed. It is anticipated that some impact will continue for some time in 2021/22, but it is anticipated that this will reduce as the year progresses. Property Services will continue to liaise closely with contractors and building users to manage programmes of work and monitor the impacts of both Covid and Brexit on supply chain and materials.
59. The additional SCA and de-carbonisation funding received has resulted in a substantial programme of investment for 2021/22 and into 2022/23 to address repair and maintenance priorities and contribute towards the County Council's climate change targets. However ongoing investment beyond this remains essential to ensure that the estate remains fit for purpose.
60. Property services will continue to develop its digital strategies and delivery models to ensure it remains agile in response to the future requirements of the organisation.

Appendices

- Appendix 1: Corporate and Legal Information
- Appendix 2: Impact Assessments
- Appendix 3: Project appraisals for named capital projects

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
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:

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 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.

Project Appraisals for schemes named in the CCBS capital programme

Schools Estate Additional £8m Schools Condition Allocation funding (carried forward from 2020/21)

Crookhorn College – SCOLA Reclad (Goodwood Block)

The Goodwood block was constructed in the late 1960's and is used largely for teaching English with some Special Educational Needs (SEN) provision, comprising of 10 teaching spaces plus ancillary areas.

The block is one of the highest priority remaining 2 storey SCOLA 2 buildings. This is based on the condition assessments conducted by Property Services and overall knowledge of the SCOLA estate. The building fabric is as at original construction with single glazed windows and panels below and a poorly insulated flat roof.

The project will replace the roof finishes, replace the existing window systems and reclad the entire envelope following the now well- established solution for these buildings in Hampshire.

The proposals will give the block a new lease of life enhancing the learning environment (warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.

The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Additional £8million P&R School Condition Allocation (SCA) 2020/21	1,200,000	198,000	1,398,000
Total	1,200,000	198,000	1,398,000

Hart Plain Junior School – SCOLA Reclad

The SCOLA block at Hart Plain Junior school in Havant was originally constructed as an extension to the original school as a 2-storey teaching block. The buildings are constructed using the 'SCOLA 2' system which comprises a steel frame, single glazed 'crittal' type windows and an uninsulated flat roof.

The project will replace the roof finishes, replace the existing window systems and reclad the entire envelope following the now well-established solution for these buildings in Hampshire.

The proposals will give the block a new lease of life enhancing the learning environment (warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.

The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Additional £8million P&R School Condition Allocation (SCA) 2020/21	750,000	123,750	873,750
Total	750,000	123,750	873,750

Nightingale Primary School – SCOLA Reclad

Nightingale Primary school in Eastleigh was originally constructed as a one form entry primary school comprising a single storey hall, admin and kitchen block and a 2-storey teaching block. The buildings are constructed using the ‘SCOLA 2’ system which comprises a steel frame, single glazed ‘cristal’ type windows and an uninsulated flat roof.

The project will replace the roof finishes, replace the existing window systems and reclad the entire envelope following the now well-established solution for these buildings in Hampshire.

The proposals will give the block a new lease of life enhancing the learning environment (warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.

The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Additional £8million P&R School Condition Allocation (SCA) 2020/21	1,300,000	214,500	1,514,500

Total	1,300,000	214,500	1,514,500
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Samuel Cody Sports College – Roof Upgrade

The school is a multi-storey SCOLA 2 block built in 1963 comprising a steel frame with a flat roof. The roof covering is still the original uninsulated asphalt and suffers from multiple leaks which, if allowed to continue, will cause structural damage to the roof deck.

The works will include the provision of new insulation and a high performance felt roof covering, the works are due to commence in spring 2021 and will be complete in summer 2021.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Additional £8million P&R School Condition Allocation (SCA) 2020/21	250,000	41,250	291,250
Total	250,000	41,250	291,250

St John The Baptist Primary – Timber Window Replacement

St John The Baptist Primary school in Titchfield is a single storey traditional masonry construction building built in the 1980's comprising a pitched roof and single glazed timber windows and doors.

The windows and doors are at the end of their useful life with significant rot, many beyond economic repair. The proposed works include self-finished, low maintenance powder coated aluminium double glazed windows and doors which will improve the thermal efficiency of the building and enhance the security of the building.

Subject to further investigation, it is anticipated that this project will meet the criteria of the Public Sector Decarbonisation Grant and as appropriate will be transferred out of the SCA programme.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Additional £8million P&R School Condition Allocation (SCA) 2020/21	250,000	41,250	291,250

Appendix 3

Total	250,000	41,250	291,250
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2021/22 Schools Condition Allocation – named schemes >£250k

Cranbourne School – SCOLA Reclad (E Block)

The E block was constructed in the late 1960's and contains 16 teaching spaces plus ancillary areas.

The block is one of the highest priority remaining 2 storey SCOLA 2 buildings. This is based on the condition assessments conducted by Property Services and overall knowledge of the SCOLA estate. The building fabric is the original construction with single glazed windows and panels below and a poorly insulated flat roof.

The project will replace the roof finishes, replace the existing window systems and reclad the entire envelope following the now well established solution for these buildings in Hampshire.

The proposals will give the block a new lease of life enhancing the learning environment (warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.

Temporary classrooms will be installed on site to facilitate the project and ensure the school can continue to teach a full curriculum. The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users. Temporary classrooms will be installed to facilitate the project and ensure the school can continue to teach a full curriculum.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2021/22	1,550,000	255,750	1,805,750
Total	1,550,000	255,750	1,805,750

Henry Beaufort School – SCOLA Reclad (S Block)

The S block was constructed in the late 1960's and is used largely for teaching Science, comprising of 9 teaching spaces plus ancillary areas.

The block is one of the highest priority remaining 2 storey SCOLA 2 buildings. This is based on the condition assessments conducted by Property Services and overall knowledge of the SCOLA estate.

The building fabric is the original construction with single glazed windows and panels below and a poorly insulated flat roof.

The project will replace the roof finishes, replace the existing window systems and reclad the entire envelope following the now well- established solution for these buildings in Hampshire.

The proposals will give the block a new lease of life enhancing the learning environment (warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.

The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users. Temporary classrooms will be installed to facilitate the project and ensure the school can continue to teach a full curriculum.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2021/22	1,250,000	206,250	1,456,250
Total	1,250,000	206,250	1,456,250

Hiltingbury Junior School – SCOLA Reclad

Hiltingbury Junior School in Chandlers Ford was originally constructed in the the 1960's as a two form entry junior school comprising a single storey hall, admin and kitchen block and a 2-storey teaching block.

The buildings are constructed using the 'SCOLA 2' system which comprises a steel frame, single glazed 'crittal' type windows and an uninsulated flat roof. The building has been extended and this has been designed to link with the SCOLA building

The project will replace the roof finishes, replace the existing window systems and reclad the entire envelope following the now well-established solution for these buildings in Hampshire.

The proposals will give the block a new lease of life, enhancing the learning environment (warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.

The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

The anticipated costs and funding for this scheme (revised since Capital Programme Report of 19/01/21) are as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2021/22	1,327,000	218,955	1,545,955
Total	1,327,000	218,955	1,545,955

Horndean College – Boiler Replacement

D Block is a ‘SCOLA 2’ system building with a steel frame and flat roof, constructed in the early 1970’s.

The existing boilers are approximately 35 years old and beyond CIBSE reference service life (RSL) of 20 years.

The project is proposed to replace the boilers with new to ensure reliable heating service to school block at increased efficiencies.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2021/22	250,000	41,250	291,250
Total	250,000	41,250	291,250

Portchester Community School – Science Laboratory Refurbishment

The Science block is of traditional masonry construction and was built in the late 1970’s.

The science laboratories (labs) at the school are in a poor condition and a refurbishment will bring them up to modern standards including improved water, gas, power and ventilation systems.

£200K of SCA funding was previously approved in 2020/21 to refurbish 2 of the science labs which did not progress as planned due to the Covid-19 outbreak. It is

proposed to undertake 2 further science labs using £150K of Suitability Investment Funding (SIF) and combining them into one 4 lab contract.

To minimise disruption, it is proposed that one lab will be refurbished at a time that will allow the curriculum to be delivered.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Suitability Investment Funding for Schools	150,000	24,750	174,750
2020/21 SCA budget (approved)	200,000	33,000	233,000
Total	350,000	57,750	407,750

Portchester Community School – Boiler Improvements

The existing boilers are approx. 20 years old however have failed and are not economically repairable leaving no heating service to the mains school block. Temporary boilers are currently utilised to provide heating service.

The project is to replace boilers with new to ensure reliable heating service to school at increased efficiencies.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2021/22	225,000	37,125	262,125
Total	225,000	37,125	262,125

Red Barn Primary – Upgrade Asbestos Roof (Phase 2)

Red Barn Primary school is a single form entry primary school in Portchester built in the 1980's, with the majority of the accommodation laid out over two wings plus the school admin area. The school is traditional masonry construction with a pitched asbestos cement roof.

The roof is at the end of its life and has developed a number of leaks. Because of the extent and complexity of the work, the project to re-roof the school has been split into two projects in separate years to utilise the school summer holiday, this is the second phase and will incorporate the hall, teaching areas and the admin block. The works are being planned to minimise disruption to the school.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2021/22	600,000	100,000	700,000
Total	600,000	100,000	700,000

The Vyne Community School – Replacement windows and re-roofing

The Vyne Community school was built during the inter-war period and is traditionally constructed.

The main building is a 2 storey block with masonry walls and a pitched tiled roof built during the inter-war period. The existing windows are the original timber framed and many are in need of replacement.

It was planned to replace the windows phased over several years starting with phase 1 in 2020; however, progress was interrupted by the Covid-19 pandemic and it is now proposed to combine the previously approved phase 1 (£60K SCA in 2020/21) with the 2nd phase replacement (£60K).

Subject to further investigation, it is anticipated that the window element of this project will meet the criteria of the Public Sector Decarbonisation Grant and as appropriate will be transferred out of the SCA programme.

As the roof is also suffering from extensive slipping tiles, it is proposed to undertake partial re-roofing (£100K) at the same time as the window replacement under a single contract benefitting from shared prelims and scaffold access.

It is anticipated that the building would remain in occupation during the project with only rooms being worked on being vacated for a short period whilst works are carried out before moving on to the next room.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Windows - phase 1 2020/21 SCA budget (approved) PSDS - TBC	60,000	9,900	69,900
Windows - phase 2 P&R School Condition Allocation (SCA) 2021/22 PSDS - TBC	60,000	9,900	69,900
Roof P&R School Condition Allocation (SCA) 2021/22	100,000	16,500	116,500
Total	220,000	36,300	256,300

The Vyne Community School - Boiler Efficiency Improvements (Main Plantroom)

The Vyne Community school was built during the inter-war period and the existing boilers are approximately 30 years old and beyond the CIBSE reference service life (RSL) of 20 years.

The project is to replace the boilers to ensure a reliable heating service for the school at increased efficiencies.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2021/22	225,000	37,125	262,125
Total	225,000	37,125	262,125

Warblington School – Listed Block Cladding

Warblington School was built in 1955-56, and part of the building now has Grade II listed status as it was designed by Richard Sheppard and Geoffrey Robson, who were, respectively, engineers at the Bristol Aeroplane Company (Housing) LTD (BAC) and the Northern Aluminium Company (NAC), Banbury, Oxfordshire.

Various original buildings on the site have suffered from overheating and poor levels of insulation and ventilation, and in 2016 planning permission was granted to HCC for a major recladding project, Phases 1 and 2 of which were completed on buildings to the north of the site, including the School Hall, Kitchen and Staff Room areas.

Prior to commencement of the planned Phases 3, the two storey science block and three storey classroom block were added to The National Heritage List for England (NHLE) as a Grade II designation, primarily due to them being a rare surviving example of the BAC typology, comprising an innovative construction and façade system.

The proposals are to insulate the roof internally to improve its thermal performance without impacting on its appearance, dismantle elements of the façade and reassemble with new sealing strips and weatherproofing in order to enhance its weathertightness and to provide solar control glazing film, mechanical ventilation, heat recovery and cooling to mitigate summertime temperatures and to improve ventilation of the classrooms.

It is anticipated that the project will meet the criteria of the Public Sector Decarbonisation scheme (PSDS) and subject to that, the proposal includes an

advance project using a combination of the SCA and PSDS funding to undertake external redecoration and replace the existing single glazing in the main building as a single, standalone contract. The single glazing would be replaced within the existing aluminium frames, potentially using a double-glazed unit with thermal and anti-sun glass to improve the thermal performance of the windows.

It is anticipated that temporary classrooms will be required to allow staggered decanting of classrooms to enable the curriculum to continue to be taught.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Salix Decarbonisation Grant (re-glazing)	427,000	70,455	497,455
P&R School Condition Allocation (SCA) 2021/22 (Decorations)	150,000	24,750	174,750
P&R School Condition Allocation (SCA) 2021/22 (Main works)	1,570,000	259,050	1,829,050
Total	2,147,000	354,255	2,501,255

Wavell School – Boiler Replacement

The Wavell School, Farnborough, was constructed in the early 1970's and existing boilers are approximately 30 years old and beyond CIBSE reference service life (RSL) of 20 years.

The project is proposed to replace the boilers with new to ensure reliable heating service to school block at increased efficiencies.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2021/22	250,000	41,250	291,250
Total	250,000	41,250	291,250

Other funded

Anton Junior School – Refurbishment Works

The original school is a SCOLA 2 construction built in 1970. The building is single storey with a mixture of glazed spandrel and masonry panels. Two extension projects have been added in the last 10 years; a music and dance studio and a teacher training hub.

The proposals seek to address shortcomings in the existing accommodation, these include a Library area, nurture room, refurbishment of the classrooms and reception area, with the addition of a screen to improve safeguarding.

The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact for all school users. Contractor access and working areas will be segregated from the school users.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
School Funding	257,000	43,000	300,000
Total	257,000	43,000	300,000

Crestwood Community School – Science Laboratory Refurbishment

The Science block is located in the main school building and is of a frame construction built circa 1970 . The schools 4 science labs are located on the first floor which are used to teach mixed science lessons.

All 4 science laboratories (labs) remain in their original condition with poor facilities including fixed wooden benching and desks

Refurbishment will bring them up to modern standards including improved water, gas, power and ventilation systems, plus improved teaching layouts and upgrades to the fire precautions.

Originally 2 laboratories were identified within the Suitability Investment Funding (SIF) @180£K . It is now proposed to combine all 4 labs into one contract within the Suitability Investment Funding @360k.

It is proposed to undertake the works in two phases, with 2 labs worked on concurrently per phase to minimise disruption and allow the curriculum to be delivered.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Suitability Investment Funding for Schools	360,000	59,400	419,400
Total	360,000	53,000	419,400

Public Sector Decarbonisation Scheme – Improvement of Boiler Controls

As indicated in the [Internal Carbon Reduction Report](#) to Cabinet on 9 February 2021, the Public Sector Decarbonisation Scheme (PSDS) bid for a programme of improvements to boiler controls has now been confirmed as successful at the total value of £2.8m.

In September, The Government announced a new £1 billion Public Sector Decarbonisation Scheme (PSDS) providing grant funding for de-carbonisation of buildings. The scheme is part of the Chancellor's 'Plan for Jobs 2020' commitment, which aims to boost the UK's economic recovery from Covid-19, as well as the Government's net zero and clean growth goals, aimed at supporting skilled jobs in the low carbon and energy efficiency sectors. The scheme offers 100% funded grants for public sector organisations to fund energy efficiency and heat decarbonisation projects across their estates.

The County Council's declaration of a Climate Emergency on 7 June 2019 has reinforced its commitment to continuing to mitigate climate change through reducing carbon emissions and reflects the work undertaken through the Hampshire 2050 commission. The County Council has always been proactive in managing the energy use and carbon reduction across its estate buildings and supporting its partners by delivering solutions and installing low-cost measures that have allowed the authority to gradually reduce its energy and carbon consumption.

The County Council's estate carries a significant energy bill. With the expectation that fuel prices will continue to increase in the future, the emphasis on efficiency and savings is increasing. The confirmed grant will allow the improvement of heating controls at approximately 86 schools across the primary and secondary schools portfolio to realise energy savings and reduce carbon.

Schools have been identified based on reports prepared during a previous boiler energy efficiency program undertaken in 2014. The detailed measures employed on each site will be confirmed under the new program to verify the viability on specific sites. It is expected that the school list will flex due to the dynamic nature of the estate and a supporting list of schools has been submitted should additional sites become viable, following detailed investigation and survey as part of the programme of planned works.

It is anticipated that works will commence in March 2021 and be completed by 30 September 2021. Once completed, this programme is expected to save 845 tonnes of carbon per year and significantly reduce the Council's overall fossil fuel costs.

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

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Public Sector Decarbonisation Scheme	2,391,110	394,533	2,785,643
Total	2,391,110	394,533	2,785,643