

# HCC Property Services – Design and Delivery of Building Projects

Bob Wallbridge

October 2021

# Today's briefing

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

# Strategic Management Team



Steve Clow  
Assistant Director



Bob Wallbridge  
Strategic Manager  
Development & Delivery



Rebecca Thompson  
Strategic Manager  
Operations

# HCC Property Services

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





We are part of ....



# Our Clients & Our Projects

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

# HCC Capital Programme

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

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

# Relationship with HCC Members & portfolios

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

Cllr Mans  
Executive Member  
for Policy &  
Resources

Strategic land &  
major development

Cllr Humby  
Executive Member  
for Economy,  
Transport &  
Environment

ETE / infrastructure  
portfolio

Cllr Chadd  
Executive Member  
for Childrens  
Services

Children's Services  
& Schools portfolio

Cllr Fairhurst  
Executive Member  
for Adults Services  
& Public Health

Adult Health & Care  
portfolio

Cllr Heron  
Executive Member  
for Recreation,  
Heritage & Rural  
Affairs

CCBS & rural  
portfolio

Cllr Warwick – Executive Member for Climate Change & Sustainability

Local Members – projects, programmes, assets and land





Hampshire – distinctive character & place - National Parks & Coastline





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

# Working with LPA's, Land Owners and Developers

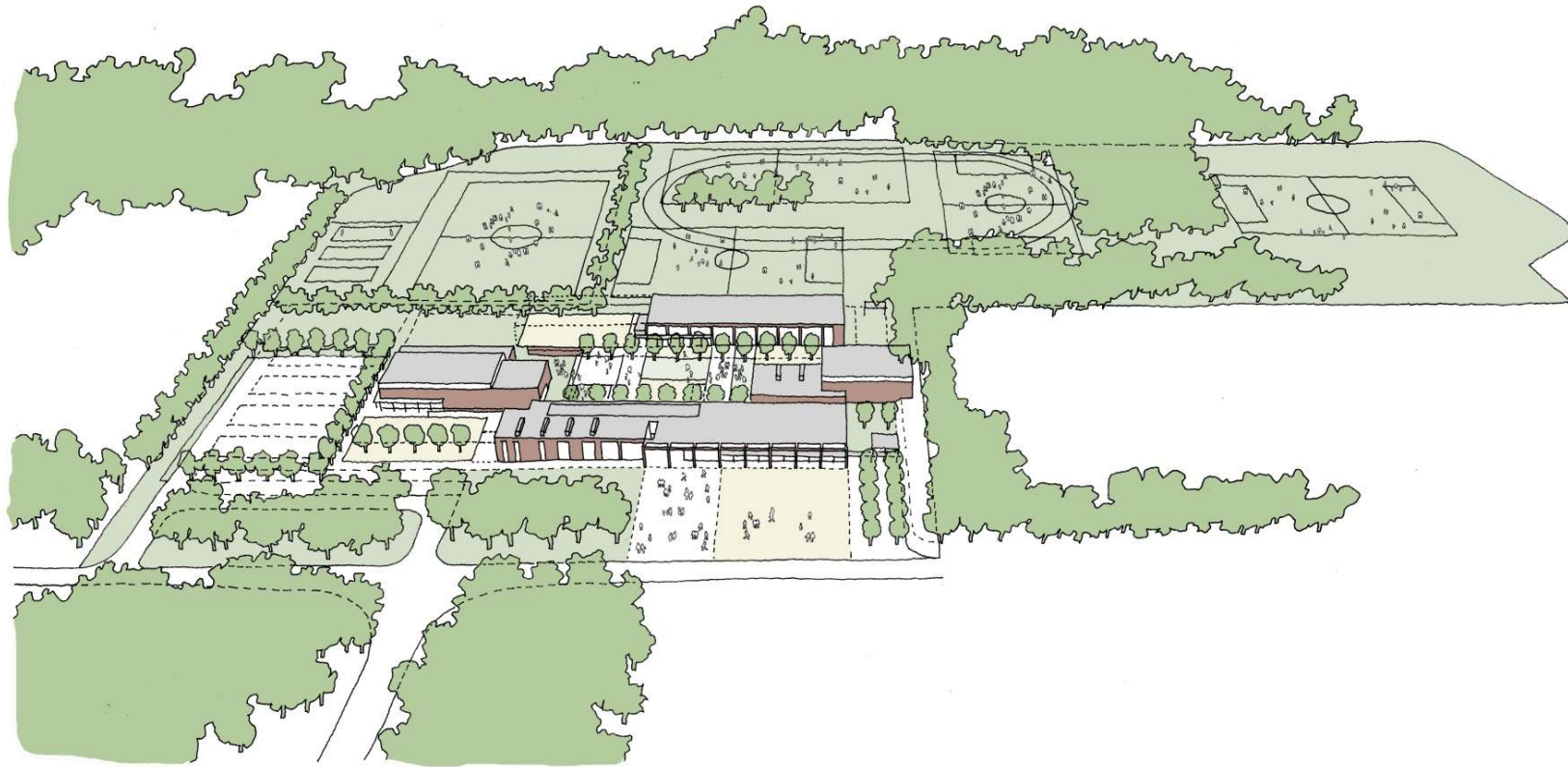
School	Developer	LEA/Trust	Year
Elvetham Heath Primary, Fleet	Persimmon	Hampshire County Council	2004
Everest Community College, Basingstoke	Hampshire County Council	Everest Community Academy	2007
Wellstead Primary, Hedge End	Bovis, Taylor Wimpey	Hampshire County Council	2008
Endeavour Primary, Andover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





Oakmoor Secondary School, Whitehill & Bordon





Oakmoor Secondary School, Whitehill & Bordon



Oakmoor Secondary School, Whitehill & Bordon





Castle Hill Primary, Basingstoke







# School Projects completed Sept 2021

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

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





Deer Park Secondary, Botley



Austen Academy, Basingstoke

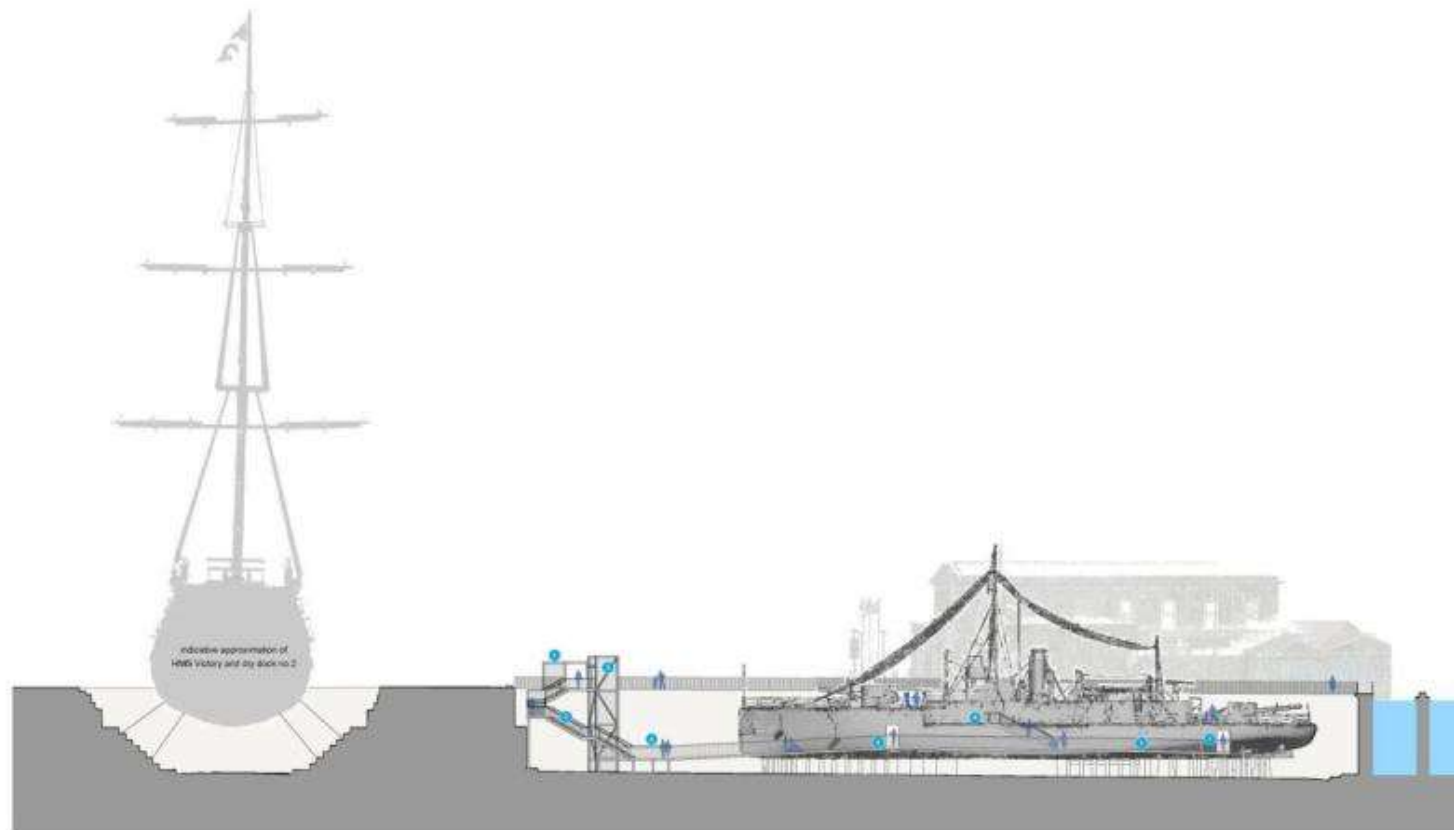


Cornerstone C of E Primary, North Whiteley









- Key
- 1 Dockside entrance ticket collector and shelter
  - 2 Lift
  - 3 Primary staircase
  - 4 Main lower platform (approx 30m² gathering area)
  - 5 Elevated walkway
  - 6 Entrance to exhibition / lower deck
  - 7 Exit from exhibition / lower deck
  - 8 Main dock entrance and exit

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

THE  
NATIONAL  
MUSEUM  
OF THE



Supported by  
**The National Lottery**  
 through the Heritage Lottery Fund





Jermyn's House, Hilliers

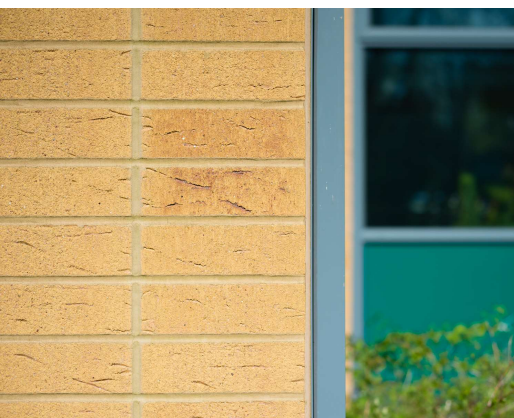




# Schools SLA & SCA – Hampshire & IoW

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

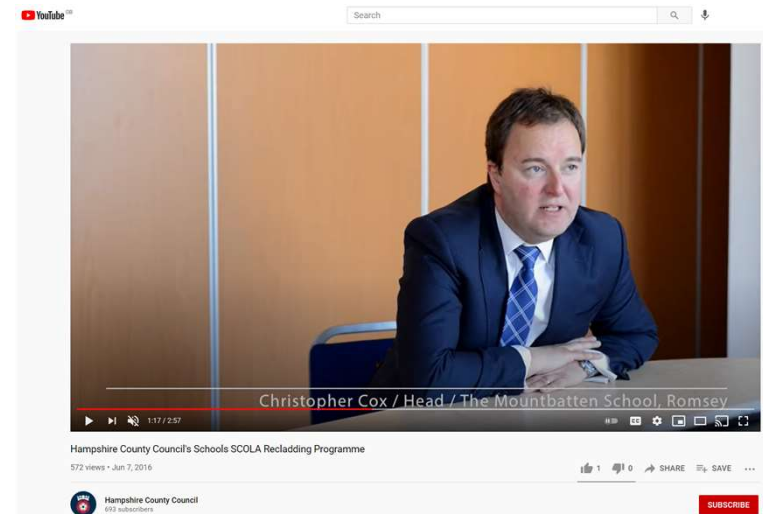




## Quilley School, Eastleigh

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

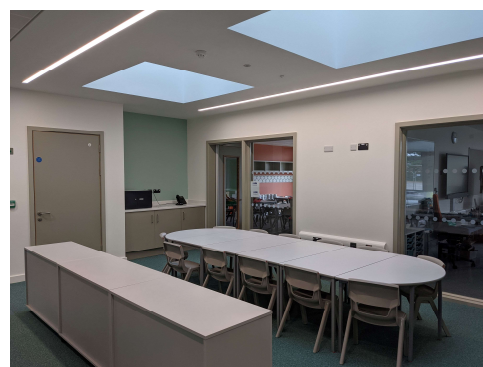
Business Manager, Quilley School



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







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

# Shared Services – OPCC & HIFRS

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

Service review and asset and estates strategy

Asset management services

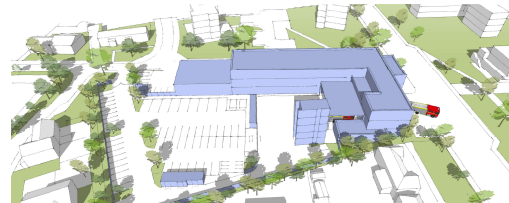
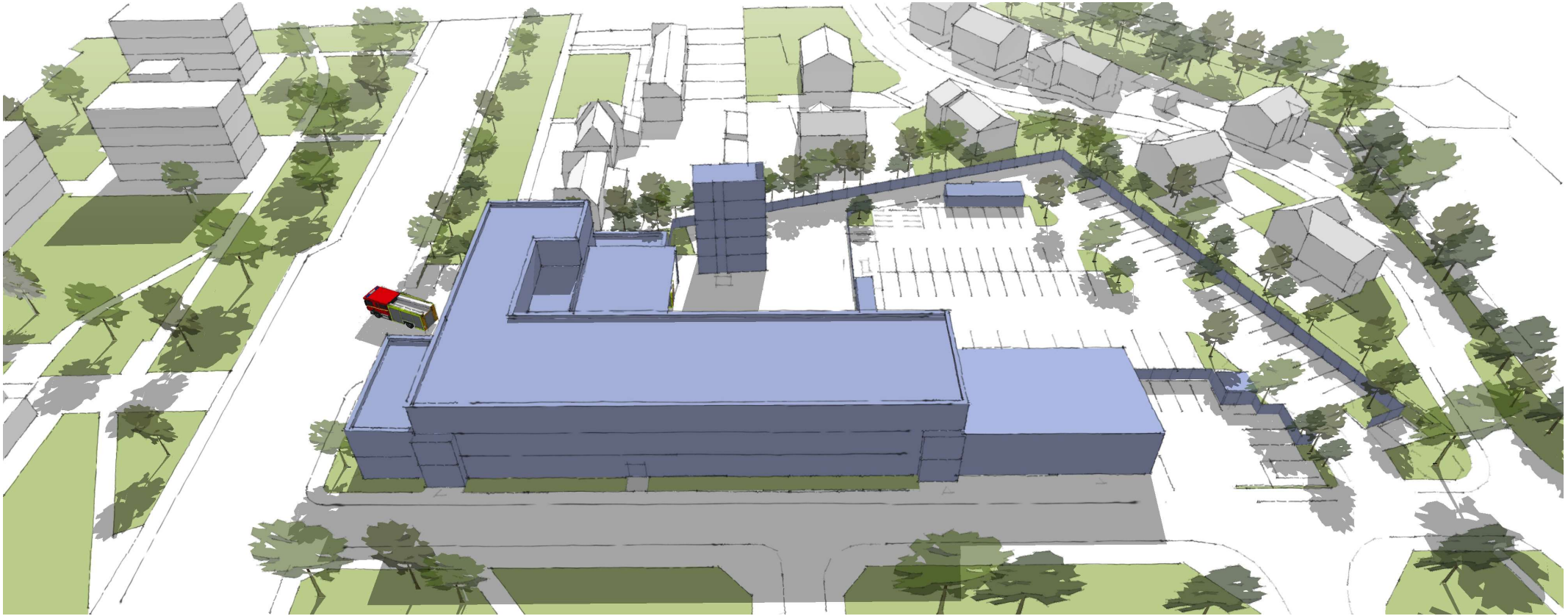
Compliance, maintenance/repair, FM and estates management





Basingstoke Fire Station

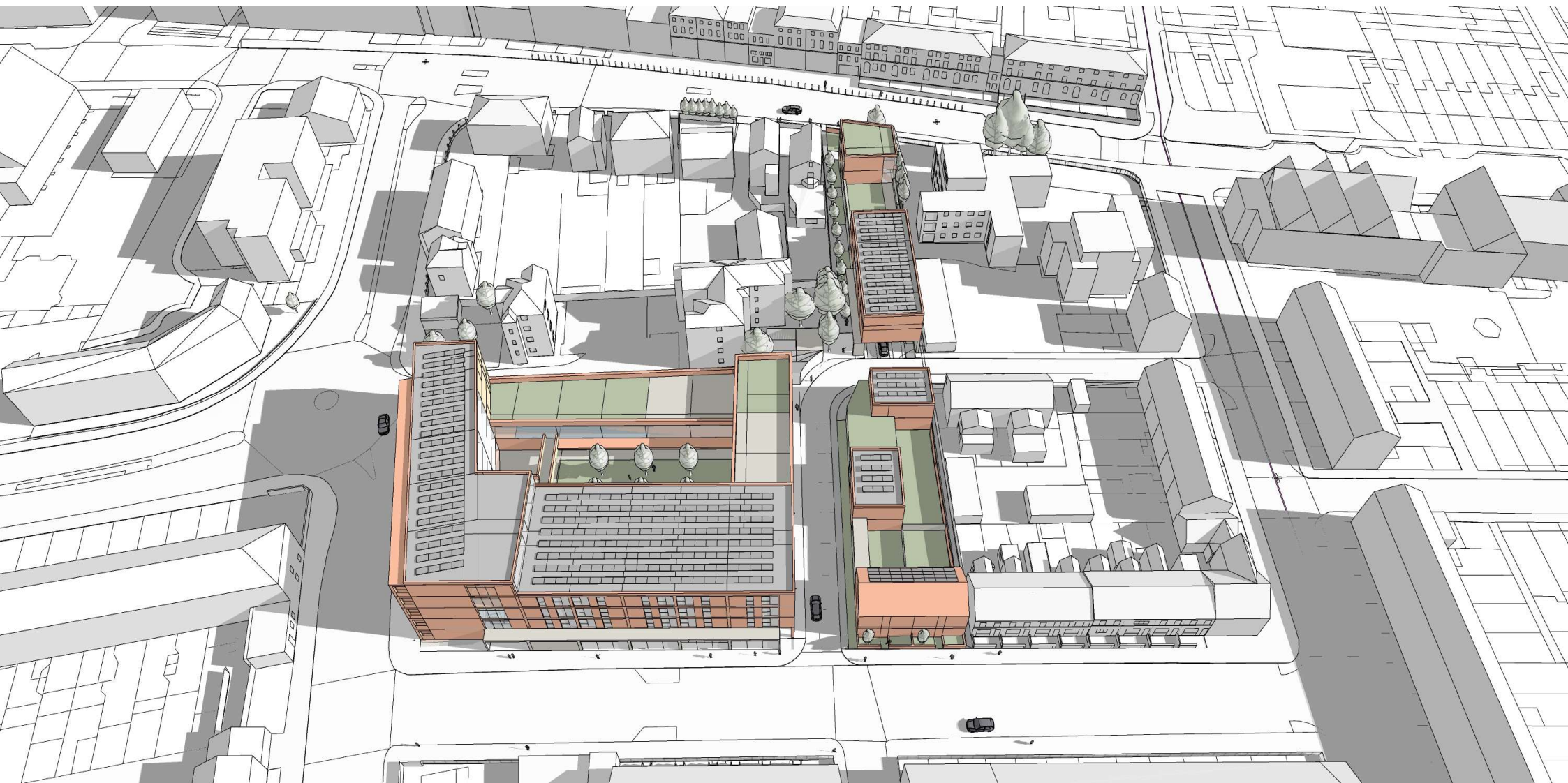




**HloWFRS Station Improvement Programme: Cosham & Redbridge Fire Stations**

# Other External Clients

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



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



# Innovative & Inspiring

## working with Trusts and other Bodies

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

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



Wessex Learning Centre, Winchester Cathedral



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

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



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



# PROPOSALS

## 1. Café

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

## 2. Children's Library

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

## 3. City Space

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

## 4. Creation of "Heart Space"

- New Welcome Desk
- New Retail Units

## 5. Railway Room

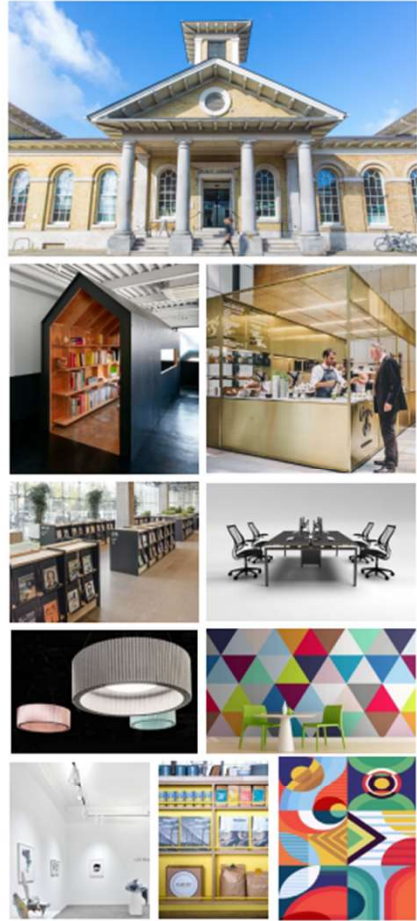
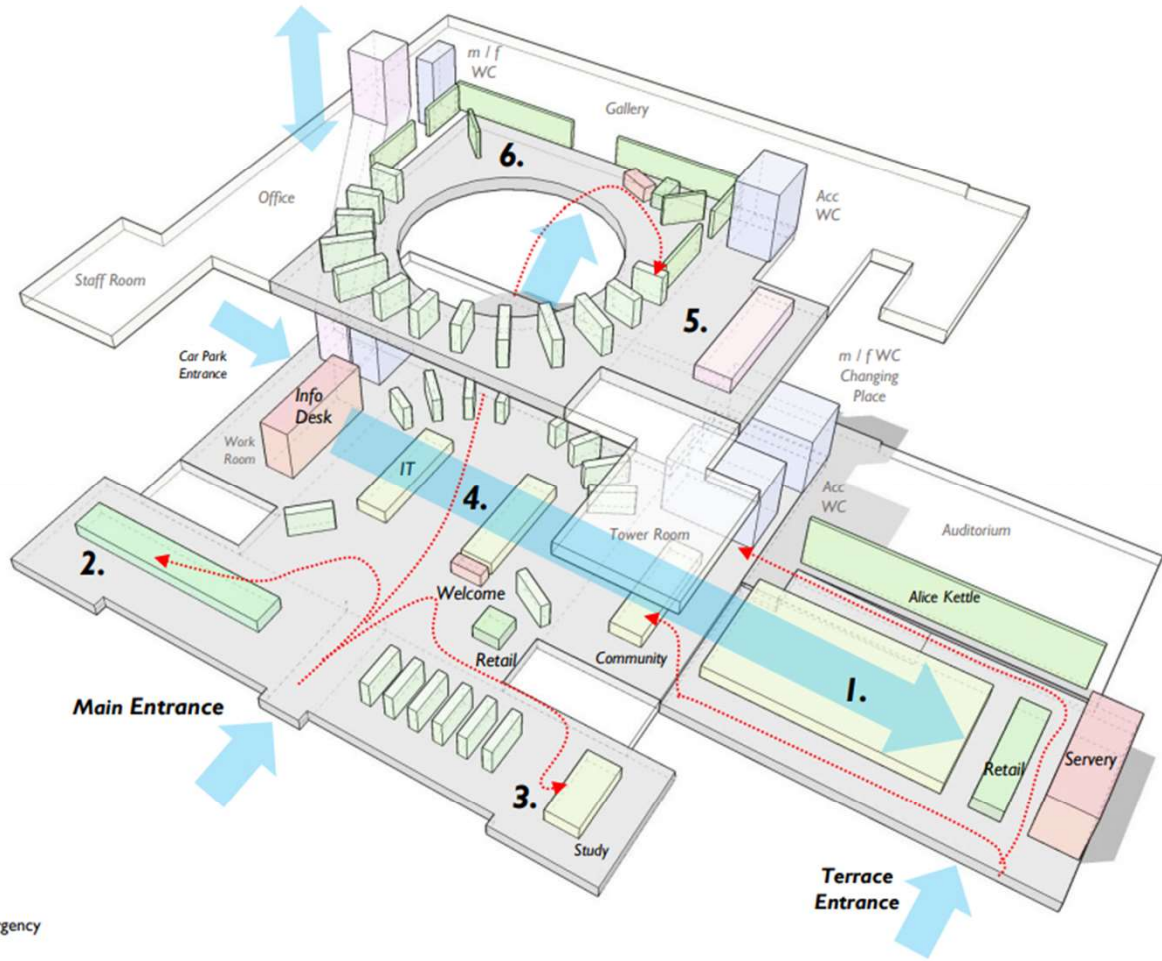
- Creation of Digital Lab
- New loose furniture and rebranding of space

## 6. Mezzanine

- Creation of Art Gallery

## Other internal

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



# Construction Procurement & Innovation

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

# Climate Change

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

Three current initiatives *towards carbon zero*,

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



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

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



Window replacement at  
St James Primary School, Emsworth



Solar PV Array at  
Netley Abbey Junior School

# Scola Re-cladding – Options Analysis



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

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



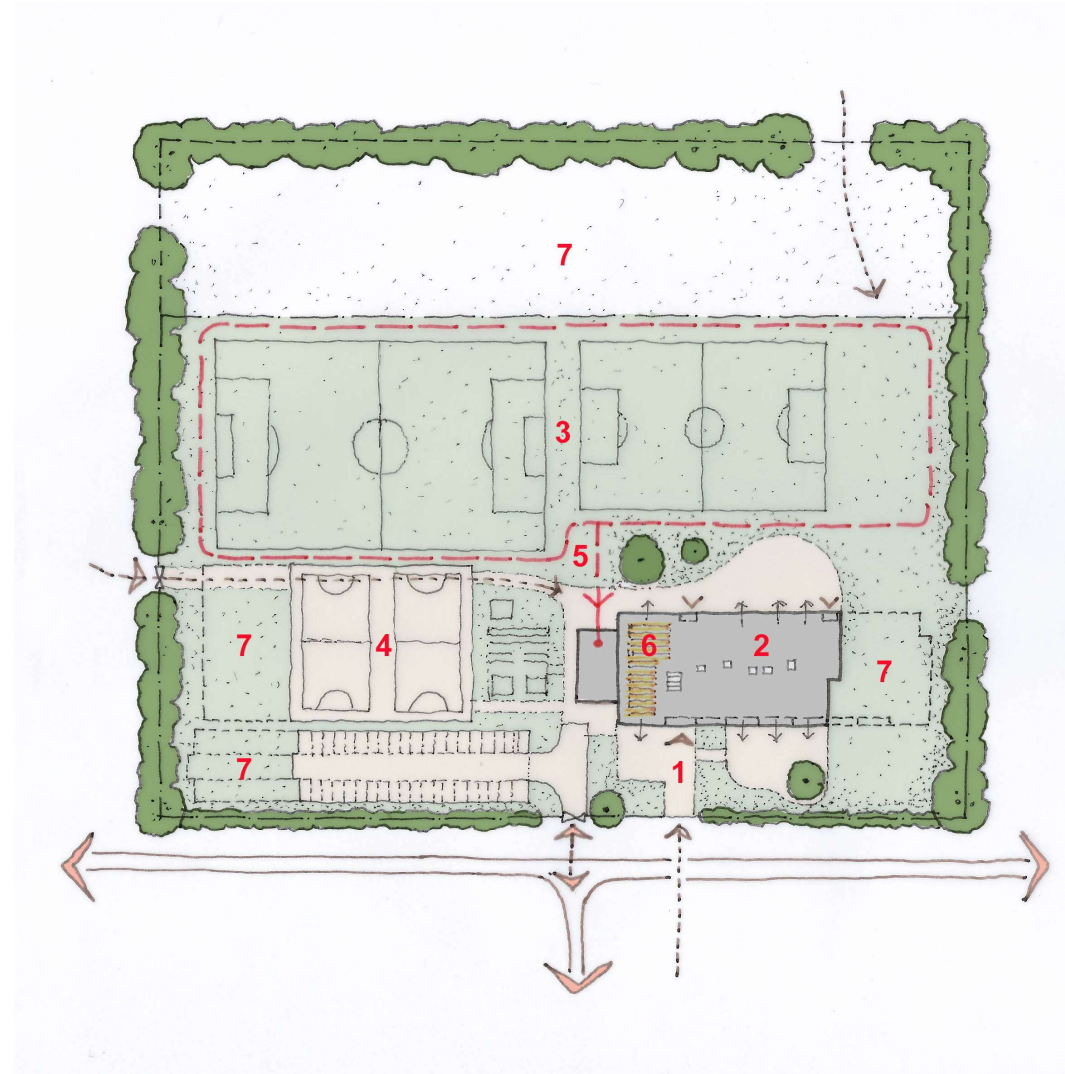


# All Electric New School

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

## Key to 2FE Primary School plan

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





End