

AT A MEETING of the BUILDINGS, LAND AND PROCUREMENT PANEL of the County Council held in the Chute Room, Ell Court South, Winchester on 18 December 2012.

Councillors:

p Chairman: a T.K. Thornber C.B.E.
p Vice-Chairman: p C.R.H. Davidovitz

p B.D. Dash
a A.D.G. Evans

p K. House
a R. Ellis.

p K. Mans (substituting for Councillor Ellis)
p P. Edgar (substituting for Councillor Evans)

187 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Ellis and from Councillor Evans. It was noted that Councillors Mans and Edgar were deputising for absent Members as detailed above.

188 DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

189 MINUTES

The Minutes of the meeting of the Panel held on 2 October 2012 were confirmed as a correct record and signed by the Chairman.

190 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that since the publication of reports, it had been determined that the agenda items relating to the Localism Act and to Gypsy and Traveller Residential Sites, were not exempt and therefore would be considered prior to the exclusion of the press and public.

It was also announced that Hampshire County Council Property Services had received three awards at the SCALA Civic Building of the Year Awards 2012. Forest Park Special School received the Civic Building of the Year 2012 Runner-up, Basing House and Grange Farm won the award in the Conservation category and Havant Public Service Plaza received a Highly Commended award. Congratulations were offered to the teams involved for securing these awards.

On 29 October 2012, The Duke of Kent visited Ringwood Gateway building to formally open the facilities. The joint project between the County Council, New Forest District Council and Ringwood Town Council has achieved a BREEAM rating of Excellent. This was a nationally accredited assessment method recognising environmental and sustainable factors in buildings. Achieving this positive outcome, met the aims of the brief from the project board.

191 ANDOVER BUS STATION

The Panel considered the report of the Director of Economy, Transport and Environment (Item 5 in the Minute Book) regarding the Andover Bus Station enhancement project.

Councillor Thornber declared a pecuniary interest with regard to this item and withdrew from the meeting.

- Councillor Davidovitz in the Chair -

The report was introduced and the Panel was informed of background to the legal agreements and the expected timescales. It was confirmed that when complete, the station would be operated through a lease arrangement. Agreements were in place with Test Valley Borough Council regarding future use..

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

1.1. authority be delegated to the Director of Economy, Transport and Environment in consultation with the Executive Member for Environment and Transport, the Head of Legal Services and the County Treasurer to conclude legal agreements between the County Council, Test Valley Borough Council and Friends Life that will put in place the permissions required to build the new Andover Bus Station and guarantee its future maintenance.

1.2. a further allocation of £500,000 of transport developer contributions collected in the Andover area be directed to the project, as a result of:

- the scope of the project being varied during negotiations between the County Council and Test Valley Borough Council in order to produce a viable and deliverable project; and

- construction cost inflationary increases due to the unanticipated time delay whilst legal negotiations were ongoing.

- Councillor Thornber in the Chair -

192 MAJOR PROJECTS UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 6 in the Minute Book) regarding projects being progressed.

The projects identified in the report were introduced and details relating to the finance and progress of these were highlighted, in particular with relation to the Merton Rise development and the Porchester Community Centre.

The provision of high speed broadband at new developments such as Merton Rise, as a condition of approval to develop the land, was questioned and it was noted that this may be possible in the future.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that approval be given to:

The formalisation of a Joint Working Agreement with Fareham and Gosport Borough Councils for the provision of building control and property related professional services between the three authorities.

193 CARBON REDUCTION PROGRESS REPORT

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 7 in the Minute Book) regarding the progress to date with the delivery and further development of the Carbon Management Plan and other related energy reduction programmes.

It was confirmed that progress on carbon reduction was strong, that the second year target had been exceeded, with around half of the 20 percent reduction achieved. The success of the implementation of particular areas of the Plan were highlighted, as were some of the key initiatives coming forward for year three.

A number of options for low carbon energy production were discussed, in particular the ways in which these could be applied to different types of buildings. Changing financial arrangements for schools, in the context of incentives for carbon reduction, were clarified. .

RESOLVED:

That the Panel notes progress to date with the delivery and development of the Carbon Management Plan, the Carbon Reduction Commitment, the Greenhouse Gas Emissions and the development of programmes designed to deliver the next phases of carbon emission reductions.

194 ENERGY PERFORMANCE PROGRAMME

The Panel considered the report of the Director of Culture, Communities and Business Services and the Director of Economy, Transport and Environment (Item 8 in the Minute Book) proposing an energy performance programme to improve energy efficiency and therefore significantly reduce energy consumption for the County Council.

The background to the Programme was explained and it was noted that a holistic approach was being taken to whole buildings, on the basis of feasibility studies and a business case. The options to proceed were outlined and the reasons for discounting option A were clarified. Options B1 and B2 were discussed in detail and it was noted that a phased approach was envisaged as in-house expertise was developed.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources:

1. That agreement in principle be given to an Energy Performance Programme. This supports the County Council's Energy Strategy considered at Cabinet on 29 October 2012.
2. That the Energy Performance Programme be delivered in partnership with an appropriate private sector partner through a joint venture or some similar mechanism (option B2), and that options A (Energy Performance Contract) and B1 (solely in-house) be rejected.
3. That work begins on exploring the options for delivering the energy performance programme with potential private sector partners.

195 REVENUE AND CAPITAL REPAIRS BUDGETS: PROGRESS UPDATE FOR 2012/13 AND FORWARD PLANNING TO PROGRAMMES FOR 2013/14

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 9 in the Minute Book) presenting a progress update for revenue and capital repairs budgets in 2012/13 and forward planning for the 2013/14 Capital Programme.

The report was introduced and Members noted that early decisions were requested for 2013/14 work, by way of preparation for the projects that were proposed.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

- 1.1. The latest projected budget outturn position (2012/13) and forward planning projections 2013/14 for Revenue and Capital Repairs budgets be noted.
- 1.2. The £3.5million of the 2012/13 capital maintenance grant be carried forward to 2013/14 to deliver projects being designed as part of the 2012/13 programme.
- 1.3. The advanced design work for SCOLA recladding projects set out in 4.2 be approved.
- 1.4. The advanced design and procurement works to develop the schools external decoration programme for 2013/14 as set out in 5.2 be approved.
- 1.5. The reprofiling to 2013/14 of defined contracts from the 2012/13 Landlord Capital Programme (as set out in 5.3) and the addition to the 2012/13 programme of external decoration works in the non education portfolio be approved.
- 1.6. The procurement options for delivery of the Revenue and Capital Repairs programme be noted and approval be given for the decision for the most appropriate procurement route for individual projects to be delegated to the Director of Culture, Communities and Business Services.
- 1.7. Any unspent balances from the Landlord's Non Education Capital Programmes 2012/13 be carried forward to 2013/14, to cover profiled payments on committed projects spanning over the end of the financial year.

196 WEST OF WATERLOOVILLE PRIMARY

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 10 in the Minute Book) seeking approval for the project appraisals for a new 420 place, primary school to the west of Waterlooville.

The background to and the requirement for the new school was outlined. It was confirmed that when built it would become a sponsored academy and that funding was predominantly from Section 106 contributions.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

The project proposals for the a new 420 place, primary school to the West of Waterlooville, at an estimated total cost of £8,000,000 (including fees), be approved.

197 LOCALISM ACT 2011 – ASSETS OF COMMUNITY VALUE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 14 in the Minute Book) updating the Panel in relation to the implementation of the Assets of Community Value provisions within the Localism Act 2011.

Members were informed of the specific duties that were coming into force and noted the arrangements that were in place with District and Borough Councils and the importance of being pro-active.

With the agreement of the Chairman, Councillor Porter, who was observing the meeting, shared her experience of registering an asset of community value, highlighting a number of concerns with the process to the Panel.

It was agreed that the recommendations to the Executive Member for Policy and Resources be updated to re-enforce key aspects of the process with relation to partner Local Authorities.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

1. The contents of this report are noted.
2. The implications for the County Council are accepted and Officers are tasked with monitoring the application of the new legislation and interpretation of Regulations and guidance and providing further advice as appropriate in individual asset disposal reports as and when these are brought forward for decisions.
3. The District and Borough Councils are encouraged to develop and publicise a clear process by which assets may registered as an Asset of Community Value, and that County Councillors be notified of that process.

198 PLANNED EXTENSIONS TO OAKRIDGE (BASINGSTOKE) AND WESTHOLME (WINCHESTER) NURSING HOMES

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 11 in the Minute Book), seeking approval for the project proposals to extend and make alterations to both Oakridge nursing home in Basingstoke and Westholme nursing home in Winchester.

The background to the requirement for the alterations was outlined to the Panel and it was noted that this was linked to the strategy for Project Extra-care.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

The project proposals to extend and make alterations to both Oakridge nursing home in Basingstoke and Westholme nursing home in Winchester, at an estimated combined total cost of £3,366,000, be approved.

199 ACQUISITIONS STRATEGY

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 12 in the Minute Book) presenting proposals for a revised acquisitions strategy.

The current strategy was explained and it was noted that the proposal was for a formalisation of this, in light of increasing complexity and furthermore that this would take longer term planning into account.

The Panel was supportive of the central role of the Executive Member for Policy and Resources and of the guidelines in the report. It was felt that the balance between having the flexibility to take opportunities and having the opportunity to fully understand ongoing cost and liability implications was delicate. It was also felt that consideration should be given to widening the definition of assets, to include more than just land.

RESOLVED:

That the Panel note the report, subject to further amplification of the strategic and policy implications contained within.

200 STRATEGIC ASSET MANAGEMENT UPDATE

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 13 in the Minute Book) providing the mid-Plan review of the Strategic Asset Management Plan (SAMP) 2011-2014.

Members were updated on the progress of the Plan and it was confirmed that information had become publically available for the first time. A formal update of the Plan was scheduled for 2013 and this would pick up other related policies that had emerged recently. It was noted that the package had been procured jointly with Surrey County Council and was used by a small number of other Authorities, but was relatively new. The Panel praised the progress that had been made and looked forward to future updates.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

1. Progress on the Strategic Asset Management Plan be noted.
2. A Mid-Plan Review and Update is undertaken for 2013 and a future report prepared to present the outcome of this.

201 GYPSY AND TRAVELLER RESIDENTIAL SITES

The Panel considered the report of the Director of Culture, Communities and Business Services (Item 15 in the Minute Book) regarding Gypsy and Traveller residential sites.

The report was introduced and the background to the recommendations explained. The Panel noted that the transfer of site management to District and Borough Councils had been encouraged, but was not compulsory and expressed some regret that as housing authorities the District and Borough Authorities had not seized the initiative. It was felt that site management should remain in the hands of the community and it was proposed and agreed that the recommendations to the Executive Member be amended accordingly.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that:

1. The deadline for disposal of the permanent residential sites to a third party is extended to 31 March 2014 and that the County Council now explores the potential of transfer to a Registered Social Landlord, suitably qualified and experienced Commercial Operator associated with the Gypsy and Traveller Community, or Community Interest Company;
2. The County Council enters into negotiations with the Calthorpe Estate to secure the grant of a new 30 year lease on the Star Hill site;
3. The Director of Culture, Communities and Business Services (Strategic Manager - Assets and Development) is authorised to settle detailed terms and conditions in respect of these transactions.

202 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That in relation to the following items the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the items there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out in the reports.

**203 FORMER SHEPHERDS SPRING SCHOOL SITE, ANDOVER –
OUTCOME OF MARKETING (EXEMPT)**

The Panel considered the exempt report of the Director of Culture, Communities and Business Services (Item 17 in the Minute Book) regarding the outcome of marketing of the surplus land to the rear of former Shepherds Spring County Junior School in Andover.

The Director updated the Panel on the background to the site and explained the offers that had been received, which were considered by the Panel.

RESOLVED:

That the Panel advises the Executive Member for Policy and Resources that authority be given to:

1. The sale of the surplus land at Shepherds Spring, Andover on the basis set out in the report.
2. The Director of Culture, Communities and Business Services (Strategic Manager - Assets and Development) be authorised to make the final selection of the purchaser following further negotiation and short listing.
3. The Director of Culture, Communities and Business Services (Strategic Manager - Assets and Development) be authorised to settle detailed terms and conditions including adjustment to the price as indicated in the report..