

Public Document Pack



NOTICE OF MEETING

Meeting	Executive Member for Commercial Strategy, Human Resources and Performance Decision Day
Date and Time	Monday, 20th July, 2020 at 10.00 am
Place	Virtual Decision Day to be held remotely
Enquiries to	members.services@hants.gov.uk

John Coughlan CBE
Chief Executive
The Castle, Winchester SO23 8UJ

FILMING AND BROADCAST NOTIFICATION

This Decision Day will be recorded and broadcast live on the County Council's website.

AGENDA

DEPUTATIONS

To receive any deputations notified under Standing Order 12.

KEY DECISIONS (NON-EXEMPT/NON-CONFIDENTIAL)

1. RURAL GIGABIT CONNECTIVITY TOP-UP SCHEME (Pages 3 - 10)

To consider a report of the Director of Culture, Communities and Business Services seeking approval to the top-up scheme proposals.

NON KEY DECISIONS (NON-EXEMPT/NON-CONFIDENTIAL)

2. MANAGING HAMPSHIRE'S BUILT ESTATE (Pages 11 - 20)

To consider a report of the Director of Culture, Communities and Business Services regarding the management of the corporate and schools estates.

3. PROPERTY SERVICES: MAJOR PROGRAMMES UPDATE (Pages 21 - 30)

To consider a report of the Director of Culture, Communities and Business Services with an update on the programmes of work being progressed within Property Services.

Exclusion of the Press and Public

RECOMMENDATION:

That the press and public be excluded from observing the meeting during the following item of business, 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 these 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.

KEY DECISIONS (EXEMPT/CONFIDENTIAL)

None.

NON KEY DECISIONS (EXEMPT/CONFIDENTIAL)

4. PROPERTY SERVICES ASSET DECISIONS (Pages 31 - 44)

To consider an exempt report of the Director of Culture, Communities and Business Services seeking agreement to asset related decisions.

ABOUT THIS AGENDA:

On request, this agenda can be provided in alternative versions (such as large print, Braille or audio) and in alternative languages.

ABOUT THIS MEETING:

The press and public are welcome to observe the public sessions of the meeting via the live broadcast on the County Council's YouTube channel.

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Commercial Strategy, Human Resources and Performance
Date:	20 July 2020
Title:	Rural Gigabit Connectivity Top-up Scheme
Report From:	Director of Culture, Communities and Business Services

Contact name: Patrick Blogg

Tel: 03707 791968

Email: Patrick.Blogg@hants.gov.uk

Purpose of this Report

1. This report will set out the current Rural Gigabit Connectivity Voucher scheme administered by Building Digital UK (BDUK) and explain the rationale and details of a Hampshire top-up which would benefit rural Hampshire communities with poor broadband speeds.

Recommendation

2. To approve the implementation of a Hampshire top-up to government's Rural Gigabit Connectivity Voucher scheme, further to the decision by the County Council to add £1.0M to the capital programme in February.

Executive Summary

3. The importance of Broadband has been highlighted by the recent pandemic, with increasing reliance on digital channels to serve the needs of Hampshire residents including access to vital services, food shopping, working from home, school work, and social interactions. However, some parts of the county continue to experience poor broadband connectivity, and they are not due to receive improved speeds through the current Superfast Programme.
4. This report seeks to establish a Hampshire top-up to the Rural Gigabit Connectivity Voucher scheme which is administered by Building Digital UK (BDUK), which is part of The Department of Digital, Culture, Media and Sport (DCMS). The current scheme offers rural residents up to £1,500 to enable a gigabit capable broadband connection. The Hampshire top-up will double the

value of each voucher to up to £3,000, enabling more residents to take advantage of the scheme and improve broadband speeds in harder to reach rural areas.

5. The top-up will be funded from rebates from the first broadband programme contract.
6. The proposed top-up scheme is complementary to the core superfast broadband roll out which will reach around 97% of Hampshire residents, up from 80% provided by the commercial sector. The top-up scheme will help to address those in greatest need as the scheme is self-selecting and will be promoted to locations that the current programme has been unable to reach.

Contextual information

7. Hampshire County Council has invested in the Superfast Broadband Programme in order to bring superfast speeds (>24 Mbps) to as many premises within Hampshire as possible, promoting economic prosperity and social cohesion. Superfast broadband coverage within Hampshire is currently over 96% (*source: ThinkBroadband*) and the programme will reach around 97% through the current contract being fulfilled by Openreach.
8. Extending coverage to those harder to reach areas remains a challenge, and the government's Rural Gigabit Connectivity Voucher Scheme is one mechanism residents can use to deliver access to superfast connections. The government voucher scheme, specifically designed for rural communities, means people living in rural areas with broadband speeds of less than 100 Mbps can get up to £1,500 towards the cost of installing a gigabit-capable broadband connection from any available supplier.
9. The voucher scheme is part of BDUK's Rural Gigabit Connectivity programme which is planned to run to the end of March 2021.
10. The scheme is administered by BDUK, and communities (two properties or more) liaise directly with suppliers to arrange the connection and claim their voucher.
11. Under the government scheme, small and medium-sized businesses (SMEs) in rural areas can also access up to £3,500 for a gigabit-capable broadband connection.

Hampshire Top-Up

12. Evidence from working with local communities and suppliers suggests that the cost to provide broadband speeds in rural areas can often exceed £1,500

per property, and therefore communities may need to raise additional funding to gain access to improved speeds.

13. Hampshire County Council proposes to increase the voucher value from £1,500 to a maximum of £3,000 per residential rural property via the Hampshire top-up.
14. The top-up would not be extended to SMEs as it is believed the current £3,500 cap does not need to be increased.
15. The top-up is expected to provide most benefit to those in hard to reach areas within Hampshire, providing gigabit-capable broadband connections. It is estimated that more than 650 premises could benefit from the top-up voucher scheme, which would otherwise have to wait or fund themselves, but it relies on communities to actively engage and take-up the scheme.
16. The top-up scheme will help to address those in greatest need as the scheme is self-selecting and will be particularly promoted to locations that the current programme has been unable to reach. The programme team will publicise and promote the scheme within target areas (through County Councillors, Parish Councils, press, direct marketing, and digital media) in order to increase uptake and maximise the reach of the scheme.
17. Alternative options to the top-up scheme have been considered and will continue to be considered as complementary options as the programme evolves. A further extension of the current superfast programme at this time is not possible due to the contractual limitations.
18. The option to wait until a future national programme is defined to address the rural gaps has also been considered, however the voucher scheme allows for progress to be maintained as the future direction is defined, and will support residents who wish to be proactive to resolve poor broadband speeds.
19. Administering our own scheme has also been considered, however this would be significantly more costly to the County Council to fully fund the vouchers as well as administer the scheme and would not provide significant benefits over the existing government scheme.
20. A key risk to the top-up voucher proposal is that there is low up-take of the scheme. The voucher scheme is currently planned to run until March 2021 (with a further year for implementation of the infrastructure) giving a relatively small timeframe for communities to take advantage of it. We will try to mitigate this by increased promotions in areas of low broadband speeds and providing guidance to communities.

21. There is also a risk that enquiries and complaints increase if residents are unsatisfied with the voucher scheme or implementation in local communities. The County Council will not assess applications and is not responsible for the performance of suppliers or speed of delivery of the infrastructure under this scheme, however we will work closely with BDUK to ensure issues are addressed where possible.

Finance

22. The County Council approved £1.0M to be added to the Policy and Resources Capital Programme in February 2020 for a top-up voucher to improve Broadband connections for rural residents. This will be funded from rebates from the first broadband programme contract.
23. The current Superfast Broadband Programme contract management mechanism ensures that if the cost to install the network is lower than originally projected model, the County Council receives a rebate (known as implementation clawback). The contract also provides a rebate if the number of users taking up a service is higher than projected in the original cost modelling (known as take-up gainshare). To date, £1.7M of this rebate has already been invested by the County Council to extend superfast coverage as 'early gainshare' paid into the contract before the accrual date. The current balance within the investment fund (implementation clawback and gainshare) stands at £1.9M with more expected to be added this year (51.1% of this is held on behalf of BDUK, with the remainder due to the County Council).
24. The investment fund can be used for revenue or capital and can be used by the County Council for broadband or non-broadband purposes.
25. The draw-down on this £1M fund will be dependent upon resident demand and the ability for suppliers to meet demand within the timeframes of the government voucher scheme (currently expected to run until March 2021)
26. The voucher scheme is administered by BDUK and the County Council will be billed in arrears for any voucher top-ups claimed within Hampshire. An administrative charge of £50 per community scheme will also be applied.
27. There will be no additional revenue costs to support the implementation of the voucher top-up. Guidance for residents and promotional activity will be absorbed within the existing superfast broadband team.

Climate Impacts

28. Hampshire County Council declared a Climate Emergency in June 2019. This proposal will support the County Council's ambition to reduce carbon

emissions. Through the provision of better broadband across the County, residents can increase their use of digital channels and have a reduced reliance on travel to access services, work, and shop.

Future direction

29. In the 2020 Budget, government have announced that £5bn will go towards getting gigabit-capable broadband in the most difficult to reach 20% of the country by 2025.
30. The voucher scheme is complementary to this ambition and allows the County Council to continue progressing and supporting communities whilst government completes its decision making process over the funding and procurement process to deliver their 100% gigabit-capable ambition. The role of local authorities in this process has not yet been defined in detail and the County Council continues to work with government to support the process.

Conclusion

31. The County Council is in the last stages of its Superfast Broadband Programme, which will deliver superfast connection capability to around 97% of the county. There are however over 20,000 premises with poor broadband speeds.
32. The Rural Gigabit Connectivity Voucher Scheme is one of the interventions that government has put in place to bring faster broadband speeds to rural areas. Whilst this is administered by government and is taken up directly with residents, it provides a timely opportunity to deliver more coverage for poorly serviced areas in the interim between the superfast programme and when government's plans for gigabit-enabled connections are confirmed and delivered.
33. A County Council top-up to the voucher scheme, with rebate from the original broadband contracts, will allow more residents to benefit from the scheme, furthering the coverage in the county and getting more residents connected.

Equalities

34. The proposal outlined in this report is expected to have a low or no negative impact on groups with protected characteristics. Those with some protected characteristics (including older people or those with a disability) may find it harder to access this opportunity, however the impact is expected to be low as the scheme is managed via community groups rather than on an individual basis. There is expected to be a positive impact on those affected by rurality

as this will increase their ability to access and afford the installation of faster broadband.

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

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.)

Document

Location

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.

Equalities Impact Assessment:

2. The proposal outlined in this report is expected to have a low or no negative impact on groups with protected characteristics. Those with some protected characteristics (including older people or disabled) may find it harder to access this opportunity, however the impact is expected to be low as the scheme is managed via community groups rather than on an individual basis. There is expected to be a positive impact on those affected by rurality as this will increase their ability to access and afford the installation of faster broadband.

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Commercial Strategy, Human Resources and Performance
Date:	20 July 2020
Title:	Managing Hampshire's Built Estate
Report From:	Director of Culture, Communities and Business Services

Contact name: Steve Clow

Tel: 0370 779 8845 **Email:** steve.clow@hants.gov.uk

Purpose of Report

1. The purpose of this report is to report the urgent decisions made by the Deputy Chief Executive under paragraph 2.31 of the Financial Regulations, during the exceptional period of the Covid-19 lockdown when Member decisions were suspended, in relation to the County Council's 2020/21 repair and maintenance programmes for the corporate and schools' estates.
2. The report confirms the budget allocations for 2020/21 and provides an overview of the approach to allocating this funding to address the priorities across the built estate. The report also provides an update on the impacts of the Covid-19 pandemic on the delivery of the 2020/21 programme and the approach being taken by Property Services to mitigate these impacts.

Recommendations

3. That the Executive Member notes the following [urgent decisions](#) made under paragraph 2.31 of the Financial Regulations by the Deputy Chief Executive and Director of Corporate Resources on 30 April 2020, to allow progress to be made on the delivery of the 2020/21 repairs and maintenance programme:
 - a. the carry forward of unspent repairs and maintenance budgets from 2019/20;
 - b. the high level allocation of repairs and maintenance budgets for 2020/21;
 - c. the approval of project appraisals for nine capital schemes with individual values of £250,000 or more; and
 - d. delegation of authority to the Deputy Chief Executive and Director of Corporate Resources to confirm the final 2020/21 budgets once the 2019/20 outturn position was finalised.

4. That the Executive Member notes the updated budget allocations for 2020/21 following confirmation of the outturn position for 2019/20.
5. That the Executive Member notes the progress being made with the delivery of the 2020/21 repairs and maintenance programme and the approach being taken by Property Services to mitigate the impact of the Covid-19 crisis.

Executive Summary

6. This report seeks to:
 - Report the [urgent decisions](#) made under paragraph 2.31 of the Financial Regulations during the Covid-19 lockdown;
 - Confirm the repairs and maintenance budget allocations for 2020/21, including carry forward funding from 2019/20;
 - Provide a summary of the approach to managing the County Council's built estate and the allocation of funding to address maintenance priorities;
 - Identify the impact of the Covid-19 pandemic on the delivery of the 2020/21 repairs and maintenance programme and the steps being taken by Property Services to mitigate this impact.

Contextual Information

7. The April 2015 [report](#) to the Executive Member Policy and Resources (EMPR) set out the strategies that Property Services adopts to address the maintenance challenges within the corporate and maintained schools estate. These strategies continue to deliver sound outcomes within the available budgets across the schools' and the corporate estates.
8. The repairs and maintenance programmes for 2020/21 represent circa £42 million of further revenue and capital investment in the repair and maintenance of both corporate and school buildings in Hampshire. When combined with the carry forward of funding from 2019/20, the total value of the identified programme is £49 million. This continues to be one of the largest local authority led building maintenance programmes nationally.
9. High level budget allocations for the 2020/21 repairs and maintenance programme and project appraisals for capital schemes with a value of £250,000 or higher, were approved by the Deputy Chief Executive and Director of Corporate Resources in April, as urgent decisions under paragraph 2.31 of the Financial Regulations. This was necessary as formal Member decisions were suspended for a period until the County Council was able to make a decision to amend the constitution and enable virtual decisions to be made using digital broadcasts.
10. The detailed budget allocations and programme of planned revenue and capital projects under £250,000 have been approved under Chief Officer delegations.

Management of Health and Safety

11. As set out in the County Council's corporate health and safety policy, Property Services is responsible for:
 - fulfilling the specific health and safety responsibilities set out in the corporate health and safety procedures;
 - providing assurance on statutory compliance in the Council's built estate; and
 - ensuring effective systems are in place to appoint, manage and monitor contractors working on the Council's built estate.
12. Property Services discharges these responsibilities through a comprehensive suite of operational procedures and processes that follow the 'Plan, Do Check, Act' approach set out in the Health and Safety Executive's "Managing for Health and Safety" (HSG 65) document.
13. Many statutory requirements for the built estate are addressed through scheduled servicing, testing and inspection regimes. Property Services also works closely with the corporate health and safety team to identify and address the most significant health and safety risks through programmes of improvement works. This informs the priorities for allocation of the repair and maintenance budgets across both the corporate and schools' estates.
14. Current health and safety priorities include fire safety, legionella management, asbestos management and tree management.

Corporate Estate

15. The annual Landlord's repair and maintenance revenue budget is used to fund statutory compliance and risk management activities and reactive maintenance across the corporate estate which comprises all the non-school properties within the County Council's building portfolio.
16. The additional landlord's repair and maintenance funding is used to deliver planned maintenance works that address the highest maintenance priorities across the estate to deliver a reduction in health and safety risk and provide an improved operational environment. Property Services works closely with colleagues in all departments to ensure that maintenance investment also takes account of the longer-term plans for the buildings, in line with evolving operational service strategies.

Schools' Estate

17. Schools represent 80% of the County Council's total portfolio of buildings. Property Services' service level agreement (SLA) for schools creates a pooled fund that is used to manage the statutory compliance, health and safety risks and day to day maintenance requirements on a priority basis for those schools in the agreement.

18. The SCA grant for 2020/21 was confirmed in April and is in line with the allocation for previous years. The funding is allocated on a priority basis across a number of key maintenance programmes that seek to address the maintenance backlog liability. This includes the liability arising from the high proportion of 'system buildings' including the SCOLA and timber frame systems used extensively in the 1950s, 60s and 70s. A number of additional SCOLA re-cladding schemes have been identified in the 2020/21 programme.

Academy Joint Working Agreement (JWA)

19. Property Services' Joint Working Agreement (JWA) with academy schools came to an end on 31 March 2020. This followed a review in 2019 that jointly concluded that it is not possible to continue to provide both financial certainty and the desired level of service within this arrangement. It had served all the parties well for a number of years but changing circumstances and budget pressures in Academies meant that the pooled arrangement was no longer viable.
20. To support the academies in their transition to new arrangements, services are continuing on an individual basis for a small number of schools until the end of August 2020. Property Services are carefully managing the transition and withdrawal arrangements such that Academies are provided with good data, all invoices are settled and clarity on responsibilities is explained.
21. Going forward, Property Services will be seeking assurance from the academies that they are continuing to meet their repair and maintenance obligations under the lease agreements with the County Council.

Impact of Covid-19

22. Shortly after the Covid-19 lockdown commenced in late March 2020, Property Services suspended all non-critical maintenance works in occupied buildings. While there was no government mandated closure of construction sites, it was necessary to pause activity to determine whether it could continue safely and to ensure that neither site operatives or building occupiers were put at risk. It should be noted that work continued positively on stand alone construction sites with only a few exceptions. At the time of writing, all these projects are back on site and progressing steadily. There have been some productivity losses as a result of social distancing guidance and the like but the service has worked closely with the contractors to ensure forward progress in line with safe working principles produced by the national industry body – the Construction Leadership Council (CLC).
23. Guidance for all construction sites was developed and issued by the CLC and this has been updated and reissued as government guidance has evolved. Taking account of this guidance, Property Services reviewed and revised its health and safety procedures for all construction work.
24. Property Services has also reviewed the repairs and maintenance programme to determine which schemes can be progressed safely and to ensure that the contractors are willing and able to undertake the work and that building occupiers are happy for the work to proceed. The initial focus has been on those works that

had already commenced on site and works that need to be prioritised for completion over the summer period. Works that were halted on site have been restarted wherever possible and a substantial programme of work has now been identified to be delivered during the summer and is being progressed. Non-critical works in HCC's most sensitive buildings, which include the HCC Care older persons nursing and residential homes, remain on hold.

25. Property Services is seeking to minimise delays to the delivery of the programme this year, wherever possible. It is anticipated that there will be some unavoidable delays, with some projects expected to take longer due to requirements for social distancing on site. This is likely to have some impact on costs, as identified in the recent update report to Cabinet. Property Services continues to provide updates on the financial position to the Head of Finance which is then included in reports to Elected Members. Most recently consideration has been given to a contingency or "capital underwriting" identification. It is too early to say what all the commercial impacts of the crisis will be and early indications of response from the market are very variable. In principle a 10% impact has been identified on projects yet to be let this financial year. There is no funding allocated for this and decisions will need to be made to enable programmes to be contained within revenue budgets or government grant allocations. This could mean less projects being committed in this or future financial years. Priorities will, by necessity, come into sharper focus as a result.
26. Property Services will continue to review the risks arising from Covid-19, in conjunction with local building managers, to ensure that the approach to delivery of the repairs and maintenance programme is adapted where necessary to meet the evolving recovery strategy.

Finance

27. Funding for the maintenance of the corporate and schools' estates is provided within the County Council's Policy and Resources capital and revenue budgets. The total budget available this year is £11 million for the corporate estate and £38 million for schools. The total repairs and maintenance funding of £49 million will make an important contribution to the economy of the County during the recovery phase of the pandemic.
28. Confirmed budget allocations for 2020/21 and the sources of funding are identified on the following page.

Budget	2020/21	Comments
	£'000	
Landlord Repair and Maintenance	7,918	Annual P&R revenue budget
Additional Landlord Repair and Maintenance allocation (£3m for period 2019/20 - 2020/21)	1,500	Second year allocation against the total 2 year funding
Carry forward from 2019/20	25	
Accumulated R&M Reserve	1,056	To support additional investment priorities
R&M reserve 2020/21 contribution	545	Annual allocation
Subtotal Corporate Estate	11,044	
Schools SLA JWA Pooled revenue contributions	13,746	Pooled funding contributions from schools
School Condition Allocation (SCA) grant	17,412	Grant confirmed by the DfE in April 2020.
Carry forward SCA grant from 2019/20	6,917	Allocated to schemes identified in the 2019/20 programme
Subtotal Schools' Estate	38,075	
Grand Total	49,119	

30. The budgets will be used to fund the ongoing annual repair and maintenance demands, including compliance management, servicing and reactive repairs, and to deliver a programme of planned maintenance works that addresses the highest priority maintenance liabilities. The Executive Member is reminded, however, that there continue to be significant maintenance liabilities in the built estate and any additional funding from Government could easily be committed to address the backlog of repairs. Council officers will continue to lobby the DfE and other departments for additional funds and Members' support for this is welcome.
31. New site operating procedures required to address the risks presented by Covid-19 may impact on project costs. Tender prices will continue to be reviewed as projects are procured and the programme will be adjusted on a priority basis, if required, to fit within the allocated budgets.

Performance

32. The primary objective of the repairs and maintenance programmes is to maintain the County Council's operational estate in a safe and useable condition, ensuring compliance with statutory requirements and prioritising repairs that represent the highest risks in terms of health and safety and service continuity.

33. Beyond the critical maintenance work, the programme seeks to achieve the best possible standards of maintenance and repair within available budgetary constraints, to support and enhance operational service delivery.

Consultation and Equalities

34. The 2020/21 repair and maintenance programmes represent planned expenditure of £49m on the County Council's built estate which will address the highest priority condition and maintenance issues. This expenditure will lead to enhanced environments for a range of ages in Hampshire including schools and older persons.

Other Key Issues

Climate Change and the Built Estate

35. The programme of planned maintenance work makes an important contribution to achieving the County Council's targets to reduce carbon emissions and energy consumption from its corporate estate. This includes improving the thermal performance of buildings through re-cladding and re-roofing projects, replacing older plant and installing improved controls and incorporating additional energy saving measures, such as LED re-lighting schemes, into planned maintenance projects.

Digital and Smarter Working

36. Property Services continues to seek opportunities to exploit the benefits offered by digital technology to support the ongoing maintenance and operation of the HCC estate. This currently includes the implementation of a new Asset Management System (AMS) during 2020/21 with a programme of further development in 2021/22 and beyond. The new AMS will include the capability to support an integrated FM helpdesk for reactive maintenance and the scheduling of statutory servicing, inspections and testing, providing improved customer service and a more efficient approach to evidencing statutory compliance.

Future Direction

37. A further update on progress with the 2020/21 repairs and maintenance programme will be provided to the autumn meeting of the Buildings Land and Procurement Panel and the next scheduled meeting of the EMCSHRP.

Appendices

- Appendix 1: Corporate and Legal Information
Appendix 2: Impact Assessments

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

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

Other Significant Links

Links to previous Member decisions:	
	Date
Managing Hampshire's Built Estate - Report to EMPR	25.04.2019
Managing Hampshire's Built Estate - Decision Record	30.04.2020

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

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.

1. Equalities Impact Assessment:

- 2.1 The programmes represent anticipated expenditure of £47m on the estate in 2020/21 (£35m Schools and £12m Corporate) which will address the highest priority condition and maintenance issues. This expenditure will lead to enhanced environments for a range of ages in Hampshire including schools and older persons. For the full EIA assessment please see below [Equality Impact Assessment](#)

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HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Commercial Strategy, Human Resources and Performance
Date:	20 July 2020
Title:	Property Services: Major Programmes Update
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow

Tel: 0370 779 8845 **Email:** steve.clow@hants.gov.uk

Purpose of this Report

1. The purpose of this report is to update the Executive Member Commercial Strategy, Human Resources and Performance (EMCSHRP) on a number of key programmes of work being undertaken by Property Services.
2. It is also an important update for the Executive Member on the strategies being taken to ensure the minimum of impact from the current Covid19 crisis. There is lots of evidence of flexibility and adaptability both from the service and from our contractor partners. Much work is still progressing well which is excellent in the current circumstances providing work for officers and much needed impetus for the local economy.

Recommendations

3. That the Executive Member for Commercial Strategy, Human Resources and Performance notes the progress of each of the programmes of work.

Executive Summary

4. The purpose of this report is to provide an update on the major programmes, project and issues currently being progressed relating to:
 - Regional Framework Management
 - Children's Services Capital Programme
 - Office Accommodation

Regional Framework Management

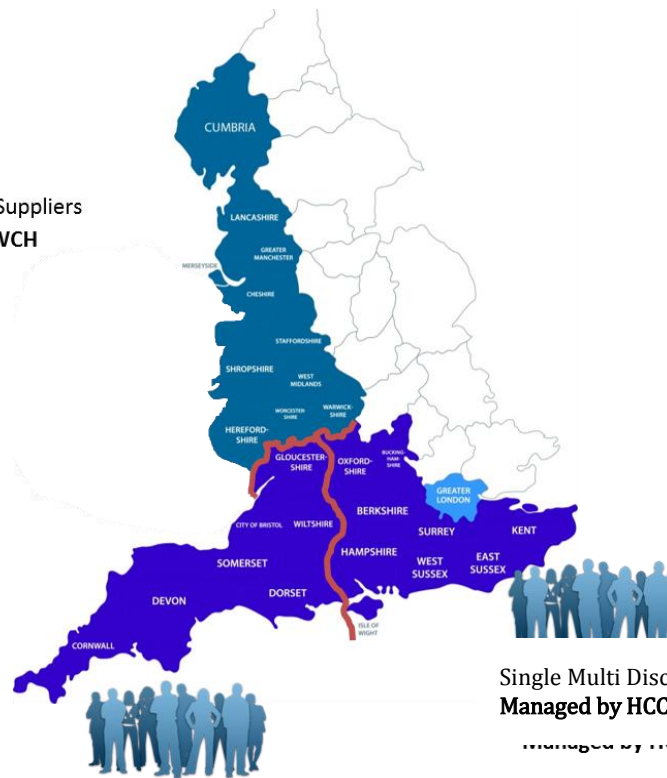
5. Since 2006, Property Services has led on the procurement and management of a regional construction framework for the benefit of Hampshire County Council and other public authorities in the South East and London. This arrangement has grown over each 4 year cycle but has consistently delivered in excess of £500m construction work a year providing a high quality and commercially advantageous route to market for public sector clients. In 2015 we entered into a joint Working Agreement with Devon County Council to procure and manage a regional construction framework for the whole of the South of England, and this is known as SCF (Southern Construction Framework).

<https://scfsolutions.org.uk/>

6. We are now one year into the fourth generation of the current generation construction framework, and despite the pandemic which has affected major parts of the economy, the framework has continued to grow and be a primary choice for public authorities to deliver their major capital programmes and projects. Clients include Local Authorities and London Boroughs, universities, police forces and health and leisure sector bodies. The first year has attracted a workload at the enquiry stage of £682m, which is well in excess of the business plan figure of £450m, and is intended to contribute T21 targets through levy and subscription, as long as there are no further stoppages to the work. The income in previous years has generated a surplus which contributes to the overheads of Property Services. The conversion rate of enquiries and pre construction agreements is not generally known until later in the Autumn of each financial year. Property Services Business Development leads and the framework team continuously monitor progress through well established data portals and client contacts. It is very encouraging that this year has seen the greatest number of entries on to the framework than ever before. There is clearly some uncertainty surrounding the impacts of Covid19 on commitments to financial close on projects. More will be updated at future meetings of BLaPP and Decision Days.
7. Further joint work with Devon County Council is planned. We will start procurement work this year on a new and innovative housing framework aimed at helping local authorities or Registered Social Landlords to build social housing on local authority land. A business case has been approved by the joint authorities and demonstrates a strong interest and market for this.
8. We also have a joint working arrangement with Devon County Council and Manchester City Council to procure a consultancy framework covering all Property Asset Consultancy work in the South East and South West of England, London, the North West, and West Midlands. This is designed to support the work of the construction frameworks and encourage increased turnover, and to provide local authorities with an easy to access route to property asset consultancy. The additional levy through this arrangement and the increased construction turnover is key to T21 transformation plans and generation of planned additional income for the Service. The scale of these arrangements ambition can be seen in the map below:



Three Multi Disciplinary Suppliers
Managed by MCC for NWCH



Single Multi Disciplinary Supplier
Managed by HCC for SCF

Three Multi Disciplinary Suppliers
Managed by DCC for SCF

- Our work on regional frameworks has been replicated throughout England and Wales and the lead authorities in these regions have come together to form a body supported by the Local Government Association called the National Association of Construction Frameworks (NACF). It has as its mission to drive quality, efficiency, social value and innovation in publicly funded construction projects. The body is chaired by the officer in HCC Property Services who also leads on frameworks and category management. The NACF frameworks deliver around £2bn construction projects every year between them, and the network has proved hugely beneficial during the current pandemic. It has developed strong relationships with the Local Government Association and government departments including BEIS, MHCLG and Cabinet Office.

<https://nacf.org.uk/>

Children’s Services Programme 2020/21

- The construction of all the school capital projects that are critical for delivery of additional school places this September have continued to be progressed on site since late March despite the Covid-19 outbreak. Disruption has been minimised and work continues positively on all projects on site.

11. The Property Services team working on the design and delivery of these new schools, school extensions and improvement works have been working from home. Using mobile technology online, they have worked collaboratively with contractors and the supply chain enabling all projects to continue construction on site. Contingency plans were developed to ensure these projects needed to provide new school places were prioritised and these all remain on track to deliver for both September 2020 and 2021 completions. There are eight projects due to complete for September 2020 and September 2021, together these will provide 3,050 additional school places.
12. The two new academy primary schools at Kings Barton, Winchester and Stoneham Park, Eastleigh, have been progressing well and are nearing completion at the end of July and August respectively. Both projects have experienced some delay and loss of productivity as a result of the requirement to socially distance on site but are still on programme to install the loose furniture and IT equipment once the building works are complete and be operational in September 2020. These are to be operated as Academies by the University of Winchester. The University has recently written to Property Services to thank them for the exceptional efforts to keep the work going and the emerging quality of the product. This is a key strand for the Service to ensure that we retain the commissions to deliver schools in Hampshire irrespective of governance or funding sources. The majority of the new schools in design or construction are evidence of this strategy paying off.
13. Extension projects at Colden Common Primary and Kings Copse Primary will also be complete for September 2020, the contractor at Colden Common did have to temporarily close the site due to the inability to secure materials and labour during the Covid-19 lockdown. However, the contractor is now back on site and working towards completion.
14. The new academy secondary, Deer Park School, at Botley and a new special school ,Austen Academy, in Basingstoke are both progressing well on site and are due to open as planned in 2021. Deer Park School will be operated by the Wildern Academy Trust and Austen Academy will be operated by Catch 22.
15. The new permanent building for Cornerstone Primary School, North Whiteley, commenced on site in early June. The start on site was delayed by about a month due to the Covid-19 outbreak but the contractor has reprogrammed works and is still planning to complete their works in the summer of 2021 for the school to be operational as planned in September 2021.
16. Design work is progressing well on all other projects, as planned, and the next significant tender returns are anticipated shortly for the extension proposed to Calthorpe Park School to provide 300 additional secondary school places. Subject to the tender outcome it is anticipated that this project will start on site in the autumn this year and complete in the autumn of 2021.
17. Following the completion of Oakmoor School in autumn 2019 the contract to demolish the previous Mill Chase Academy school buildings has now

commenced, the works are anticipated to complete in early 2021 and includes the demolition of the existing leisure centre once the new facility is open in the town centre all planned as part of the wider regeneration project for Whitehill and Bordon.

18. There has also been good progress on much needed work to improve facilities and capacity for special educational needs and disability (SEND) provision across Hampshire. In addition to the new Austen Academy noted in paragraph 14 above, the second phase of the improvement works to St Francis School, Fareham, have been started on site. These works are planned to be complete in summer 2021. The proposals to create a Waterloo School satellite SEND provision on the Woodcote Primary School site in Gosport are also now on site. These works are principally remodelling and more modest in scale so they will be completed more quickly. These works are due to complete over the summer.
19. The proposals for improvement and extension works to Shepherds Down School, Winchester are at tender stage and design proposals for an Osborne School satellite SEND provision on the Kings School site in Winchester are being developed.
20. The basic need programme for temporary modular classrooms for this year comprises 9 schemes with a total value of £2m. This includes the relocation of existing units to Alderwood, Portway, Harrow Way, Talavera and Riverside schools; a new double unit with hygiene room at Forest Park; and a unit with enhanced facilities for SEND at Rachel Maddocks to meet the demands of a bulge in pupil numbers in September 2020. The modular contractors procured to deliver these did have a period of factory closure due to the Covid-19 pandemic but they remain confident they can deliver these projects for the start of the academic year. The relocation of units to Brookfield and Glenwood schools will be carried out in the autumn term as they are not required for new places in September.
21. Feasibility work and dialogue with the District and Borough Councils are progressing for future school projects in relation to planned new housing developments across Hampshire. These include the potential for new primary schools at Hartland Park in Fleet, Manydown and Hounsome Fields in Basingstoke, Welborne in Fareham, Berewood in Waterlooville, Horton Heath in Eastleigh, Wellesley in Aldershot and a new secondary school for North Whiteley. Through negotiation with developers suitable sites and funding contributions are being sought through S106 agreements. The design of these schools will seek to maintain appropriate standards and quality at suitable cost in response to continued pressure on public spending.

Office Accommodation

22. An update on the implementation of the corporate office accommodation programme was provided to the Buildings Land and procurement Panel in October 2019. This made reference to the formation of the Corporate Office

Accommodation Board (COAB) which provides a cross-department focus on driving the strategy and, importantly, bringing rigour and challenge to the varying demands on the office estate.

23. Prior to the Covid-19 crisis, the COAB was focused on ensuring that the Council made the most efficient use of its accommodation and that it reflected the corporate priorities while being sufficiently flexible to accommodate the changing workforce requirements. The Board also provided visibility of all demand for office accommodation across the organisation, allowing dependencies to be identified and managed appropriately. This has led to Property Services working much more closely with each department to help shape their asset strategies to meet the developing service needs, as well as responding to emerging new ways of working with technology.
24. Following the announcement of the Covid-19 lockdown in late March 2020, the majority of office based HCC staff started working from home with only a small number of staff providing critical services remaining in the offices. A number of office buildings were closed and these buildings currently remain so until the assessment of staff needed to return to an office location and the medium term strategy of space requirement become clearer. Now it not the time to jump to early conclusions without the work done to assess what the patterns of working and office setting of the future will be like.
25. As measures to ease the lockdown were announced, the COAB reconvened to lead on the strategy for office recovery as part of the County Council's wider recovery plan. While the majority of office based staff continue to work from home, in line with current government guidance, the COAB has been meeting regularly since early May to develop and co-ordinate plans to enable the gradual and phased return of some staff to the office. These include staff in roles that are critical for business and operational continuity and cannot be performed remotely and staff who cannot continue to work from home because of significant challenges in their own environment or ability to work productively and independently.
26. An overarching Covid-19 risk assessment has been completed for HCC offices and the Property Services team and departmental building managers have been working to ensure that all occupied offices are fully compliant with the government's Covid-19 secure guidance for offices.
27. Consideration is now being given to further phases of recovery over the coming months and how the recent experiences of homeworking, enabled by new digital technology, may impact on the future use and configuration of the HCC office portfolio.
28. Prior to lockdown, a number of office moves were planned to support departmental service strategies. A number of these are now on hold, pending confirmation of departmental recovery plans and future operating models. However, works to create four 'Local Access Points' (LAPs) for integrated service teams comprising staff from Adult Health and Care (AHC) and

Southern Health Foundation Trust (SHFT) are continuing. These are considered essential to deliver by the relevant Directors and are part of ongoing work to collaborate with partners and modernise working arrangements.

29. Fire precaution improvements works in EII South and Capital House are also progressing, to ensure that these buildings continue to meet appropriate fire safety standards and to maximise the flexibility of the accommodation. A final decision is yet to be made on proceeding to site in light of pressures on the County Councils budgets as a result of the pandemic.
30. During 2019, the COAB also agreed proposals to undertake refurbishment works at Capital House and Fareham Parkway offices, to address a number of known maintenance liabilities and bring the standard of accommodation in line with other corporate offices. Feasibility studies are currently being progressed and the outcome from this work will then be considered in the context of the longer term requirements for office accommodation, before recommendations are brought forward for approval.

CORPORATE OR LEGAL INFORMATION:

Links to the Strategic Plan

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

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.)

Document

Location

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 An equalities impact assessment is not considered relevant in relation to the contents of this report.

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