

AT A MEETING of the Buildings, Land and Procurement Panel of HAMPSHIRE COUNTY COUNCIL held at the castle, Winchester on Tuesday, 20th July, 2021

Chairman:

\* Councillor Steve Forster

- \* Councillor Bill Withers Lt Col (Retd)
- \* Councillor Steven Broomfield
- \* Councillor Adrian Collett
- \* Councillor Andy Tree
- \* Councillor Rhydian Vaughan MBE
- \* Councillor Andy Tree
- \* Councillor Rhydian Vaughan MBE

\*Present

1. **APOLOGIES FOR ABSENCE**

All Members were present and no apologies were noted.

2. **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 Personal interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 5 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.

3. **MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting were agreed as a correct record.

4. **DEPUTATIONS**

There were no deputations for the meeting.

5. **CHAIRMAN'S ANNOUNCEMENTS**

There were no formal announcements.

6. **BUSINESS SERVICES GROUP – BUSINESS PLANS 2021/22**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 6 in the minute book) regarding the business services group accounts and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

The report covered different business units including Hampshire County Council Catering Services (HC3S), Hampshire Transport Management (HTM) and County Supplies.

Members recommended liaising with Hampshire and Isle of Wight Fire and Rescue Service regarding biofuels being piloted, which officers agreed to look into.

The Chairman thanked and congratulated officers for their hard work across the County during such challenging times.

RESOLVED

The Panel **recommended** to the Executive Member for Commercial Strategy, Property and Estates that the 2020/21 annual report and accounts for the Business Services Group be approved.

## 7. **GOSPORT OLD GRAMMAR SCHOOL**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 7 in the minute book) regarding Gosport Grammar School and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

The officer summarised the proposed scheme and plans for funding the project. Members learned that some cycle parking was available, but most traffic was pedestrian that arrived on foot via the High Street. There was already a good provision of car parking locally and so it was felt that this was not a priority for the development.

Members welcomed the proposals.

RESOLVED

The Panel **recommended** that the Executive Member for Commercial Strategy, Estates and Property:

- a) Give approval to spend on the project proposals to refurbish and enhance the Gosport Old Grammar School heritage museum at a cost of £998,319 to be met from funds held by the Hampshire Cultural Trust.
- b) Give approval to enter into a Funding Agreement with the Hampshire Cultural Trust (HCT) to secure the funding needed to implement the project.

## 8. **PROJECT APPRAISAL: REFURBISHMENT OF ROOKWOOD**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 8 in the minute book) regarding refurbishment at

Rookwood and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

Officers summarised the report, emphasising that Rookwood was the most appropriate location for the Children's and Families teams, with the Music Service relocating.

During questions, Members learned that there was no requirement to consult with Eastleigh Borough Council as there was not a change of use to the building, and an asbestos survey had been done before going out to tender for the project.

## RESOLVED

The Panel **recommended** that the Executive Member for Commercial Strategy, Estates and Property:

- a) Approve the addition of the proposed capital scheme at Rookwood to the 2021/22 capital programme at a total capital value of £380,000.
- b) Approve the capital and revenue funding for the scheme as set out in this report.
- c) Approve the project appraisal for the refurbishment of Rookwood as set out in this report.
- d) Delegate authority to make the arrangements to implement the scheme, including minor variations to the design or contract, to the Director of Culture, Communities and Business Services.

## 9. **SCHOOLS CONDITION ALLOCATION PROJECTS**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 9 in the minute book) regarding school condition allocation projects and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

The schemes were summarised and it was confirmed that additional grant money had been received to contribute towards the projects. It was noted that inflation was a concern due to material costs increasing, but the school projects were time dependent and it was not feasible to wait for costs to decrease.

## RESOLVED

The Panel **recommended** that the Executive Member for Commercial Strategy, Estates and Property:

- a) Approve the allocation of an additional £349,500 of Schools Condition Allocation grant to the scheme to upgrade the atrium roof at Crestwood

School, with a revised total scheme value of £2,390,580.

- b) Approve the allocation of an additional £400,000 of Schools Condition Allocation grant to the scheme to upgrade the roof at Stoke Park Infants School, with a revised total scheme value of £1,300,000.
- c) Recommend the addition of the scheme for the upgrade of the roof at Rowlands Castle St John's CEC Primary School to the 2021/22 capital programme at a value of £407,000 funded from the 2021/22 Schools Condition Allocation grant.
- d) Approve the project appraisals for the roof upgrades to Crestwood School atrium, Stoke Park Infant school and St John's CEC Primary School set out in the report.

10. **WINCHESTER DISCOVERY CENTRE**

The Panel considered a report from the Director of Culture, Communities and Business Services (item 10 in the minute book) regarding Winchester Discovery Centre and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

The Director introduced the report and explained how Winchester Discovery Centre was run and managed, with the building first opening in 2007.

Members learned how the Trust would be able to run the Centre for longer hours, making it more accessible. The proposals would also offer a long-term saving for the County Council, but could be reversed should it not be felt the best way forward.

Members supported the proposals.

**RESOLVED**

The Panel **recommended** that the Executive Member for

## Commercial Strategy, Estates and Property:

- a. Give approval to the project proposals set out in this report at a total cost of £515,000.
- b. Approve the property arrangements by which the operational responsibility for WDC is transferred to Hampshire Cultural Trust (HCT) (including the nature and duration of tenure).
- c. Approve the proposals contained in the exempt Appendix.

### 11. **EXCLUSION OF PRESS AND PUBLIC**

The press and public were excluded from the meeting during the following items of business, as it was 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 have been disclosure to them of exempt information within Paragraphs 3 and 5 of Part I 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 outweighed the public interest in disclosing the information, for the reasons set out in the minutes.

### 12. **WINCHESTER DISCOVERY CENTRE - EXEMPT APPENDIX**

The exempt appendix was considered alongside the open report at item 10 on the agenda.

### 13. **PROPERTY SERVICES ASSET DECISIONS**

The Panel considered an exempt report from the Director of Culture, Communities and Business Services (item 13 in the minute book) regarding Property Services asset decisions and to recommend approval by the Executive Member for Commercial Strategy, Property and Estates.

Members were informed of various transactions across the estate, including acquisitions and approvals and learned of the challenges being faced due to the pandemic. The Panel was supportive of the proposals within the report.

## RESOLVED

The Panel **recommended** that the Executive Member for Commercial Strategy, Estates and Property:

- a) Approve the asset transaction(s) set out in the schedule at Appendix 1.
- b) That the Director of Culture, Communities and Business Services, Assistant Director – Property Services, be delegated authorisation to settle the detailed terms and conditions.

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Chairman,