

# Public Document Pack

## Executive Decision Records

Please find set out below a number of Executive Decisions taken at the HAMPSHIRE COUNTY COUNCIL Executive Member for Commercial Strategy, Estates and Property Decision Day held remotely on Monday, 11th October, 2021

1. **STRATEGIC PARTNER SPEND APPROVAL**
2. **MANAGING HAMPSHIRE'S BUILT ESTATE**
3. **EII SOUTH FIRE PRECAUTION IMPROVEMENTS – POST PROJECT COMPLETION REPORT**
4. **WOODCOT LODGE NURSING HOME**
5. **SURPLUS LAND AT HEATH ROAD, LOCKS HEATH – NUTRIENT MITIGATION STRATEGY**
6. **PROPERTY SERVICES ASSET DECISIONS**

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## HAMPSHIRE COUNTY COUNCIL

### Executive Decision Record

<b>Decision Maker:</b>	Executive Member for Commercial Strategy, Estates and Property
<b>Date:</b>	11 October 2021
<b>Title:</b>	Strategic Partner Spend Approval
<b>Report From:</b>	Director of Culture, Communities and Business Services

#### 1. The decision:

- 1.1 That the Executive Member for Commercial Strategy, Estates and Property approves spend up to a maximum of £80 million over 7 years under the South-East and London lot of the SCF Consult Framework to procure private sector partner resources and professional services to support the delivery of property and construction related projects and programmes of work on behalf of the County Council and its external client partners.

#### 2. Reason(s) for the decision:

- 2.1 Property Services uses private sector consultant resource to supplement its in-house capacity and capability in a flexible way to respond to workload demand from the County Council and external client partners.
- 2.2 Property Services' current strategic partner arrangements come to an end in May 2022, and it is now proposed to transition the procurement of private sector consultant resource and services to the new SCF Consult Framework for the South-East and London. This is Lot 2 of a Professional Services Framework established by HCC Property Services in partnership with Devon County Council and Manchester City Council in May 2020. The SCF Consult Framework is fully compliant with the Public Procurement Regulations and offers a full breadth of property related professional services. The Framework arrangement includes provisions that address performance, equality and climate change.
- 2.3 Private sector resource and professional services for Hampshire County Council and its external client partners will be procured via a call-off contract arrangement under the framework, which provides an efficient procurement mechanism while also allowing flexibility to respond to workload demand and specific requirements.

2.4 The anticipated spend under this arrangement is up to £80 million over the maximum 7-year duration of the arrangement. Actual spend will depend on workload demand and will be managed within approved funding allocations for projects and programmes of work and normal budget and financial management procedures.

**3. Other options considered and rejected:**

3.1 None.

**4. Conflicts of interest:**

4.1 Conflicts of interest declared by the decision-maker: None.

4.2 Conflicts of interest declared by other Executive Members consulted: None.

**5. Dispensation granted by the Conduct Advisory Panel:** None.

**6. Reason(s) for the matter being dealt with if urgent:** Not Applicable.

**7. Statement from the Decision Maker:**

**Approved by:**

**Date:**

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11 October 2021

**Councillor S Forster  
Executive Member for Commercial Strategy, Estates  
and Property**

## HAMPSHIRE COUNTY COUNCIL

### Executive Decision Record

<b>Decision Maker:</b>	Executive Member for Commercial Strategy, Estates and Property
<b>Date:</b>	11 October 2021
<b>Title:</b>	Managing Hampshire's Built Estate
<b>Report From:</b>	Director of Culture, Communities and Business Services

**Contact name:** Steve Clow

**Tel:** 0370 779 8845

**Email:** [steve.clow@hants.gov.uk](mailto:steve.clow@hants.gov.uk)

#### 1. The decision:

- 1.1 That the Executive Member for Commercial Strategy, Estates and Property:
- 1.2 Notes the confirmed funding allocations for the 2021/22 repairs and maintenance programmes for the corporate and schools estates and approves the revised high level budget allocations.
- 1.3 Notes that the detailed programmes of works within each budget allocation will be approved by the Director of Culture, Communities and Business Services under Chief Officer financial delegations.
- 1.4 Approves the addition of the named schemes listed below to the 2021/22 capital programme, fully funded from the 2021/22 Schools Condition Allocation grant.

- Anton Junior School, flat roof upgrade £380,000
- Bishopswood Infant School, flat roof upgrade £320,000
- Bishopswood Junior School, flat roof upgrade £400,000
- Brighton Hill Community School flat roof upgrade £280,000

• The Clere school – upgrade boilers in main block and sports hall	£350,000
• Cupernham Junior School, flat roof upgrade	£450,000
• Glenwood School, pitched roofing upgrade	£380,000
• Mill Rythe Infant School, flat roof upgrade	£400,000
• Oakridge Junior School, flat roof upgrade	£400,000
• Park Gate Primary School, flat roof upgrade	£380,000
• Portchester Community School – flat roof upgrade	£260,000
• Poulner Junior School, flat roof upgrade	£320,000
• Springwood Junior School patent glazing upgrade	£620,000
• The Vyne school – pitched roof upgrade	£260,000
• Wickham Primary School flat roof upgrade	£380,000

1.6 Approves the project appraisals for the above capital projects set out in Appendix 3.

1.7 Notes the progress made on the Decarbonisation Programme, the forecasted reductions in carbon emissions arising from this work and the scale of future funding that will be required to maintain this progress towards net-zero.

1.8 Notes the update on the construction industry market conditions and associated impacts on work being delivered across the County Council's built estate.

## **2. Reason(s) for the decision:**

2.1 Following approval of the high-level repairs and maintenance budget allocations for the corporate and schools' estates in March, Property Services has continued delivery of work to address the highest maintenance priorities across the corporate and schools' estates to ensure that the built estate is maintained in a safe, compliant and operationally effective condition to support the delivery of the County Council's services.

- 2.2 While good progress has also been made on delivery of planned maintenance programmes during the summer, all the programmes of work are now experiencing the impact of material and labour shortages on the construction industry caused by Covid-19, the EU Exit and other external factors. Property Services continues to work with its suppliers to manage the impact of delays and increased costs, to ensure value for money and minimise disruption to building users. However, doing so does require some work to be reviewed or reprogrammed.
- 2.3 As reported to Panel in July, the confirmed SCA grant allocation for 2021/22 is £6 million higher than anticipated following a change to the grant allocation formula. In addition to providing some flexibility to address cost pressures within the existing planned maintenance programme due to the current market conditions, it is now proposed to use some of this additional funding to bring forward a further tranche of planned maintenance schemes. This will create contractor visibility of the pipeline of work and allow programme contingency to be built into projects helping minimise the impacts of any post contract delays.
- 2.4 The County Council's corporate and schools' estates are also benefiting from investment this year of £29.4 million grant funding from the Public Sector De-carbonisation Scheme (PSDS). This work is progressing positively and is due to complete this financial year. This programme of energy saving measures to reduce carbon emissions supports the County Council's climate change strategy and its declaration of a Climate Emergency. In addition, this funding will improve building condition and reduce associated health and safety risks across the estate.

**3. Other options considered and rejected:**

3.1 None.

**4. Conflicts of interest:**

4.1 Conflicts of interest declared by the decision-maker: None.

4.2 Conflicts of interest declared by other Executive Members consulted: None.

**5. Dispensation granted by the Conduct Advisory Panel: None.**

**6. Reason(s) for the matter being dealt with if urgent: Not Applicable.**

**7. Statement from the Decision Maker:**

**Approved by:**

**Date:**

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11 October 2021

**Councillor S Forster  
Executive Member for Commercial Strategy, Estates  
and Property**

## HAMPSHIRE COUNTY COUNCIL

### Executive Decision Record

<b>Decision Maker:</b>	Executive Member for Commercial Strategy, Estates and Property
<b>Date:</b>	11 October 2021
<b>Title:</b>	EII South Fire Precaution Improvements – post project completion report
<b>Report From:</b>	Director of Culture, Communities and Business Services

**Contact name:** Rebecca Thompson

**Tel:** 0370 779 2072

**Email:** rebecca.thompson@hants.gov.uk

**1. The decision:**

- 1.1 That the Executive Member for Commercial Strategy, Estates and Property notes the additional costs incurred in completion of the fire precaution improvement works in EII South and endorses the allocation of additional funding from the repairs and maintenance budget for the corporate estate.

**2. Reason(s) for the decision:**

- 2.1 In accordance with paragraph 2.30 of the County Council's Financial Procedures a post completion project report to the Executive Member is required where the final scheme costs exceed the approved estimate by more than 10% after allowing for inflation.

**3. Other options considered and rejected:**

- 3.1 None.

**4. Conflicts of interest:**

- 4.1 Conflicts of interest declared by the decision-maker: None.
- 4.2 Conflicts of interest declared by other Executive Members consulted: None.

**5. Dispensation granted by the Conduct Advisory Panel: None.**

6. Reason(s) for the matter being dealt with if urgent: Not Applicable.

7. Statement from the Decision Maker:

Approved by:

Date:

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11 October 2021

**Councillor S Forster**  
**Executive Member for Commercial Strategy, Estates**  
**and Property**

## HAMPSHIRE COUNTY COUNCIL

### Executive Decision Record

<b>Decision Maker:</b>	Executive Member for Commercial Strategy, Estates and Property
<b>Date:</b>	11 October 2021
<b>Title:</b>	Woodcot Lodge Nursing Home, 12 Rowner Road, Gosport PO13 0EW
<b>Report From:</b>	Director of Culture, Communities and Business Services
(Summary of an Exempt Decision)	

**Contact name:** Rebecca Thompson

**Tel:** 0370 779 2072

**Email:** rebecca.thompson@hants.gov.uk

#### 1. The decision:

- 1.1 That the Executive Member for Commercial Strategy, Estates and Property approves the acquisition of a freehold interest of the property known as Woodcot Lodge, 12 Rowner Road, Gosport, at the cost set out in the exempt report, subject to approval of the capital funding provision by the County Council on 4th November 2021.
- 1.2 That the Director, Culture, Communities and Business Services, in consultation with the Director of Corporate Operations, be authorised to settle the detailed terms and conditions that may be required within the parameters set out in the exempt report as may be deemed necessary to conclude the freehold acquisition.
- 1.3 That the Director, Culture, Communities and Business Services be authorised to approve any associated, necessary legal agreements to enable the freehold acquisition to proceed, to include, if necessary, an extension to the existing lease under which the County Council currently occupy the property, on the same terms, until completion of the acquisition.

#### 2. Reasons for the decision:

- 2.1 Woodcot Lodge (Clarence Unit) is a discharge to assess (D2A) facility which has been operated since June 2020 by HCC Care in partnership with the NHS as part of the Covid-19 response for patients discharged from Queen Alexandra Hospital, Portsmouth.
- 2.2 HCC Care currently occupy the property by way of a short term lease, which is due to expire on 31 March 2022. The acquisition of the freehold of this property is now proposed to secure this facility together with all the other

D2A facilities under the County Council's ownership and to provide Adults' Health and Care with the ability to also use the property for step up care when capacity allows.

- 2.3 Funding provision for the purchase is by prudential borrowing as set out in the Medium Term Financial Strategy report which will be presented to Cabinet on 12th October 2021 and is due to be approved by the County Council on 4th November.

**3. Other options considered and rejected:**

- 3.1 The options of continuing occupation of Woodcot Lodge under the current lease arrangement or identifying an alternative location for the service have been considered.

**4. Conflicts of interest:**

- 4.1 Conflicts of interest declared by the decision-maker: None.  
4.2 Conflicts of interest declared by other Executive Members consulted: None.

**5. Dispensation granted by the Conduct Advisory Panel: None.**

**6. Reason(s) for the matter being dealt with if urgent: Not Applicable.**

**7. Statement from the Decision Maker:**

<b>Approved by:</b>  -----  <b>Councillor S Forster</b> <b>Executive Member for Commercial Strategy, Estates</b> <b>and Property</b>	<b>Date:</b>  <b>11 October 2021</b>
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## HAMPSHIRE COUNTY COUNCIL

### Executive Decision Record

<b>Decision Maker:</b>	Executive Member for Commercial Strategy, Estates and Property
<b>Date:</b>	11 October 2021
<b>Title:</b>	Surplus Land at Heath Road, Locks Heath – Nitrates Mitigation Strategy
<b>Report From:</b>	Director of Culture, Communities and Business Services
(Summary of an Exempt Decision)	

#### 1. The decisions:

- 1.1 That approval be given to the change of management and use of the County Council's rural land holding at Hook Park Road, Warsash as set out in this report to provide in perpetuity Nitrates Mitigation for the proposed development of the land holding at Heath Road, Locks Heath.
- 1.2 That approval be given to submit the Nitrates Mitigation Strategy as set out in this report to Fareham Borough Council (FBC), with the Director of Culture, Communities and Business Services (Assistant Director – Property and Facilities) being authorised to settle the detailed:
  - a. Amendments to the terms and conditions of the third-party land collaboration agreement.
  - b. Legal and planning agreements relating to the development of Heath Road including binding the land at Hook Park Road as part of any planning or unilateral agreement.

#### 2. Reason(s) for the decision:

- 2.1 This report seeks to:
  - set out the background to the Heath Road development site in Locks Heath and the proposed Nitrates Mitigation land at Hook Park Road, Fareham.
  - provide details on and a recommendation to approve the nitrates mitigation strategy on land at Hook Park Road in order unlock the planning permission and the subsequent disposal of the Heath Road site.

**3. Other options considered and rejected:**

3.1 No other land within the County Council's ownership have been identified as appropriate, providing a similar level of suitability. Alternative third-party nitrate credit schemes have been considered but do not provide the same level of control, suitability and immediate availability and have therefore been discounted.

**4. Conflicts of interest:**

4.1 Conflicts of interest declared by the decision-maker: None.

4.2 Conflicts of interest declared by other Executive Members consulted: None.

**5. Dispensation granted by the Conduct Advisory Panel:** None.

**6. Reason(s) for the matter being dealt with if urgent:** Not Applicable.

**7. Statement from the Decision Maker:**

<b>Approved by:</b>  -----  <b>Councillor S Forster</b> <b>Executive Member for Commercial Strategy, Estates</b> <b>and Property</b>	<b>Date:</b>  11 October 2021
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## HAMPSHIRE COUNTY COUNCIL

### Executive Decision Record

<b>Decision Maker:</b>	Executive Member for Commercial Strategy, Estates and Property
<b>Date:</b>	11 October 2021
<b>Title:</b>	Property Services Asset Decisions
<b>Report From:</b>	Director of Culture, Communities and Business Services
(Summary of an Exempt Decision)	

**Contact name:** Steve Clow

**Tel:** 03707 798845

**Email:** Steve.clow@hants.gov.uk

#### 1. The Decisions:

- 1.1 That the transactions shown in the schedule be approved.
- 1.2 That the Assistant Director Property Services, Culture, Communities and Business Services, be authorised to settle the detailed terms and conditions.

#### 2. Reasons for the Decisions:

- 2.1 The purpose of this report is to seek approval to a series of proposed transactions which will ensure efficient and effective use of the County Council's property assets.

#### 3. Other options considered and rejected:

- 3.1 Not Applicable

#### 4. Conflicts of interest:

- 4.1. Conflicts of interest declared by the decision-maker: None
- 4.2. Conflicts of interest declared by other Executive Members consulted: None

#### 5. Dispensation granted by the Conduct Advisory Panel:

- 5.1 None

**6. Any reasons for the matter being dealt with if urgent:**

6.1 Not applicable

**7. Statement from the Decision Maker:**

**Approved by:**

**Date:**

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**11 October 2021**

**Councillor Steve Forster**  
**Executive Member for Commercial Strategy, Estates and**  
**Property**