

# HAMPSHIRE COUNTY COUNCIL

## Report

<b>Committee/Panel:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	29 March 2018
<b>Title:</b>	Managing Hampshire's Built Estate
<b>Report From:</b>	Director of Culture, Communities and Business Services

**Contact name:** Steve Clow

**Tel:** 01962 847858

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

### 1. Recommendations

That the Executive Member for the Buildings, Land and Procurement Panel and Executive Member for Policy and Resources recommends to:

- Approves the proposal to carry forward the balance of the Landlord Repairs and School Condition Allocation budgets 2017/18 that are not expended by year-end to 2018/19 to meet the commitments made against these budgets.
- Approves the Landlord's Corporate Estate repair and maintenance programme for 2018/19 as set out in Appendix E.
- Approves the planned Schools revenue and Schools Condition Allocation (SCA) programmes for 2018/19 as set out in Appendix F.
- Notes the progress made to reduce the maintenance liability in the Corporate Estate in the context of the available budgets.
- Notes the progress in addressing the condition liabilities in the School Estate and the continuing pressures of the maintenance legacy of the huge growth in school places created in the 1960s and 1970s.
- Notes the projected 2017/18 budget outturn position for reactive and planned repairs budgets.
- Notes the contribution of the Landlord's repairs and maintenance programmes towards reducing carbon emissions.

### 2. Executive Summary

2.1 The purpose of this paper is to advise on the County Council's repair and maintenance programmes and budget recommendations for 2018/19.

2.2 It also incorporates the annual forecast outturn for planned and reactive repairs budgets for the last financial year (2017/18), gives known and estimated levels of funding available for the new financial year (2018/19) and sets out high level priorities against the available budgets. As not all the budgets are currently confirmed, the final proposed programmes of work will be adjusted from those proposed in appendices E and F. If it is necessary to reduce the scope of the programme the highest priority items will be addressed first and any deferred works reported to a future meeting.

### **3.0 Managing the County Council's Built Estate**

3.1 The April 2015 report to the Executive Member Policy and Resources(EMPR) set out the strategies that Property Services are adopting to address the maintenance challenges within the Estate. This builds on the context set out in the County Council Strategic Asset Management Plan (SAMP). These strategies continue to deliver sound outcomes and progress within the known financial constraints. It notes that the estate has two distinct sectors with different pressures and challenges – the 'Schools' and the 'Corporate' estates.

3.2 The projects and programmes of work in this report total around £43 million of capital and revenue investment in the repair and maintenance of schools and corporate buildings in Hampshire. This is funded through a combination of local resources, school contributions and government grant. The programme will be delivered and managed by Property Services through a series of effective and efficient mechanisms. This expenditure will continue to support the local construction economy and also ensure our estate is safe and well managed for building users, customers and visitors. This continues to be one of the largest Local Authority led building maintenance investments nationally. Hampshire's arrangements with schools and expenditure on the corporate estate have seen our Property Services deliver a coordinated and managed programme of revenue and capital works totalling some £210 million over the last four years.

3.3 The programmes of work in this report separate expenditure on buildings between the Corporate Estate and Schools. All funding for the Corporate Estate (offices, care homes, libraries etc.) is from within County Council revenue and capital budgets. In the case of Schools, funding comes from two sources:-

- Government grant for school condition improvement
- Schools revenue funding given to the Council's Property Services to manage on their behalf

Ordinarily there has not been any County Council funding spent on school maintenance and repair in recent years. However with an increasing Corporate focus on health and safety management and to meet key Landlord duties around legionella and fire safety management, contributions from the County Council's resources have been made to the 2017/18 Local Authorities

schools programme and will continue into the 2018/19 programme. It has also been proposed in principle to advance fund proposals at the two 2 storey timber frame school buildings which are high condition priorities in advance of the receipt of expected government grant. This will be the subject of formal approval by Cabinet and Full Council in early 2018/19 as they will be required to be added to the Capital Programme. More detail about this is noted in paragraph 3.10.

#### Corporate Risk Assessment

- 3.4 The Corporate Risk Assessment (CRA) is fundamental to the maintenance approach adopted across the estate in Hampshire. All expenditure is prioritised and programmed against the known risks and these risks are the first call against available budgets. Where there are insufficient financial resources to eliminate risks the highest known priorities are targeted.
- 3.5 A separate report focused on the management of property risks is elsewhere on this Panel's agenda.

#### Management of Fire and Arson

- 3.6 In response to the heightened awareness around fire safety since June 2017 (the Grenfell Fire in London), Property Services have undertaken a range of actions focused on the priority buildings in the Corporate and Schools Estate. This has resulted in a programme of upgrading of passive fire precautions in these buildings. Reviews of property risks are undertaken on a cyclical basis (usually annually) and also in response to events and legislative changes (e.g. legionella management standards). The result is often a need for focused survey and improvement works based on a risk assessed basis. This is the case in relation to fire safety and has led to a recommendation for prioritising additional spend from within overall funding.
- 3.7 All SCOLA school buildings with accommodation above ground level have also been surveyed and an improvement programme of work is now underway based on a risk profile approach. It should be noted that the majority of school building stock pre-dates Building Regulations and current benchmark standards. The approach therefore has to be prioritised and targeted based on knowledge and condition of the estate. The interface with schools local management is also key to ensure they take appropriate steps in relation to fire safety based on knowledge of the building fabric and layout.
- 3.8 It is proposed in 2018/19 that all single staircase buildings in the schools estate will also be surveyed and improvements made to the passive fire precautions. It is currently anticipated these works will vary from site to site but an overall allowance of £2M is being made in the SCA grant for 2018/19 to support this programme. The estate is very significant and therefore levels of expenditure can be high because of the number of individual interventions and improvements needed on many buildings and sites.
- 3.9 All the County Council's residential care homes are fitted with fully addressable fire alarm systems and all except one home is fitted with sprinklers. Sprinklers are an additional safety provision and not a statutory requirement. The one remaining Home is currently the subject of a wider asset review jointly with Adults, Health and Care as its use and viability could

result in significant change or alternative service provision. Hence, a decision on fitting sprinklers is currently deferred until the service requirements are defined. The home remains a focus of ongoing regular audit and inspection to ensure that structural fire precautions are maintained to the highest level.

#### Management of Timber Frame Buildings

- 3.10 Two 2 storey timber frame buildings remain in the schools estate. These are the highest remaining condition priorities in the Local Authority Maintained Schools Estate. A funding strategy has now been agreed to address the two buildings affected as part of the 2018/19 and 19/20 programmes.

#### Management of Legionella

- 3.11 Following a thorough review of process and procedures in October 2017, Cabinet approved (as part of the Medium Term Financial Strategy and Transformation to 2019 Savings Proposals) a one-off capital investment of £1.23m to improve the quality of data collection and management in respect of managing the risk due to Legionella. In addition a further £320,000 of ongoing revenue funding was approved to continue to proactively manage and mitigate any legionella risks. This was as a result of legislative changes and a review of the County Council's approach to the risk and local management arrangements in relation to the monitoring and control of legionella in water supplies.

#### Term Maintenance Contract

- 3.12 New Term Maintenance Contracts (TMCs) were procured during 2017 and commenced in the summer of 2017. These contracts will run for 5 years with an option to extend for a further 5 years if the contractors perform to expectations. To ensure the maximum efficiency and purchasing power in the market place these contracts are procured to deliver the day to day reactive requirements across the Hampshire Corporate Estate, Schools, Academies who purchase the SLA, Hampshire Fire and Rescue Service and Hampshire Police.

#### Minor Works Framework

- 3.13 In parallel to tendering the TMCs two new Minor Works Frameworks (MWF) were also procured- one for Building Fabric and one for Mechanical and Electrical Services. These arrangements offer lowest price competitive returns and have proved attractive to local small and medium contractors, positively supporting the Hampshire economy.

#### Maximising Delivery with Available Budgets

- 3.14 Property Services take the opportunity to use the existing budget allocations to lever further funding wherever possible. Examples of this are the seed funding of Salix (Energy funds) and Academy capital bids (Capital Infrastructure Fund) direct to Government. Successful bids can generate considerably more than the original investment from such co-ordinated approaches.

### Digital and Smarter working

- 3.15 Over the course of the past year, Property Services have introduced a number of digital initiatives to save costs and improve customer service including
- Rolling out the Digital Asset Management System (PAMS) portal to schools and corporate sites, this allows building users to access information about the building and to keep track of repairs they have reported to the maintenance contractor.
  - Introducing an enhanced energy monitoring system allowing building users to keep track of their energy use

These new systems will improve efficiency, reduce costs and enhance customer knowledge and satisfaction. Property Services will continue to develop innovative digital methods which are a strong reflection of the wider improvements undertaken by the County Council.

- 3.16 Property Services are also working on a number of new initiatives including moving the Facilities Management Helpdesk and integrating the Engineering Servicing Management system onto PAMS and the provision of a new legionella management system.
- 3.17 Property Management are an 'Early Adopter' as part of the wider County Council Enabling Productivity initiative. Hybrid devices in particular are being used by Surveyors visiting Schools and early signs are that these are saving money and time as well as enabling a better service to schools. The savings will contribute to the Service's T19 efficiencies as well as the cost reductions already delivered to the schools over recent years.

## **4 Corporate Estate**

- 4.1 The County Council's corporate estate comprises all of the non-School Properties managed by Property Services. This estate is currently undergoing significant changes where some parts of the estate are increasing in floor area and others reducing. Investments in the corporate estate are currently tested to ensure they offer the best known outcomes within the context of current changes.

### Budget Pressures on the Repairs and Maintenance of the Corporate Estate

- 4.2 To secure an ongoing sustainable position the Council has recognised the significant liabilities and supported the proposal that the corporate estate revenue budget will be protected from further reductions in the short term and the budget allocation will remain at 2017/18 levels for 2018/19.

### Additional Investment in the Corporate Estate

- 4.3 It has been recognised that further investment is needed in the corporate estate to target the backlog of repairs and reduce the existing maintenance liability. The overall maintenance liability in the corporate estate is estimated to be over £50m from periodic survey work.

- 4.4 In April 2016 it was agreed that £4.5m would be invested over 3 years to tackle the backlog of repairs in the Corporate Estate and it has been recently agreed to extend this by a further 2 years with another £3m investment through 19/20 and 20/21. This is excellent news and a demonstration that even in times of financial constraint, the County Council supports the need to maintain a fit for purpose estate avoiding a significant acceleration in the overall liability as a result of lack of regular investment.

#### Office Accommodation Investment

- 4.5 At a time when the Council is undertaking another positive reduction in the office space it occupies as a result of new technology and flexible working practices, Policy and Resources Landlord budgets are being aligned with this. This ensures that where office accommodation needs investment to enhance its utilisation, regular maintenance funds are undertaken in parallel to get best value from limited resources. This will also include expenditure on Three Minsters House to maximise its efficient use on re-occupation after decanting as a result of the unfortunate fire.

### **5. The Schools Estate**

- 5.1 Schools represent 80% of the total County Council's portfolio of buildings. The most significant maintenance challenge in this portfolio is the high proportion of 'System Buildings' including the SCOLA and Timber Frame systems used extensively in the 1950's, 60's and 70's. The overall condition liability in the schools estate is estimated from surveys to be £350m. This is set against a capital Schools Condition Allocation (SCA) Grant of £17m per annum. Significant progress has been made to reduce the backlog liability in schools over recent years and this is the result of sound maintenance strategies using pooled revenue (via the Schools SLA) and capital investment (SCA).
- 5.2 In 2014 the Education and Skills Funding Agency (ESFA) published a "Condition Dashboard" for Hampshire schools which reflects the relatively high need in this county. This was consistent with our understanding of the schools estate and resulted in Hampshire receiving a higher allocation than would otherwise be the case from the SCA.
- 5.3 The ESFA are currently working on a new Condition Data Collection (CDC) survey. These surveys include a check on the earlier generation of Property Data Survey (PDS) together with a compliance check to ensure that the buildings are being effectively managed. The surveys are being conducted nationally at all schools, including Academies over a 2 year period starting in Spring 2017. It is expected these surveys will inform and support future funding allocations for school building condition (SCA). Property Services are supporting schools where appropriate in responding to this data collection and are represented on the ESFA working groups for the CDC programme.

- 5.4 Hampshire has enjoyed significant allocations under government programmes through the last two decades. These include the New Deals for Schools (NDS), Capital Maintenance Grant (CMG) and now the Schools Condition Allocation (SCA). Although the 2018/19 SCA grant has not been formally confirmed yet it was recently announced that it would be calculated in the same way as in 2017/18, therefore it is anticipated to be £17million which factors in a reduction for recent Academy conversions.

Property Services Service Level Agreement (SLA) for Schools

- 5.5 The Property Services SLA continues to attract a high level of support amongst schools with 96% of all Community, Aided and Academy schools through the Joint Working agreement buying into it. The key principle of the SLA is that all schools make a fair contribution to a pooled fund based on their number on roll and floor area. The pool of funding is then used to ensure the day to day liabilities in the schools buying into the SLA are managed.

Priority Schools Building Programme 2 (PSBP2)

- 5.6 As noted in March 2015 the County Council were notified by the then Education Funding Agency now Education and Skills Funding Agency (ESFA) that they were successful with the following works in the initial bidding round for PSBP2 funding:

- Mill Chase Academy – Partial Rebuild of some blocks.
- Wootey Junior School – SCOLA recladding
- Talavera Infant School – SCOLA recladding
- Overton Church of England Primary School – SCOLA recladding
- Oliver's Battery Primary School – SCOLA Cladding

- 5.7 Property Services have since been appointed by the ESFA as a Pathfinder Authority for local delivery of the four SCOLA recladding projects. This appointment acknowledges the expertise within the Council's Property Services in refurbishing and recladding SCOLA buildings. Work has now commenced on site for the four recladding projects with a total investment of £10,672,845. Work is expected to complete on the first of these in August this year and the programme will complete in January 2019.

SCOLA buildings

- 5.8 Scola buildings represent 40% of the floor area in the School Estate and as previously reported are a significant proportion of the maintenance liability. All Scola 1 buildings have been reclad and good progress continues to be made in recladding and modernising Scola 2 / 3 buildings. An update on the progress is summarised in the table below:

<b>Table 1. SCOLA 2/3 Recladding Completed or in Progress since 2009</b>		
<b>Secondary</b>	<b>Completed/</b>	<b>Yet to be</b>

	Programmed (1)	Programmed
4 Storey Blocks	3	All complete
3 Storey Blocks	8	2 (2)
2 Storey Blocks	18	65
Single Storey Blocks	0	77
<b>Primary</b>		
2 Storey Blocks	21	9
Single Storey Blocks	3	85
<b>Totals</b>	<b>53</b>	<b>241</b>

(1) Includes PSBP2 and Academy projects and commissions.

(2) Outstanding 3 storey blocks are both at Academy schools where HCC is not responsible for capital investment.

- 5.9 The recladding undertaken to SCOLA buildings gives the building a new lease of life, not only addressing maintenance backlog issues but also significantly improving the building environment and energy efficiency.

#### Timber frame buildings

- 5.10 As noted in previous reports there are 14 timber framed school buildings across the County which require significant refurbishment similar to SCOLA buildings. Three schools have now been completed and work is currently on site at Rowner Infant School with completion now due.
- 5.11 As reported to EMPR in April last year the condition issues at the 2 storey timber frame buildings at Grange (Gosport) and Fryern Junior (Chandlers Ford) Schools now need addressing.
- 5.12 Feasibility work has been undertaken which has established the options to address the condition issues at both sites. A detailed Project Appraisal will be the subject of a separate report to the Panel and the Executive Member Policy and Resources. Due to the priority now placed on these works the County Treasurer has agreed recommend to Cabinet the advanced funding of these projects on the basis that the costs will ultimately be met by the SCA government grant over 2018-21. An allowance of £2.5m is therefore included in appendix E to meet these commitments. This is excellent news and will see much needed improvements at both sites and remove a significant condition liability from the Schools Estate. The projects will be added to the Capital programme in the Summer of 2018. This will maximise



the opportunity to front fund the schemes and achieve value for money, reduce inflation cost over time and procure one contractor for the works.

#### Academy Joint Working Agreement (JWA)

- 5.13 The JWA includes a governance arrangement called the Partnership Forum (PF). This forum allows Academy representatives to have an active input into the annual planned works for member Academies of the JWA. A fair allocation of £2.105m of SLA pooled funds will be used to fund reactive and planned programmes for the JWA academies in 2018/19. It should be noted that with the further SLA reductions there now remains reduced scope to plan proactive repairs for Academies. It is proposed to encourage Academies to directly fund recommendations from Property Services where larger planned repairs would be prudent and assist Academies in making bids for capital directly to Government.

### **6. Conclusions**

- 6.1 This report notes that the current management of the council's estate demonstrates that the capital investment and the prudent property strategies being employed are delivering a fit for purpose estate and ongoing reductions in the backlog liability.
- 6.2 A funding strategy for the Corporate Estate has been developed that retains the current revenue allocations for repair and maintenance and a new additional allocation for a further two years with the targeted outcomes set out below:
- The maintenance liability is reduced to a level so that core buildings are retained fit-for-purpose and in good condition.
  - Revenue expenditure is maintained at a sufficient level to maintain an appropriate estate in an environment where budgets are under considerable pressure.
  - Investment is targeted at buildings which will be retained in the long term (where that is known) and avoidable expenditure is reduced to an absolute minimum.
- 6.3 The identified additional County Council resources for legionella, fire safety and timber frame building condition are welcome additions to the programme which will deliver enhanced management of these Corporate Risk priorities.
- 6.4 Confirmation has recently been received from the ESFA that the 2018/19 SCA grant will be of a similar level to 2017/18 (£17.3M). This is good news and enables the planned programme to be committed early in the financial year.
- 6.5 The available capital funding for both the Corporate and Schools Estate falls short of the overall condition liability for repairs and maintenance which means that not all risks associated with the built estate can be eliminated. The condition assessments and Corporate Risk Assessment approach continue to inform sound investment decisions in the built estate, targeting effective risk management and risk reduction.

Additional benefits of the continuing level of investment in buildings across the Hampshire estate include the positive effect on both the health of the local economy and the retention of the skilled labour force in building trades.

## **Appendices**

- Appendix 1: Corporate and Legal Information
- Appendix 2: Impact Assessments
- Appendix 3: Repair and Maintenance Budget Report 2017/18 and Programmes for 2018/19.
- Appendix A: P&R Reactive and Planned Repairs 2017/18  
(Expenditure on the Corporate Estate-excludes Schools)
- Appendix B: Schools Reactive and Planned Repairs 2017/18
- Appendix C: Corporate Planned and Reactive Maintenance Budgets 2018/19 and Proposed Allocation
- Appendix D: Schools Condition Allocation Grant Proposed Allocations 2018/19
- Appendix E: Corporate Estate (Excludes schools) Planned Investment Programme 2018/19
- Appendix F: Schools Planned Investment Programme 2018/19

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

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

**Other Significant Links**

<b>Links to previous Member decisions:</b>	
<u>Managing Hampshire's Built Estate- Report to EMPR</u>	<u>Date</u> <u>9.3.2017</u>

**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

## IMPACT ASSESSMENTS:

### 1 Equality Duty

1.1 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 under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

**Due regard in this context involves having due regard in particular to:**

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

### 2. Equalities Impact Assessment:

1. The programmes represent an expenditure of £42M on the estate (£34M Schools and £8M 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 Elderly Persons. For the full EIA assessment see the following link

[https://forms.hants.gov.uk/AchieveForms/?form\\_uri=sandbox-publish://AF-Process-2c3c1980-7110-4c30-a92c-e881db92bb83/AF-Stage-5ee9a9bb-4b5b-4c74-88a7-f24ce1bbaa5c/definition.json&db\\_id=c8e92b233d6b4](https://forms.hants.gov.uk/AchieveForms/?form_uri=sandbox-publish://AF-Process-2c3c1980-7110-4c30-a92c-e881db92bb83/AF-Stage-5ee9a9bb-4b5b-4c74-88a7-f24ce1bbaa5c/definition.json&db_id=c8e92b233d6b4)

### 3. Impact on Crime and Disorder:

1. The programme include replacement of major building components such windows and doors, SCOLA recladding. These improvements have a beneficial impact on the security of the County Councils Estate.

### 4. Climate Change:

- a) The positive impact on Carbon reductions is detailed in appendix 3.

## **Repair and Maintenance Budget Report 2017/18 and Programmes for 2018/19**

### **1. Budget Context in Planning for the 2018/19 Financial Year**

- 1.1. The School Condition Allocation (SCA) for 2018/19 grant value is now confirmed at just over£17m.
- 1.2. The ESFA have indicated that there will continue to be condition funding in future years but are reviewing the methodology for the allocation of grants to responsible bodies. How this will impact on Hampshire County Council is not yet known.

### **2. Overall Repair and Maintenance budgets 2018/19**

- 2.1. The repair and maintenance budgets for 2018/19 set out in Table 1. The values in the table are base gross budgets without inclusion of carry forwards reported elsewhere in this paper.

Table one.

<b>Budget</b>	<b>2018/18 Assumed</b>	<b>Comments</b>
	£'000	
Schools SLA Pooled revenue contributions	16,068	Assumes same level of buy back going forward
Landlord Repair and Maintenance	7,020	
Additional Resources (£4.5m for 2016-20)	1,500	Third allocation against the overall allowance
Office Accommodation Strategy and dilapidations	1,169	
Legionella	1,230	
Landlord Contingency	545	
School Condition Allocation	17,000	
<b>Total</b>	<b>45,277</b>	

- 2.2. Property Services has agreed the programmes proposed within this report with the Childrens Services department to ensure a coordinated approach with the Basic Need Capital Programme.

### **3. Landlord's Capital Repairs and Schools Planned Maintenance Programmes 2016/17**

- 3.1. Landlord's Planned Repairs Programme: A Landlord's programme of planned repairs investment for 2018/19 is set out in Appendix E.
- 3.2. Schools Planned Maintenance Programme: A Schools Planned Maintenance programme of investment for 2018/19 is set out in Appendix F. This incorporates both the planned revenue works funded from the Schools SLA and the Schools Capital Allocation and is in line with the joint condition priorities agreed with Children's Services.
- 3.3. The majority of the capital programme works reported in Appendices E and F will be procured through OJEU compliant framework arrangements or via traditional single stage competitive tender. The procurement route selected for each project will be determined taking into account the specific details of the project and market intelligence at the time of the tender. Flexibility in the buying strategy will allow the Council to take advantage of the construction market.
- 3.4. The capital maintenance and landlord capital repairs programmes contained in this report are produced from interrogation of the data held on the condition of buildings and the extensive knowledge of the County Council's built estate held within Property Services. The capital repairs programmes are used to support a planned approach to investment. The available budgets are focused on addressing the identified health and safety priorities highlighted by the Corporate Risk Assessment (CRA) for the built estate. Alongside the CRA priorities other key objectives for the capital maintenance and repair budgets are:
- Tackling the maintenance liabilities.
  - Reducing risks and improving the health and safety performance of buildings.
  - Improving efficiency and reduce recurring/running costs.
  - Improving the quality of the built environment for communities and future generations.
  - Helping reduce the impact of greenhouse gas emissions in the environment and supporting the County Council's energy strategy.
  - Modernising buildings and making them fit for purpose.

As part of undertaking many repair and maintenance works it is often necessary to manage existing installations of asbestos. The County Council has robust management practices for the management of asbestos which are closely adhered to. Allowance is made within the cost estimates of all works proposed on the attached appendices to safely remove or manage asbestos as necessary.

#### Condition priorities in the Schools Estate

- 3.5. As noted above Property Services and Childrens Services have an integrated approach to the prioritisation of the SCA. It is proposed planned works are targeted at the highest known priorities against the following themes:
- Renewal of roof coverings including improving insulation
  - Recladding of SCOLA 2 /2A buildings.
  - Recladding of timber frame primary schools.

- Refurbishment of toilet facilities.
- Removal of asbestos installations requiring particular attention
- Installation of new fire alarm systems and associated structural fire precautions works to single staircase, multi storey schools.
- Boiler and heating system renewal.
- Water supply pipework renewal.
- Lighting replacement including renewal of ceilings.
- Ventilation improvements to school kitchens.

#### **4. Key Projects for 2018/19**

##### Three Minsters House

- 4.1. Following the fire in September 2017 the contract to complete the repairs to the building is due to conclude in May 2018. It is proposed to follow the current contract with one to internally modify and improve the building taking advantage of the opportunity while the building is vacant. The new contract will maximise the potential in the building and bring the building in line with the office accommodation strategy.
- 4.2. Works will include upgrading electrical services, wall ceiling and floor finishes and removal of some walls to create more flexible and efficient office accommodation. The WIFI installation, IT, lighting and fire precautions will also be improved.

##### Passive Fire Precaution Improvements in Schools

- 4.3. It is proposed in 2018/19 that all single staircase buildings in the schools estate will be surveyed and improvements made to the passive fire precautions. It is currently anticipated these works will vary in scale and detail from site to site but an overall allowance of £2M is being made in the SCA budgets for 2018/19 to support this programme. The works will include ensuring physical fire separation around the staircases including repair or replacement of any damaged fire doors and local upgrading of automatic fire alarms if this is considered necessary.

##### Wavell (ROSLA) and Testbourne SCOLA recladding

- 4.4. The prioritised programme to reclad SCOLA buildings is making good progress across the estate as reported in paragraph 5.8 of the main report. The current priority in Local Authority Secondary Schools is to reclad the two storey blocks, having completed all four and three storey buildings. There are a total of 83 two storey blocks on Secondary School sites and 18 have already been reclad or are already programmed.
- 4.5. The two storey blocks at Wavell and Testbourne Schools are the highest priority two storey blocks based on the condition assessments conducted by Property Services and overall extensive knowledge of the schools estate. The proposals are to replace the roof finishes, replace the existing window systems and reclad the entire envelop following the now well established strategy for these buildings in Hampshire. The proposals will give the blocks a new lease of life enhancing the learning environment



(warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.

- 4.6. The works are currently anticipated to cost £900k at Wavell and £1.1M at Testbourne and will be programmed to work around the schools to minimise disruption and inconvenience as much as possible.

#### Whitchurch SCOLA cladding

- 4.7. The current priority in Local Authority Primary Schools is to finish recladding the two storey blocks. There are a total of 30 two storey blocks on Primary School sites and 21 have already been reclad or are already programmed.
- 4.8. Of the remaining two storeys block the highest remaining priority is at Whitchurch Primary. This is based on the condition assessments conducted by Property Services and overall extensive knowledge of the SCOLA estate. The proposals are to replace the roof finishes, replace the existing window systems and reclad the entire envelop following the now well established strategy for these buildings in Hampshire. The proposals will give the block a new lease of life enhancing the learning environment (warmer in the winter and cooler in the summer), deliver a more thermally efficient building with reduced energy bills and enhanced fire safety.
- 4.9. The works are currently anticipated to cost £1.2M and will be programmed to work around the school to minimise disruption and inconvenience as much as possible.

#### Grange and Fryern Junior Schools

- 4.10 Grange Junior in Gosport and Fryern Junior in Chandlers Ford are the only two 2 storey timber frame school buildings dating back to early 1960s.
- 4.11 The 2018/19 programme includes a £2.5M contribution to address the condition needs of these two buildings and will be the subject to a further detailed project appraisal to the Panel and the Executive Member for Policy and Resources.
- 4.12 Various Schools, Toilet Refurbishment – A prioritised programme at Various Primary schools will have pupil toilet refurbishment work undertaken. The programme has an anticipated cost of £350,000 the work will be undertaken starting in summer 2018 with completion in Spring 2019. The works will include replacement of all sanitary ware, cubicles and brassware, replacement of flooring and upgrading ventilation.

#### Update to Existing Approvals

Test Valley School - Approval was given at the 9 March 2017 EMPR Decision Day for SCOLA recladding. Work has commenced on site but a number of issues have been encountered including additional asbestos removal work. The revised cost of the work is now expected to be £1.25M

### **5. Opportunity for Improved Energy Performance of Buildings and Reduced Carbon Dioxide Emissions**

- 5.1. As reported to the EMPR since 2009, around 80% of the County Council's built estate was constructed before thermal performance standards became part of the Building Regulations. Where possible, the investment of repairs

and maintenance resources is being used to help improve the thermal performance of the building stock.

5.2. Table 2 below provides an indication of the potential opportunity for energy savings and reduced carbon dioxide emissions from the capital programme proposals in Appendices E and F:

<b>Priority Category of Work</b>	<b>Maintenance Expenditure 2017/18</b>		
	<b>£'000</b>	<b>Indicative CO2 Reduction Tonnes</b>	<b>Indicative Energy Saving KWh</b>
<b>Building</b> (SCOLA re-cladding/ window replacements / roofing)	4,737,000	197	1,094,097
<b>Mechanical Services</b> (Boiler systems, heating systems and underground mains)	810,000	32	179,551
<b>Electrical Services</b> (Lighting, power, and mains distribution)	250,000	4.5	6,057
<b>Behavioural Changes</b>	£77,000	29	62,839
<b>TOTAL</b>	<b>£5,874,000</b>	<b>262.5</b>	<b>1,342,544</b>

**P&R Reactive and Planned Repairs 2017/18**  
**(Expenditure on the Corporate Estate - excludes Schools)**  
 Projected Commitment by 31 March 2018

	<b>Budget</b>	<b>Commitment</b>	
	£'000	£'000	%
<b>Budgets 2017/18</b>			
Policy and Resources Cash Limited Budget	7,020	7,020	100
Additional Resources (£4.5m for 2016-20)	1,500	1,807	100
Flexible working, Dilapidations Carry Forward from 2016/17	1,158	349	30
Contingency	545	545	100
Total Budgets	<b>10,223</b>	<b>9,721</b>	<b>95</b>

**Breakdown of Expenditure against Budgets Above**

Engineering Reactive Maintenance and Servicing	3,158
Corporate Risk Assessment Priorities	2,105
Planned Programmed Works	1,558
Building Fabric Reactive Maintenance	1,185
Flexible working, Dilapidations Carry Forward from 2016/7	1,158
County Farms Support	267
Structural Inspections of the Estate	137
EDS Estate	54
Historic Buildings	22
External Works	18
Non-functional buildings	16
Contingency	545
<b>Total</b>	<b>10,223</b>

Notes

1. All figures above are inclusive of fees which are charged at 12%
2. A balanced outturn position is projected for 31 March 2018 but any remaining balances will be carried forward to 2018/19.

**Schools Reactive and Planned Repairs 2017/18**

All Projected Commitment are to 31 March 2018

<b>Budgets 2017/18</b>	<b>Budget</b>	<b>Commitment</b>	
	£'000	£'000	%
Schools Revenue Budget from SLA Contributions	16,906	16,906	100
SCA Contribution to CRA Workstreams	4,000	4,000	100
<b>Total Budgets</b>	<b>20,906</b>	<b>20,906</b>	<b>100</b>

Breakdown of Expenditure against Budgets Above

Corporate Risk Assessment Priorities	5,058
Building Fabric Reactive Maintenance (TMC)	3,124
Engineering Maintenance and Servicing (TMC)	7,812
Modular Buildings	29
Structural Inspections of the Estate	400
Other priorities	4,483
<b>Total</b>	<b>20,906</b>

**Schools Condition Grant 2017/18**

<b>Budgets 2017/18</b>	<b>Budget</b>	<b>Commitment</b>	
	£'000	£'000	%
SCA Budget 17/18	17,536	12,058	69
SCA Grant Carried Forward from 16/17	2,632	2,632	100
<b>Total Budgets</b>	<b>20,168</b>	<b>14,690</b>	<b>73</b>

**Notes**

1. All figures above are inclusive of fees which are charged at 12% on SLA works and 16.5% on SCA funded works.
2. A balanced outturn position is projected for 31 March 2018 across revenue budgets and a full commitment against the SCA Grant.

**Corporate Buildings Planned and Reactive Maintenance Budgets 2018/19  
and Proposed Allocation**

	<b>Budget</b>
	£'000
<b>Budgets 2018/19</b>	
Policy and Resources Cash Limited Budget	7,020
Additional Resources (£4.5m for 2016-20)	2,245
Carry Forward from 2017/18	809
Legionella	1,230
Contingency	545
<b>Total Budgets</b>	<b>11,849</b>

**Proposed Allocations against Budgets Above**

Corporate Risk Assessment Priorities	2,498
Building Fabric Reactive Maintenance	1,185
Engineering Reactive Maintenance and Servicing	3,158
Planned Programmed Works	3,140
Structural Inspections of the Estate	137
County Farms Support	267
External Works	18
EDS Non-functional buildings	16
Historic Buildings	22
EDS Estate	54
Carry Forward from 2017/18	809
Contingency	545
<b>Total</b>	<b>11,849</b>

**Notes**

1. All figures above are inclusive of fees which are charged at 12% on revenue works.
2. A balanced outturn position is projected for 31 March 2018 across most corporate revenue allocations but a projected carry forward of uncommitted funds is highlighted above. Any further uncommitted funds will be carried forward into 2018/19

**Schools Condition Allocation Grant Proposed Allocations 2018/19**

	<b>Budget</b>
<b>Budgets 2018/19</b>	£'000
SCA Budget 18/19	17,000
Carry Forward of 17/18 SCA which is already fully committed against the planned programmes	5,478
Total Budgets	<b>22,478</b>
<b>Proposed Allocation of Budget against Budgets Above</b>	
Support to the CRA Priorities for Local Authority Schools	2,995
Planned Programme of Works	13,872
Deferred Programme from 2017/18	5,477
External Works	134
<b>Total</b>	<b>22,478</b>

## Notes

1. The amounts are inclusive of fees at 16.5%.
2. The final value of the 18/19 SCA Grant has yet to be confirmed. The programmes are based on an estimated allocation of £17.0m. Programmes will be adjusted accordingly when the final grant value is known.

<b>Corporate Estate (Excludes schools) Planned Investment Programme 2018/19</b>	
<b>Property</b>	<b>Works</b>
<b>Schemes £0 to £50,000</b>	
Rockbourne Roman Villa	External decoration and repairs
Totton Library	External decoration and repairs
Locks heath Day Services	External decoration and repairs
Great Hall Gallery	Internal repairs and decorations
36 Martins Close	Internal Decorations
Elson Library	External decoration and repairs
Lee on Solent Library	External decoration and repairs
Havant Day Services	External decoration and repairs
Winchester HQ	Internal Decorations
Athlestan House	External decoration and repairs
Gosport Family Centre	External decoration and repairs
Aldershot Military Museum	External decoration and repairs
Andover Museum	External decoration and repairs
Aldershot library	External decoration and repairs
Oakridge House	External decoration and repairs
Clarendon House	External decoration and repairs
Various	R+M Contribution to Projects
Various	Management Partnership
Audleys Close	Internal Decorations
Hexagon Centre	External decoration and repairs
Marlfield Older Person Home	External decoration and repairs
Basing House	Timber repairs following decorations
Ad hoc- Adults and childrens	Internal Decorations
Fareham Library	External decoration and repairs
Bishops Waltham House	Internal Decorations
Milestones	Replacement Building Management System
Park View	Internal Decorations
Hampshire Records Office	External decoration and repairs
Historic Buildings	Minor maintenance and repairs
Bickerly Green	Internal Decorations
Staunton Counrty Park	External decoration and repairs
<b>Schemes £50,000 to £100,000</b>	
Audleys Close - LD Day	Window replacement and upgrade
Audleys Cottage	Window replacement and upgrade
Bickerley Green - OP Nursing	Window replacement and upgrade
Chandlers Ford Library	Boiler replacement and upgrade
Fort Nelson	External decoration and repairs
<b>Schemes £250,000 to £500,000</b>	

Cranleigh paddock	Passive Fire precautions
<b>Schemes £500,000 to £1M</b>	
Three Minsters House	Office Improvement Contract

Note: All schemes below £100,000 are to proceed under delegated Chief Officer Approval, but are shown here for information.



<b>Schools Planned Investment Programme 2018/19</b>	
<b>Property</b>	<b>Works</b>
<b>Schemes up to £50,000</b>	
Aldworth School	Sports Hall Roof Ridge Replacement
All Saints Ce (c) Primary School	External Decorations and repairs
Alton Infant School	External Decorations and repairs
Ampfield Ce (c) Primary School	External Decorations and repairs
Ashley Infant School	External Decorations and repairs
Ashley Junior School (Foundation)	External Decorations and repairs
Barton Stacey Ce (c) Primary School	External Decorations and repairs
Baycroft School	Damp proofing Works
Binsted Primary	Window replacement and upgrade
Bishop Challoner Catholic Secondary School	Roof light replacement and upgrade
Bishops Waltham Infant	Window replacement and upgrade
Bordon Infant School	External Decorations and repairs
Bordon Junior School	External Decorations and repairs
Bramley Ce (c) Primary School	External Decorations and repairs
Cadland Primary School	External Decorations and repairs
Calmore Infant School (Foundation)	External Decorations and repairs
Calthorpe Park School	Replacement and upgrading of external paving
Chalk Ridge Primary School	External Decorations and repairs
Chandlers Ford Infant School	External Decorations and repairs
Charles Kingsley Ce (a) Primary School	External Decorations and repairs
Cherrywood Community Primary School And Tyndale Early Years	External Decorations and repairs
Clere School (The)	Site Fencing upgrade
Cove School	Resurfacing and repairs
Crestwood College for Business and Enterprise (Shakespeare Road Site)	Replacement Mall doors
Crofton School	Resurfacing and repairs
Cupernham Infant School	External Decorations and repairs
Cupernham Junior School	External Decorations and repairs
Fair Oak Junior School	External Decorations and repairs
Fairfield Infant School	External Decorations and repairs
Fairfields Primary	Flue System upgrade
Farnborough Grange Nursery And Infant Community School	External Decorations and repairs
Fernhill Primary School	External Decorations and repairs
Fleet Infant School	External Decorations and repairs
Four Lanes Community Junior School	External Decorations and repairs
Front Lawn Primary Academy	External Decorations and repairs
Greenfields Junior School	External Decorations and repairs

Hamble Primary School	External Decorations and repairs
Hamble School (The)	Lighting upgrade and associated ceiling replacement
Hamble School (The)	Toilet refurbishment and upgrade
Harestock Primary School	External Decorations and repairs
Hart Plain Junior School	External Decorations and repairs
Hatch Warren Junior School	External Decorations and repairs
Hatherden Primary	Roofing replacement
Hawley Primary School	External Decorations and repairs
Hayling College (The)	Brickwork Repointing
Hayling School	Replace pipework in sports block
Heatherside Infant School	External Decorations and repairs
Heatherside Junior School	External Decorations and repairs
Kempshott Infant School	External Decorations and repairs
Kempshott Junior School	External Decorations and repairs
Kings Worthy Primary School	External Decorations and repairs
Lanterns Nursery School and Children's Centre	External Decorations and repairs
Lockerley Primary	Window replacement and upgrade
Lymington Ce (a) Infant School	External Decorations and repairs
Lymington Junior School	External Decorations and repairs
Marchwood Junior School	External Decorations and repairs
Medstead Ce (c) Primary School	External Decorations and repairs
Meonstoke Ce (c) Infant School	External Decorations and repairs
Micheldever Primary	Damp proofing remedial works
Netley Abbey Infant School	External Decorations and repairs
Netley Abbey Junior School	External Decorations and repairs
Orchard Lea Junior School	External Decorations and repairs
Owslebury Primary School	External Decorations and repairs
Park Gate Primary School	External Decorations and repairs
Parsonage Farm Nursery And Infant School	External Decorations and repairs
Pennington Infant School	External Decorations and repairs
Portchester Community School	Re-surfacing Repairs
Portchester Community School	Toilet refurbishment and upgrade
Portway Junior School	External Decorations and repairs
Redlands Primary	Flooring replacement
Rowledge Ce (c) Primary School	External Decorations and repairs
Rucstall Primary School	External Decorations and repairs
Silchester Ce (a) Primary School	External Decorations and repairs
South Baddesley Ce (c) Primary School	External Decorations and repairs
South Farnborough Junior School	External Decorations and repairs
South View Junior School	External Decorations and repairs
South Wonston	Damp proofing and rendering

St Albans Ce (a) Primary School	External Decorations and repairs
St Michaels Ce (c) Junior School	External Decorations and repairs
St Peters Farnborough	Replacement roof finishes
Tadley Community Primary School	External Decorations and repairs
Trosnant Infant And Junior Schools And Trosnapp Cc	External Decorations and repairs
Various Secondary Schools	Kitchen infrastructure improvements / upgrades
<b>Schemes £50,000 to £100,000</b>	
Bartley Jr	Window replacement and upgrade
Brighton Hill Community College	Metal Roof finish replacement
Brighton Hill Community College	Tennis Court Resurfacing
Brighton Hill Community College	Flat Roof replacement
Brookfield Community School and Language College	Pitched roof replacement
Calthorpe Park School	Drainage improvements
Chalk Ridge Primary	Replace all galvanised HWS & CWS pipework
Clere School (The)	Flat roof fascia panels and wall panels
Cove School	Window replacement and upgrade
Crestwood College for Business and Enterprise (Shakespeare Road Site)	Sports Reception Roof
Fernhill School & Language College	Window replacement and upgrade
Hurst Community College (The)	Window replacement and upgrade
Newlands Primary	Pitched roof replacement
Portchester Community School	Window replacement and upgrade
Purbrook Infant	Window replacement and upgrade
Sherborne St John	Window replacement and upgrade
ST James Primary (West End)	Replace corroded galvanised pipework
Swanmore College	Replace boilers/plant and controls W block
Testbourne School	Replace heating pipework
The Vyne Sec School	Oil To gas fuel conversion and modifications
Various Primary Schools	Replace obsolete electrical distribution boards and switchgear
Various Primary Schools	Contribution to Security Patrols
Various Primary Schools	Remedial works arising from the Test and Inspection programme
Various Primary Schools	Proactive removal of asbestos
Various Secondary Schools	Replace cistern fed water heaters with mains fed system & TMV
Various Secondary Schools	Upgrades to hot and cold water services infrastructure and plant
Various Secondary Schools	Replace obsolete distribution boards and switchgear
Various Secondary Schools	Proactive asbestos removal

Wickham Primary	Window replacement and upgrade
Wildground Jnr	Replace old galvanised and lead mains water pipe
Bartley Jr	Window replacement and upgrade
Brighton Hill Community College	Metal Roof finish replacement
Brighton Hill Community College	Tennis Court Resurfacing
Brighton Hill Community College	Replacement Flat Roof finishes
Brookfield Community School and Language College	Replacement Pitched roof finishes
<b>Schemes £100,000 to £150,000</b>	
Balksbury Junior	Replace 2 boilers, pumps & controls
Cranbourne Business and Enterprise College	Replacement roof finishes - B Block
Crookham Junior lower school	Replacement Flat Roof finishes
Elson Jnr	Replace boilers, calorifier, controls & pumps
Frogmore infant	Replacement Flat Roof finishes
Henry Cort Community College (The)	Replacement Flat roof finishes to Sports Hall Changing
Kings school	Replace pipework in block 013X
Various Primary Schools	Replace cistern fed water heaters with mains fed system & TMV
Various Primary Schools	Upgrades to hot and cold water services infrastructure and plant
Various Primary Schools	Kitchen infrastructure improvements / upgrades
Various Primary Schools	Support to Management Partnership
Various schools	Health and Safety ceiling repairs
Various Schools	Support to Improving Landscaping
Various Secondary Schools	Lighting improvements
Various Secondary Schools	Extract / ventilation improvements / upgrades
Wildground Junior	Replace boilers, calorifier, controls & pumps
Balksbury Junior	Replace 2 boilers, pumps & controls
<b>Schemes £150,000 to £250,000</b>	
Crookhorn College	Replace heating & hot water service boilers, plant and controls Sports hall
Harrow Way Community School	Replace roof finishes to English Block
Ranvilles Junior	Replace Flat Roof finishes
Various Primary Schools	Lighting improvements
Various Secondary Schools	Additional term contract support for larger scale works
Crookhorn College	Replace heating & hot water services boilers, plant and controls Sports hall
Harrow Way Community School	Replace roof finishes to English Block

<b>Schemes £250,000 to £1,000,000</b>		
Various Primary Schools	Additional term contract support for larger scale works	
Various Primary Schools	Toilet upgrades	
Various Primary Schools	Drainage improvements and surfacing	
Various Secondary Schools	Management Partnership	
Various Secondary Schools	Legionella Works	
Various Secondary Schools	Fire Precautions improvements	
Various Primary Schools	Additional term contract support for larger scale works	
Various Primary Schools	Toilet upgrades	
Wavell School	SCOLA Recladding to the ROSLA Block	
<b>Schemes Exceeding £1million</b>		
		<b>Estimated Contract Value</b>
Test Valley School	Scola Recladding	£1,100,000.00
Testbourne Community School	Scola Recladding	£1,100,000.00
Various Primary schools	Fire Precautions improvements	£1,500,000.00
Whitchurch Primary	Scola Recladding	£1,200,000.00