

# **Buildings, Land and Procurement Panel**

## **Property Services Business Review 2018/19**

**8 October 2019**

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**Strategic Manager – Property Services**

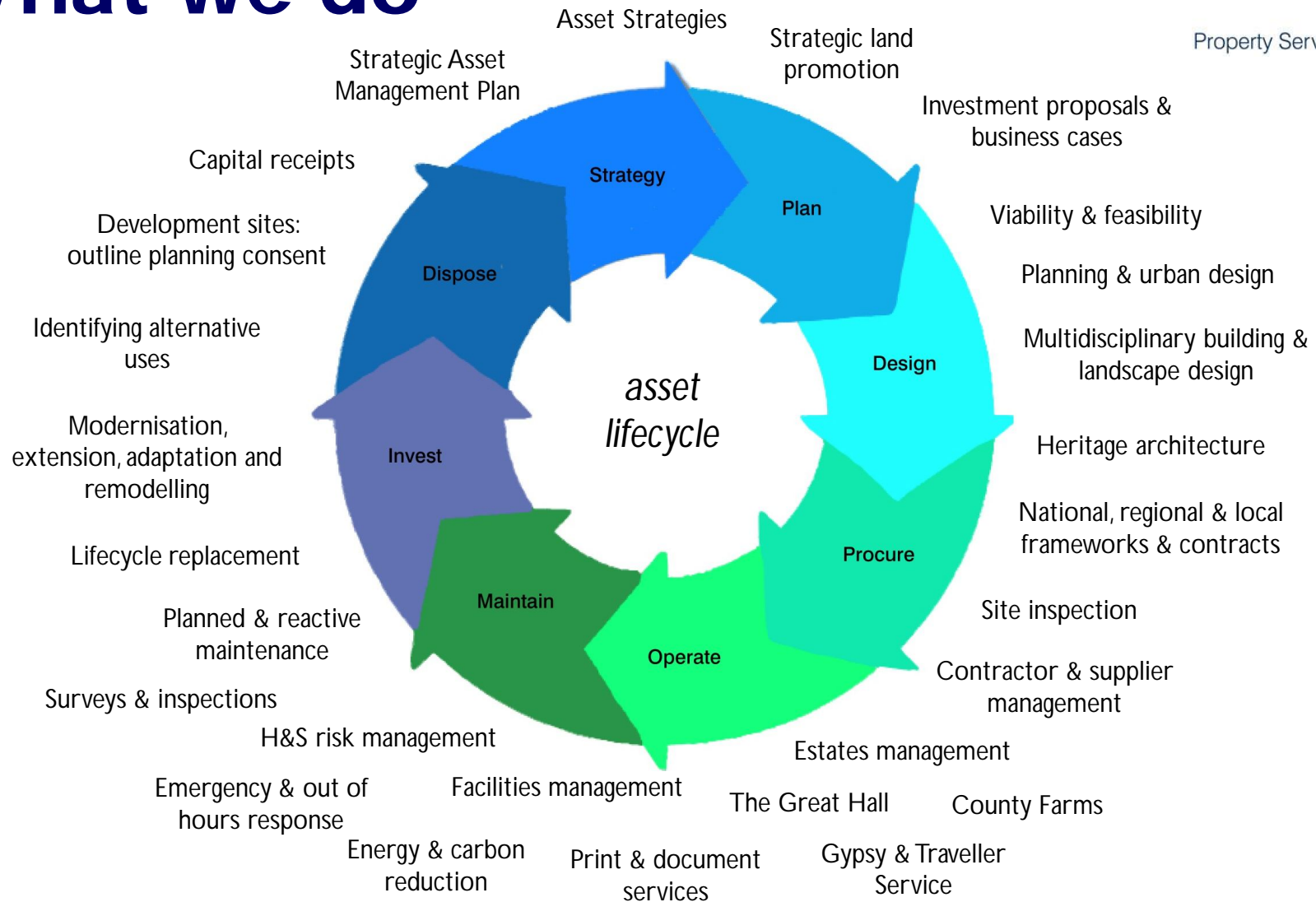


**Hampshire**  
County Council

# Introduction

- What we do
- Key achievements 2018/19
- How we are organised (operating model)
- Finance
- Priorities for 2019/20 and beyond

# What we do



# Key achievements 2019/20

- Strategic Land promotion including Botley, Whitehill & Bordon, Eastleigh and Manydown;
- Major capital programmes: housing for adults with disabilities, Country Parks transformation, new school places;
- Facilities management services & maintenance programmes for HCC, schools, Police and Fire;
- Improvements to management of fire and legionella risks for schools and corporate estate;

# Key achievements 2019/20

- Delivery of carbon reduction and energy savings programmes including electric vehicle charging infrastructure and LED lighting replacement;
- Office accommodation changes to meet operational need and generate income through lease arrangements
- Service management including: County Farms, Gypsy & Traveller Service and Great Hall;
- Re-procurement of the Southern Construction Framework
- Property Futures transformation



# Adults with Disabilities housing programme

6 projects in 2 phases, 3 now complete; £26m investment





# Country Parks Transformation Programme

Investment of £15m across five parks with contributions from the HLF, Enterprise M3 LEP and the Army Covenant



The Lookout at Lepe Country Park



# Strategic Land Programme - Manydown

3,520 new homes, 6,000m<sup>2</sup> of commercial space  
community facilities including three new schools  
a range of green spaces from allotments and urban squares to a new 250 acre country park



**MANYDOWN**  
shaping a place, creating a community



# Strategic Land Programme – Uplands Farm Estate

Up to 980 new homes including 35% affordable housing, playing fields and areas of open space, a local centre, additional allotments and a new 7 form entry (7FE) secondary school.



Woodhouse Lane site



Winchester Street site



# Energy & Carbon Reduction Programme

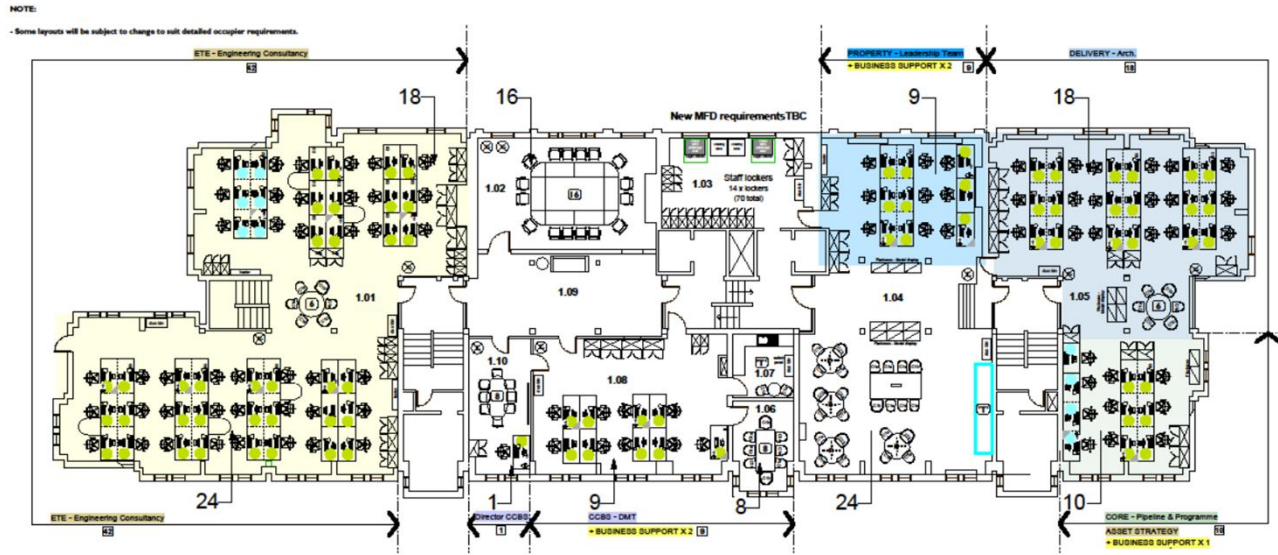
Reducing carbon consumption and energy costs through a range of initiatives including LED lighting and photovoltaic panels.

Electric Vehicle Charging Framework delivering 80 new electric car charging points across Hampshire by the end of the year



# Corporate Office Accommodation

Increasing utilisation, reducing costs, evolving the workspace, enabling operational change and supporting shared services and the extended organisation



Three Minsters House



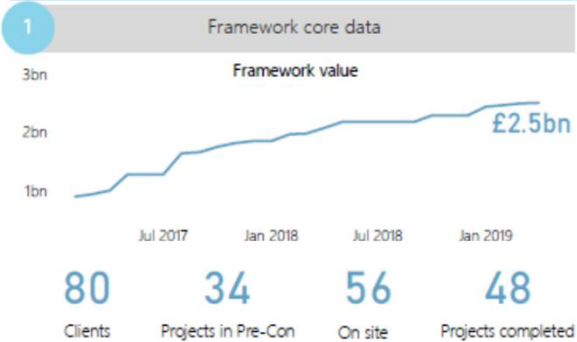


# Southern Construction Framework

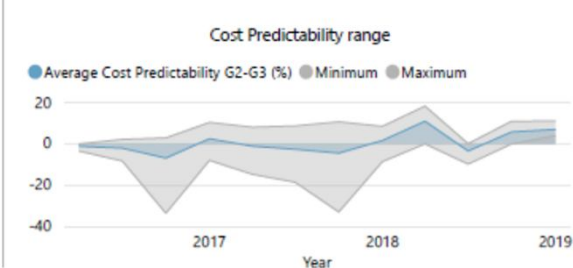
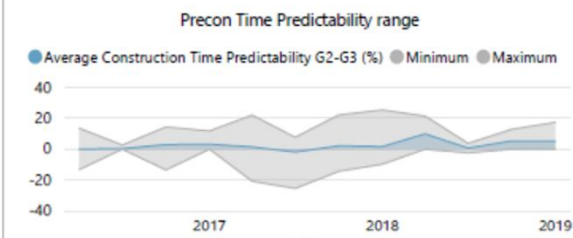
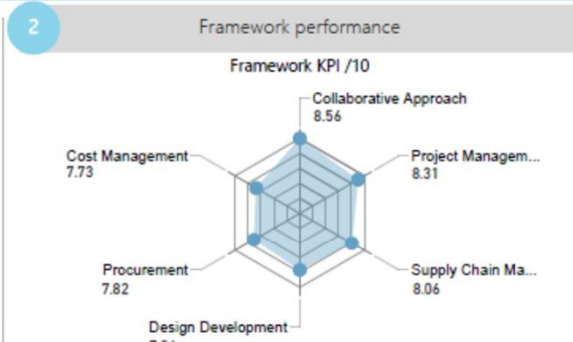
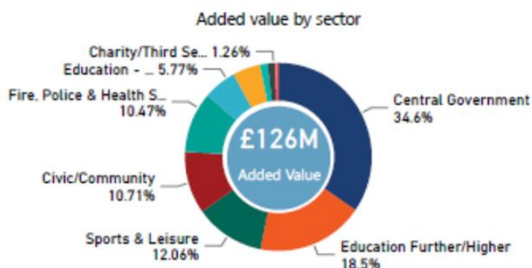
Joint venture between HCC and Devon County Council  
 £2.5bn construction work through previous framework  
 Provides surplus income to support revenue savings



## SCF Update - May 2019

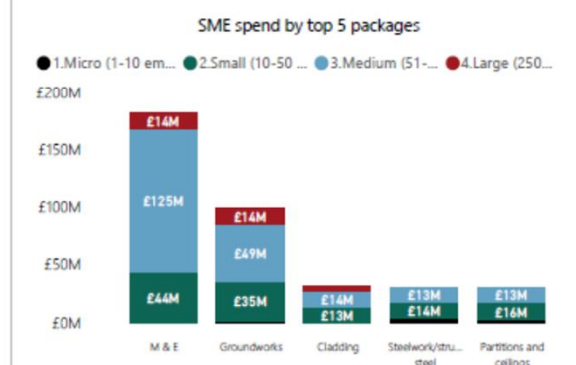


Sector	Value of work
Civic/Community	£565M
Central Government	£449M
Education Further/Higher	£443M
Sports & Leisure	£340M
Fire, Police & Health Services	£217M
Education - Primary	£208M
Education - Secondary	£191M
Housing/Supported Housing	£94M
Charity/Third Sector	



### 3 Framework social value

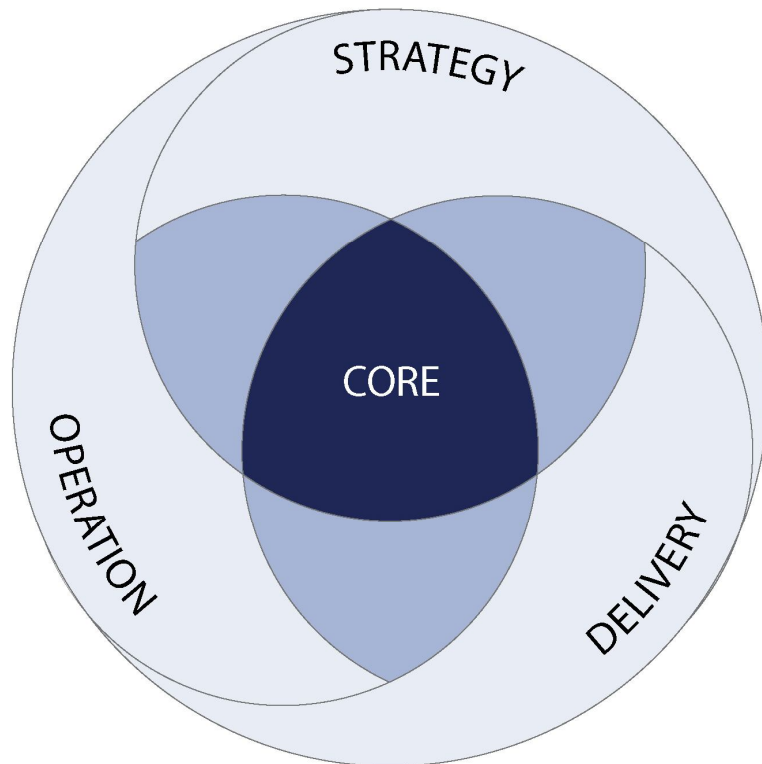
Since 2015, SCF has provided over **220** years of apprentice training through our Employment and Skills strategy.



### Commentary

- 1 SCF has delivered over **£2.5bn** of Public Sector works. Through the integrated team approach, clients have received **£112m** of added value, at around **10%** per project.
- 2 During preconstruction, costs have been reduced by on average **1%**. The integrated team approach to preconstruction has added over **£13** of value benefits for every **£1** spent in preconstruction.
- 3 SCF are committed to driving social value through training and SMEs. We have over **200** apprentices receiving training on SCF projects. To date over **90%** of supply chain spend is with SMEs.

# How we are organised



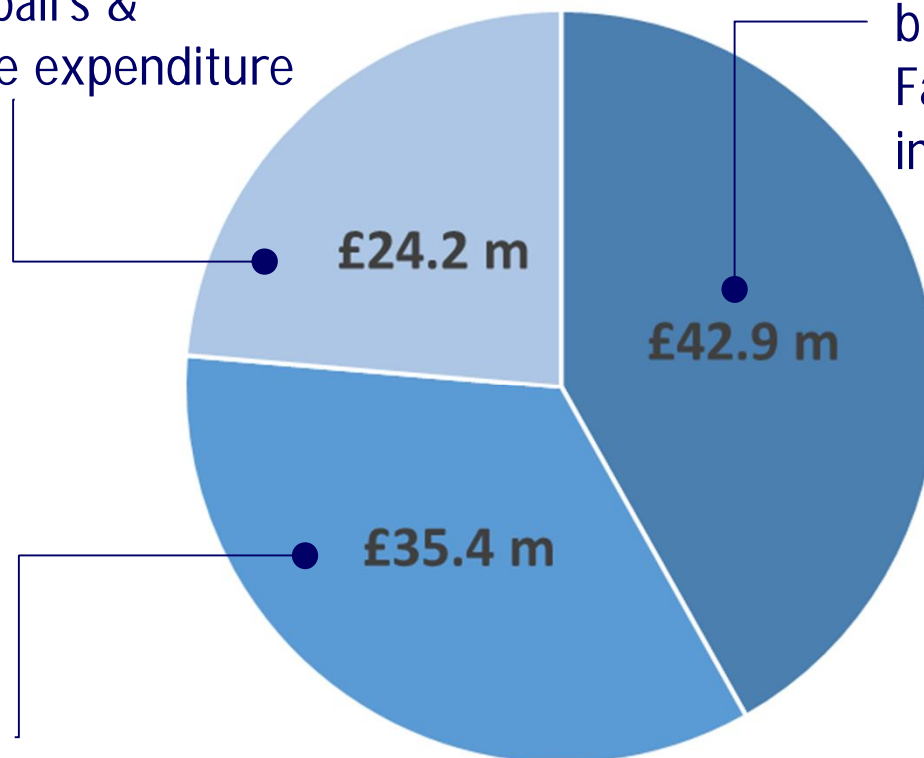
*Delivering great public value outcomes,  
through one integrated Property team, valuing  
our customers and staff*

- Full integration of services
- Approx. 450 directly employed staff
- Supported by private sector partners
- Professions, skills & knowledge across the whole asset lifecycle
- 'One team' approach to add value to HCC and customers
- Agility and flexibility to respond to fluctuating workload and new opportunities
- Fit for the future

# Directly managed budgets

Property Services

Policy & Resources capital budget - repairs & maintenance expenditure



CCBS departmental revenue budget – Property & Facilities expenditure including:

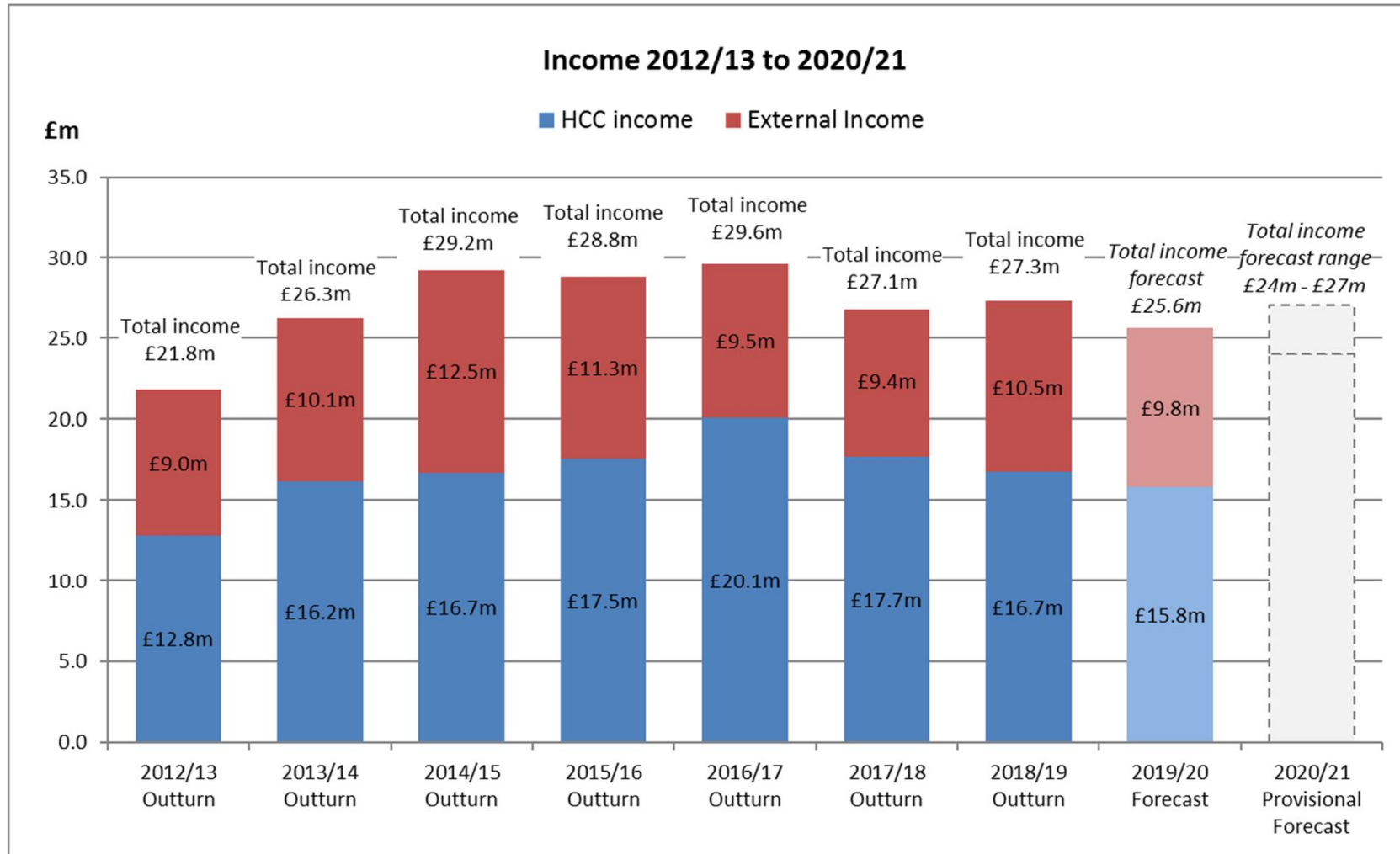
- Property Services main budget
- Facilities management
- Print & document service
- Corporate office accommodation
- Direct services incl. County Farms & Gypsy & Traveller Service

Policy & Resources revenue budget repairs & maintenance and strategic land expenditure

£11.5m (26.8%) direct funding  
£31.4m (73.2%) income



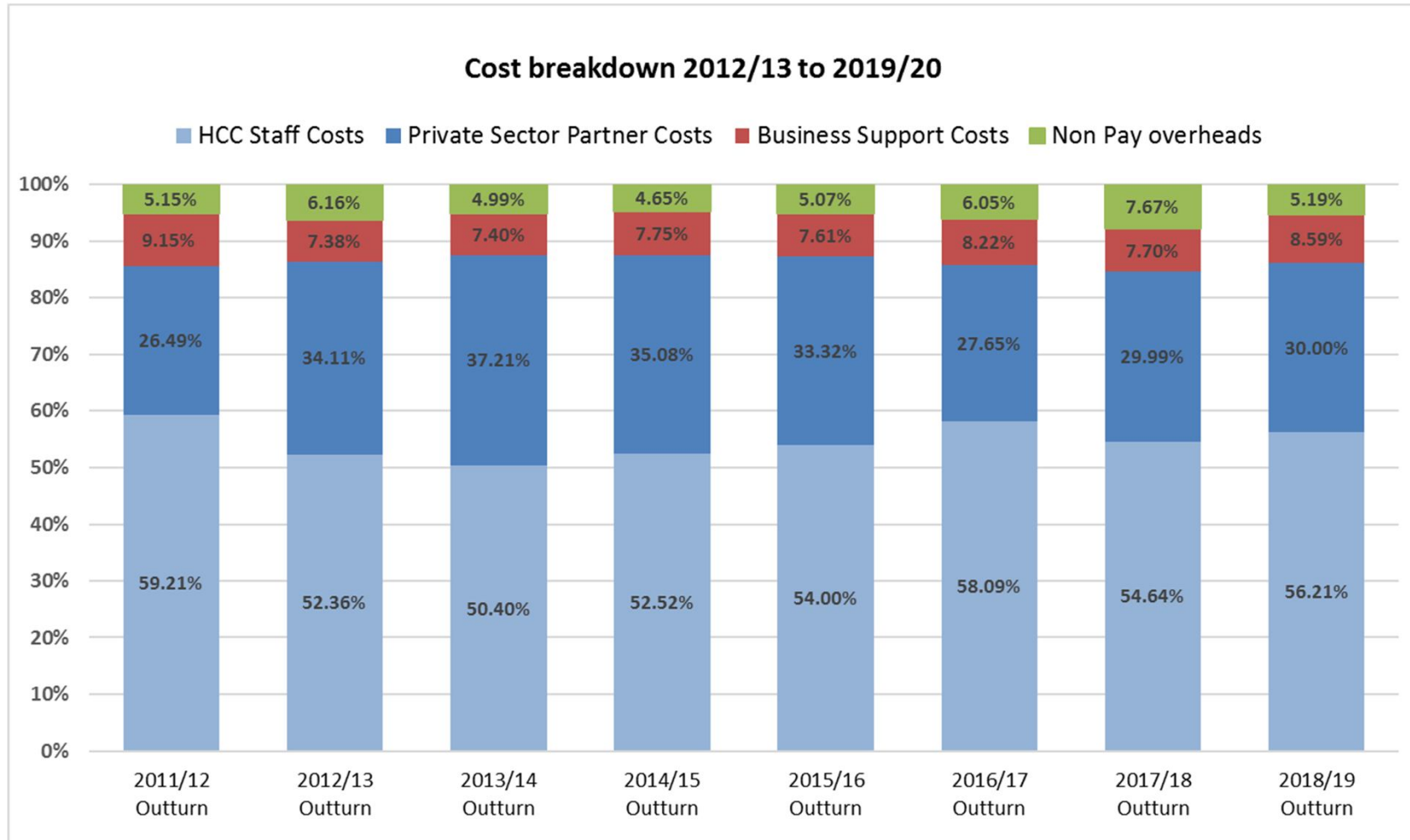
# Property Services - income



# Property Services - costs



Property Services



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# Priorities: 2019/20 and beyond



- Service & asset transformation: Adult Health & Care, Country Parks, Library Service, office accommodation;
- Energy and carbon reduction programmes and initiatives;
- Strategic land development: Manydown, Botley;
- Effective custodianship of the HCC estate: asset optimisation, health, safety & risk management, County Farms review;



# Priorities: 2019/20 and beyond



- T21 savings
- Shared service delivery: Police, Fire & Schools; Reading Borough Council
- National, regional and local procurement arrangements;
- New business opportunities;
- Modernising service delivery through digital tools.

# Conclusions

- An effective service delivering key programmes aligned to corporate priorities;
- Achievement of balanced budget position in 2018/19;
- Robust financial management and strong customer relationships provide continued strength and stability;
- Private sector partner arrangement ensures flexibility and agility to respond to future pressures and workload;
- Commercial approach to developing new and emerging business opportunities.