

FINANCE AND PROCUREMENT PORTFOLIO DECISION RECORD

22 July 2010

The meeting commenced at 10.00 a.m. in the Civic Centre, Hartlepool

Present:

Councillor Robbie Payne (Finance and Procurement Portfolio Holder)

Officers: Dave Stubbs, Director of Regeneration and Neighbourhoods
Peter Devlin, Chief Solicitor
David Dockree, Principal Estates Officer
Philip Timmins, Estates and Valuation Officer
Stuart Langston, Health Safety and Wellbeing Manager
David Hart, Strategic Procurement Manager
Colin Bolton, Building Consultancy Manager
Sarah Bird, Democratic Services Officer

Also present Bridget Watson

4. Jesmond Road School – Director of Regeneration and Neighbourhoods

Type of Decision

Key (tests i and ii apply) Forward Plan Reference Number RN13/09

Purpose of Report

To seek Portfolio Holder's approval to the commencement of marketing the current Jesmond Road site.

Issues for Consideration by Portfolio Holder

The report outlined how construction had begun on a replacement school building for Jesmond Road School which was scheduled for completion in June 2011. The current school building would be vacated at that time and a decision had to be made on what to do with this. The Business Transformation principle was that surplus property should be sold. The site was considered suitable in terms of planning and marketability for residential conversion or redevelopment or alternatively retail use.

It was proposed to commence marketing of the site by informal tender in order to obtain tenders later this year. The marketing strategy was outlined in the report and tenders received would be evaluated on the basis of price offered,

funding, design of scheme and the employment and training opportunities offered by the tenderer.

A confidential appendix to the report detailed the Risk and Financial considerations.

This item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely, (Para 3) information relating to the financial or business affairs of any particular person (including the authority holding that information)

The Portfolio Holder asked that costings be obtained for the demolition of the building and clearance of the site, should there be no interest in the premises.

The Portfolio Holder listened to suggestions from a member of the public that the premises be used for either small scale workshops for creative industries or student accommodation.

Decision

The Portfolio Holder asked that:-

- officers obtain costings regarding clearance of the site
- explore the possibility of using the building for student accommodation and advise the member of the public of the findings of this
- commence marketing of the property as soon as possible

5. Progress Report on the Delivery of Key Education Projects – Building Consultancy Manager

Type of Decision

Non key.

Purpose of Report

To advise the Portfolio Holder of the progress made on the new Jesmond Gardens School and at the former Brierton School and Pupil Referral Unit (PRU) and Rossmere Primary School where the procurement route was via the in-house constructor and to consider procurement of future schemes.

Issues for Consideration

The report gave a detailed overview of the progress made on work at Brierton to facilitate the decant from Dyke House School by the in house team. The team supplemented by specialist sub contractors had completed the project within the agreed timescales and costs. The in house team were also preparing to undertake the remodelling at Rossmere School. The report also

considered procurement options for improvement works at Eldon Grove School and provided an update on the new Jesmond Gardens Primary School.

The Portfolio Holder asked that his appreciation be passed on to members of the in house Facilities Management team and the Building Consultancy team for the excellent work they had carried out at Brierton School.

Decision

The Portfolio Holder:-

- noted the progress on projects at Brierton, Rossmere and Jesmond Gardens School
- approved that the in house team undertake the work at Eldon Grove Primary School with any necessary sub contractors

6. Update on Corporate Procurement Issues/Activities – Strategic Procurement Manager

Type of Decision

Non key.

Purpose of Report

To update the Portfolio Holder on a number of ongoing activities and issues relating to corporate procurement across the Council.

Issues for Consideration

In accordance with the Council's Commissioning and Procurement Strategy 2010-2011 one of the Council's priorities was the adoption of a category management approach in the planning of its procurement activities. The actions necessary to achieve these and progress on the actions were detailed in the report. A further priority was the establishment and securing of savings and actions and progress on these were outlined in the report.

A summary of the Procurement transactions that could produce savings were included in the confidential appendix A to the report.

This item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely, (Para 3) information relating to the financial or business affairs of any particular person (including the authority holding that information)

A further development was the establishment of a working party to look at reviewing the Contract Procedure Rules. Issues which had been identified were harmonising tender thresholds with other authorities in the region, a collaborative procurement arrangement and e-procurement.

Work was currently underway to formulate a sustainable procurement strategy following on from the approval of the Council's Sustainable Procurement Policy. Details were given of the Corporate Procurement Group and its membership and remit.

The Portfolio Holder was assured that if money was identified as not being required due to savings made, then budgets would be defunded in order that it would not be spent.

The Portfolio Holder was advised that postal services were currently under review but details of the outcome of this would be brought to him in a separate report. He highlighted concerns in relation to the local economy if local people were not employed by any subsequent postal service provider.

The Portfolio Holder asked whether whole life costings of assets was part of the Strategy and was assured that it was considered within the strategy.

The Portfolio Holder suggested that the Building Consultancy Manager or a Quantity Surveyor be involved in the process to review the Council's contract procedure rules.

Decision

The Portfolio Holder noted for information the issues and ongoing progress described in the report.

7. Local Government (Access to Information) (Variation) Order 2006

Under Section 100 (A)(4) of the Local Government Act 1972, the press and public were excluded from the meeting for the following items of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of the Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information)(Variation) order 2006

Minute 8 – Hartlepool People Centre – Rent Arrangements – this item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information)(Variation)Order 2006) namely (para 3), information relating to the financial and business affairs of any particular person (including the authority holding that information).

Minute 9 – Health and Safety Issues at Steetley Pier – this item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information)(Variation)Order 2006) namely (para 3), information relating to the financial and business affairs of any particular person (including the authority holding that information).

Minute 10 – Morrison Hall, Church Close, Hartlepool - this item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information)(Variation)Order 2006) namely (para 3), information relating to the financial and business affairs of any particular person (including the authority holding that information).

Minute 11– Briarfields Building Plot - this item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information)(Variation)Order 2006) namely (para 3), information relating to the financial and business affairs of any particular person (including the authority holding that information).

Minute 12 – Joseph Rowntree Housing Foundation – Apartment 109, Hartifieds Manor - this item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information)(Variation)Order 2006) namely (para 3), information relating to the financial and business affairs of any particular person (including the authority holding that information).

8. Hartlepool People Centre – Rent Arrangements (Para 3) – *Estates and Valuation Officer*

Type of Decision

Non key.

Purpose of Report

To advise the Portfolio Holder of a request from Hartlepool People in relation to rent on the property.

Issues for Consideration

The Portfolio Holder was advised of the current situation and proposals put forward by the People Centre.

Decision

This was detailed in the exempt section of the minutes.

9. Health and Safety Issues at Steetley Pier (Para 3) – *Chief Solicitor*

Type of Decision

Non key

Purpose of Report

To seek approval from the Portfolio Holder to carry out essential works to Steetley Pier in order to secure the structure.

Issues for Consideration

The report outlined the background to the proposal and how it was proposed to prevent any future accidents at Steetley Pier.

Decision

This was outlined in the exempt section of the minutes

10. Morrison Hall, Church Close, Hartlepool (Para 3) – *Director of Regeneration and Neighbourhoods*

Type of Decision

Non key.

Purpose of Report

To seek approval from the Portfolio Holder to attend a property auction with a view to acquiring Morrison Hall.

Issues for Consideration

The report outlined the background as to why it was considered appropriate that the Council secured ownership and outlined options available to ensure that redevelopment was enabled.

Decision

This was outlined in the exempt section of the minutes.

11. Briarfields Building Plot (para 3) – *Principal Estates Officer*

Type of Decision

Non key.

Purpose of Report

To inform the Portfolio Holder of the current situation in relation to the occupation of the plot.

Issues for Consideration

The report outlined the background to the case and the current situation.

Decision

This was contained in the exempt section of the minutes.

12. Joseph Rowntree Housing Foundation – Apartment 109 Hartfields Manor (para 3) – *Principal Estates Officer*

Type of Decision

Non key.

Purpose of Report

To inform the Portfolio Holder for Finance and Procurement of the intention to enter into a shared equity agreement with Joseph Rowntree Housing Foundation for a property at Hartfields Manor.

Issues for Consideration

The report provides information on the proposed contractual arrangement and the financial impact of the provision of the scheme.

Decision

This was outlined in the exempt section of the minutes.

The meeting concluded at 11.15 am.

P J DEVLIN

CHIEF SOLICITOR

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