

KENT COUNTY COUNCIL

PROPERTY SUB-COMMITTEE

MINUTES of a meeting of the Property Sub-Committee held in the Darent Room, Sessions House, County Hall, Maidstone on Monday, 22 September 2014.

PRESENT: Mr A J King, MBE (Chairman), Miss S J Carey, Mrs T Dean, MBE, Mr R A Latchford, OBE and Mrs P A V Stockell

ALSO PRESENT: Mr G Cooke

IN ATTENDANCE: Ms R Spore (Director Property & Infrastructure Support) and Mrs A Hunter (Principal Democratic Services Officer)

UNRESTRICTED ITEMS

22. Apologies and Substitutes
(Item A1)

Apologies for absence were received from Mr Cowan and Mr Ridings.

23. Declarations of Interest
(Item A2)

There were no declarations of interest.

24. Minutes of the meeting held on 23 June 2014
(Item A3)

Resolved that the minutes of the meeting held on 23 June 2014 are a correct record and that they be signed by the Chairman.

25. Total Facilities Management - Future Oversight of Contracts
(Item B1)

(1) Mr Cooke (Cabinet Member for Corporate and Democratic Services) and Rebecca Spore (Director of Property and Infrastructure Support) introduced the report which provided an update on the implementation of a Total Facilities Management (TFM) solution following the signing of the Mid Kent contract with Amey and the West Kent contract with Skanska. The report also advised the Sub-Committee about the withdrawal of Interserve, the preferred bidder for East Kent, and the appointment of Kier as the new preferred bidder. To ensure Members had continuing oversight of the performance of the contracts the report suggested that a biannual review of performance be undertaken by the Property Sub-Committee in accordance with the commissioning principles set out in the Facing the Challenge paper considered by the County Council on 15 May 2014.

(2) Jon Chown gave a presentation outlining Skanska's approach to the contract, the personnel involved, the scope of the contract, the services that would be

provided, how KPIs would be delivered and monitored, the structure and values of Skanska, and how it planned to interact with local small and medium enterprises.

- (3) In response to questions he said that some elements of the contract would be sub-let but Skanska would remain as the single point of contact; the employment terms and conditions of existing staff would be honoured under TUPE arrangements; and zero hour contracts would be avoided as far as possible. He also said he expected about 30% of the contract value to be supplied by local business.
- (4) It was confirmed that services to schools, with the exception of tree surveys, were not included within the scope of the initial services to be provided in the contract but that if they were at a future point, Skanska would work with schools to implement security arrangements at the design stage and by providing advice on existing arrangements particularly in relation to cameras, fencing and sight lines, if appropriate.
- (5) Martin Channon, George Thomson and Mark Billington gave a presentation outlining Amey's approach to the contract, the timeline for mobilising the contract, the current position, deliverables and outputs, information about Amey including its structure and values and its safety campaign – "Target Zero".
- (6) In response to questions, Mr Channon said that: about 30% (£1.5m) of the contract would be subcontracted; the use of agency staff would be kept to a minimum but may be necessary at peak times; and it was intended to support local small and medium enterprise to deliver parts of the contract.
- (7) Ms Spore explained the competitive dialogue process that led to the appointment of Kier as the preferred bidder for East Kent following the withdrawal of Interserve. She confirmed that: the contracts included an explicit contract management regime; the companies would attend regular meetings with Members; and information about social value could be included in reports on performance.
- (8) The commissioning of facilities management services and the fact that there was more than one contract was welcomed particularly as it would result in better performance at a lower cost and there were clear mechanisms for managing performance and holding the suppliers to account.
- (9) Resolved:
 - (a) That the signing of the Mid Kent and West Kent contracts and the ongoing discussions with the new preferred bidder for East Kent be noted;
 - (b) The timescale for the future biannual performance review, briefing papers and presentations starting in March 2015 be endorsed;
 - (c) The existing contract governance for monitoring the performance of the Total Facilities Management Contracts be noted.

26. Approval to enter a new ground lease for Deal Youth Hub (35 years)
(Item B2)

- (1) Rebecca Spore (Director of Property and Infrastructure Support) and Joe Reidy (Estates Surveyor) introduced the report which sought approval to enter a new 35-year lease with Dover District Council to support and implement Decision 13/00096. The Sub-Committee was asked to consider and endorse or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision.
- (2) In response to questions Ms Spore and Mr Reidy said it was hoped to enter into a building contract in the future; maintenance costs were calculated using benchmarks but that the actual costs could be different and that the capital costs had been included in the Capital Programme
- (3) Resolved that the Cabinet Member's proposed decision to enter into a new lease for the Deal Youth Hub and to authorise the Director of Property and Infrastructure Support to finalise terms and complete the transaction be endorsed.

27. Exclusion of the Public

RESOLVED that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

28. Disposal of Residential Development Land adjoining Great Clayne Lane Farm, Gravesend.
(Item B3)

- (1) Mr Cooke (Cabinet Member for Corporate and Democratic Services), Rebecca Spore (Director of Property and Infrastructure Support) and Keith Hollidge (Surveyor) introduced the report and the exempt report at Item C1 on the agenda. The reports considered the proposed disposal of residential development land adjoining Great Clayne Farm, Gravesend and asked the Property Sub-Committee to consider and either endorse or make recommendations to the Cabinet Member on the proposed to decision to sell the land and delegate authority to the Director of Property and Infrastructure Support to adjust the final terms of the sale, if necessary to conclude the transaction.
- (2) In response to questions, further information about the ownership and proposals as well as the drainage needs for each site was provided .
- (3) Resolved that the Cabinet Member's proposed decision to sell the land and delegate authority to the Director of Property and Infrastructure Support to adjust the final terms of the proposed sale, if necessary, to conclude the transaction be endorsed.

29. Disposal of Residential Development Land adjoining Great Clayne Lane Farm, Gravesend (Exempt)
(Item C1)

- (1) Mr Cooke (Cabinet Member for Corporate and Democratic Services), Rebecca Spore (Director of Property and Infrastructure Support) and Keith Hollidge introduced the report which provided additional information about the proposed decision. The Sub-Committee considered the information prior to making the recommendation at minute 28 above.
- (2) Resolved that the information be noted.