

Cabinet

Dorset County Council



Date of Meeting	Cabinet: 27 June 2018
<p><u>Cabinet member(s)</u> Tony Ferrari – Cabinet Member for Community and Resources</p> <p><u>Local Members</u> All members (local members affected have been consulted/engaged separately)</p> <p><u>Lead Officer(s)</u> Richard Bates - Chief Financial Officer Mike Harries - Director for Environment and the Economy</p>	
Subject of Report	Quarterly Asset Management Report
Executive Summary	<p>This report is a quarterly report which sets out key issues relating to the various asset classes of Property, Highways, ICT, Fleet and Waste.</p> <p>Some of the key items to note are as follows:</p> <ul style="list-style-type: none"> • The land take required by the Delta Trust for the development of an SEMH/ASC School on the former Bovington Middle School site has now been defined • An update of the process of transferring Youth Centre buildings to community groups is provided • Approval is sought to declare two properties surplus, at Baileys, 131 Barrack Road, Christchurch and Horizons West, Cromwell Road, Weymouth. Also to transfer some highway land to Shaftesbury Town Council • Approval is sought to enter into an agreement with NHS Dorset for the construction of a doctors surgery on a part of the former Wareham Middle School site • It is proposed that the disposal of St Andrews is put on hold and the Bridport Connect facility be re-housed within that property • There is an update on the delegated authority that has been used by the Director of Children’s Services on the schools Basic Needs programme • There are various updates on Highways issues • There is an update on the Desktop PC estate • Approval is sought for the overspend on the final construction costs of the Bridport WMC at Broomhills

	<ul style="list-style-type: none"> Approval is sought to dispose of a painting and some artefacts held by Library Services
Impact Assessment:	<p>Equalities Impact Assessment:</p> <p>The most recent equalities impact assessment was undertaken on the Asset Management Plan and identified the need to ensure that the interests and needs of the nine equality groups are addressed at service level as part of the service asset management planning process, including consultation with users.</p>
	<p>Use of Evidence:</p> <p>The Asset Management Plan makes use of the following sources of evidence:</p> <ul style="list-style-type: none"> The Corporate Plan and Community Strategy Medium Term Financial Strategy Outcomes from a Members Seminar on 25 September 2014 Periodic public consultation Local and National property performance data Service (property) asset management plans Highways asset management planning data Corporate IT strategy
	<p>Budget:</p> <p>If all the recommendations in the report are approved there will remain a capital sum of £0.47m flexibility unallocated as well as £1.179m contingency unallocated up to the end of 2021-22.</p>
	<p>Risk Assessment:</p> <p>Specific project risk registers are in place. None of the recommendations relate to or create high or medium risks.</p> <p>Having considered the risks associated with this decision using the County Council's approved risk management methodology, the level of risk has been identified as: Current Risk: LOW Residual Risk: LOW</p>
Recommendations	It is recommended that the Cabinet:
	<p>(i) Approves the completion dates for the transfer of the listed Youth Centres to the respective community bodies; and furthermore, that if any of these dates are not achieved, the County Council will either agree an immutable date for completion of the transfer, or withdraw from any further negotiations, after consultation with the portfolio holder for Community and Resources (para 3.2.8)</p>
	<p>(ii) Approves that Baileys, 131 Barrack Road Christchurch is declared surplus and that the listing authority for assets of community value is notified immediately thereafter of the</p>

		intention to sell, allowing time for discussions with The Water Lily Project to progress during the moratorium period prior to any formal marketing process (para 3.3.5)
	(iii)	Approves that Horizon West, Cromwell Road, Weymouth is declared surplus and disposed of on the open market on terms to be agreed by the Chief Financial Officer (para 3.4.2)
	(iv)	Approves that the County Council enters into a contract with NHS Dorset on terms to be agreed by the Chief Financial Officer, to enable NHS Dorset to progress plans for constructing a new GP Surgery on part of the Wareham Middle School site (para 3.5.5)
	(v)	Approves the transfer the land between no's 38 & 46 Salisbury Street, Shaftesbury to Shaftesbury Town Council for use as public open space and otherwise on terms to be agreed by the Chief Financial Officer (para 3.6.3).
	(vi)	Approves the final construction cost overspend of approximately £600,000 to be funded from the County Council's existing capital contingency budget and notes that the final overspend will not be known until the final commuted maintenance sum is confirmed by Highways England (para 7.1.11)
	(vii)	Approves the transfer of an oil painting of a local townscape on a renewable five-year loan agreement, governed by Arts Council Museum Accreditation to be agreed between the County Council and the Blandford Museum; and approves the proposal to transfer a number of low value other pieces of visual art, mainly of Thomas Hardy, and local pottery to any local museum on a renewable five-year agreement and if not of interest to any museum, to the disposal of these items through a local auction sale (para 8.1.4).
	(viii)	Approves the overall revised estimates and cash flows for projects as summarised and detailed in appendices 1 and 2 (para 9.2)
	(ix)	Notes the use of delegated powers by the Director for Children's Services (para 3.9.3)
	(x)	Notes the emerging issues for each asset class.
Reason for Recommendation	A well-managed Council ensures that the best use is made of its assets in terms of optimising service benefit, minimising environmental impact and maximising financial return.	
Appendices	Appendices 1-2 Financial Summary and Capital Control Totals Appendices 3-6 Plans	
Background Papers	The Property Asset Management Plan 2015-18 The Highways Asset Management Plan (Vol. 1/Vol. 2)	

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1 Background

- 1.1 This report provides an update on key issues relating to various assets, including progress in property asset reduction and rationalisation. It also seeks approval for a number of transactions and project matters.
- 1.2 This report covers all the County Council's asset classes: Property, Highways, ICT, Fleet and Waste (via DWP).

2 Assets / Whole authority performance

- 2.1 Progress against the key performance indicators highlighted in the Asset Management Plan is detailed on the Dorset for You website. A link to that report is attached: <https://www.dorsetforyou.gov.uk/dorset-property/asset-management-plan>
Some items to note:
- 2.2 Capital receipts of £13.788m were achieved over a three-year period, against a target of £12.5m. A target to generate capital receipts of £7.2m (plus £1.0m for Transformation funding) has been set for the 2018/19 financial year.
- 2.3 Three-year targets to reduce the cost of required building maintenance, the energy consumption within County Council buildings, the CO² emissions from County Council buildings and to increase the operational surplus of the County Farms Estate were all achieved.
- 2.4 Three major building projects (>£500k) were completed in 2017/18. All three were within +5% of the original budget, generating a £36k saving against their aggregated budget which represents just over a 0.75% saving on the total original budget.
- 2.5 Over the past three years the County Council has disposed of 12,835 m² of office accommodation, which equates to 31.3% of its overall office floor area.

3 Dorset Property Asset Management

3.1 Bovington Park update

- 3.1.1 Following the update to Cabinet in March 2018, Delta Education Trust and the ESFA has now defined the development boundary for the proposed SEMH/ASC School. The plan at Appendix 4 identifies the land 4.73 hectares (11.68 acres) that will be leased to Delta ET and the residual land of c 2.29 hectares (5.65 acres) is identified in the second plan at Appendix 4.
- 3.1.2 The Tank Museum has expressed an interest in acquiring the residual land and it is intended that further negotiations are entered in to with them to secure a sale of this land in accordance with the Council's obligations to obtain best value.

- 3.1.3 The whole site was formally declared surplus at Cabinet in June 2014.
- 3.1.4 The Cabinet is requested to note the area that will be leased to Delta Education Trust on a 125 year lease and the residual area of the site that will be disposed of at market value.

3.2 Youth Centres – further update on asset transfers

- 3.2.1 On 7th March the Cabinet agreed to set timetables for the transfer or lease of Youth Centre premises which remained outstanding from the Youth Centre Review proposals and the granting of tenancies at will in September 2016. The seven Youth Centres identified are: Bridport, Dorchester, Gillingham, Southill, STEPS in Weymouth, Verwood and Wareham.
- 3.2.2 This approach has instilled a positive drive toward the long-term, tangible ownership by the various youth groups which in-turn will enable grants and other funding to be achieved to produce the promoted successful outcomes; it will also end the continued R&M expenditure liabilities that the County Council continues to bear.
- 3.2.3 Since the 7th March report, there have been good progress in the negotiations. The transfer of the Dorchester YC has now completed and Bridport and Wareham are imminent.
- 3.2.4 To comply with the resolution to withdraw the offer to gift the buildings, a timetable for completion has been put forward by the County Council case officer, considering the atypical nature of some of the arrangements. The timetables are set out in the table below:

Youth Centre Premises	Specified Completion Date
Bridport	3 July 2018
Gillingham	31 July 2018
Southill	10 July 2018
Verwood	24 July 2018
Wareham	3 July 2018
STEPS at Weymouth	31 July 2018 (for a sub-lease)

- 3.2.5 In exceptional circumstances, where a clear and rationale reason exists as to why a transfer has not been completed by the specified completion date, an immutable date will be agreed with the respective youth group for completion of the transaction, otherwise the County Council will withdraw from any further negotiations and arrange for the handing back of the premises for future action, including the potential for disposal on the open market.
- 3.2.6 There are two properties where officers are aware of reasons why the transferees may not achieve the deadline set down:

The lease on the Verwood Youth Centre premises was to be granted to the Emmanuel School Governors. However, the school converted to an academy on 1st January 2018 and has needed to reconsider the option of taking on the youth and community based offer, originally put forward by the School Governors.

STEPS at Weymouth is subject to grant funding by DfE and the terms of that grant are being scrutinised relative to the capacity of the re-formed STEPS. Further discussions with the grant authority are required and, whilst a date has been suggested for the sub-lease to be completed, the transfer will be influenced by discussions with the DfE.

3.2.7 In both cases it is likely that an immutable date may need to be agreed subject to further discussions to define timescales.

3.2.8 It is recommended that the Cabinet approves the completion dates for the transfer of the listed assets to the respective community bodies; if any of these dates are not achieved, the County Council will either agree an immutable date for completion of the transfer, or withdraw from any further negotiations, after consultation with the portfolio holder for Community and Resources (**Recommendation i**).

3.3 Baileys, 131 Barrack Road Christchurch, BH23 2AW

3.3.1 Baileys was formerly occupied by the Richmond Fellowship who provided some County Council commissioned mental health services from the property. The County Council no longer commissions their services and they served notice to terminate their lease effective from 30th March 2018. They have now vacated and the property is surplus to Adult Services requirements (see plan at Appendix 3).

3.3.2 The Water Lily Project, the approved sub tenant of the Richmond Fellowship, requested a short term arrangement to remain in the first floor of the property whilst they worked up future plans. They currently occupy the space under a tenancy at will. The Water Lily Project is a charity set up to support and empower vulnerable women in the Christchurch area.

3.3.3 The Water Lily Project has applied for the building to be listed as an Asset of Community Value and Christchurch Borough Council, as listing authority, has approved the listing.

3.3.4 The listing as an Asset of Community value imposes a six month moratorium upon the owner to allow time for a community group to instigate a bid following confirmation to the listing authority that it is the owners intention to sell. The owner cannot sell within this moratorium period.

3.3.5 Notwithstanding this listing, the County Council has no further use for the property and it is recommended that the property is declared surplus and that the listing authority is notified immediately thereafter of the intention to sell, allowing time for discussions with The Water Lily Project to progress during the moratorium period prior to any formal marketing process (**Recommendation ii**).

3.4 Horizon West, Cromwell Road, Weymouth, DT4 0JH

3.4.1 Following the Children's Services Property Update Report to Cabinet on 7th March 2018 significant progress has been made in respect of the relocation of services from the Horizons West property (see plan at Appendix 5). It is envisaged that vacant possession will be available by November.

3.4.2 In accordance with the previous report to Cabinet, it is recommended that this property is declared surplus and disposed of on the open market on terms to be agreed by the Chief Financial Officer (**Recommendation iii**).

3.5 Wareham Middle School site, Wareham

3.5.1 Partnership work is underway to scope out the redevelopment of the Wareham Middle School site and other sites in Wareham. Wareham is covered by the Purbeck Memorandum of Understanding, which commits Dorset County Council, Purbeck District Council, NHS Dorset CCG, and Dorset Healthcare to working together and pooling land assets in Purbeck to the benefit of Health and Wellbeing of the people of Purbeck.

- 3.5.2 NHS Dorset Clinical Commissioning Group are pursuing capital from the NHS England Estates and Technology Transformation Fund to construct a new GP Surgery building, and the CCG intend to construct this on the Middle School Site. Health and Dorset County Council have independently held workshops and the consensus opinion is that the Middle School site is the right place for the GP surgery.
- 3.5.3 Dorset Healthcare are currently completing their Outline Business Case for development of a new Community Health Hub – one of the two options they have identified is a new build on part of this site. The first stage of option appraisal has been completed and came out in favour of the School site. They are now undertaking the Financial Options Appraisal before determining their preferred option. The decision by NHS Dorset CCG to proceed with the Middle School site does give some indication that Dorset Healthcare may follow suite.
- 3.5.4 Dorset County Council are also in the process of developing an outline business case to sit alongside Dorset Healthcare's OBC, which will be presented to Cabinet in September. The current plans are to site housing and support services on the Middle School site alongside any Health services that may locate there.
- 3.5.5 It is recommended that the Cabinet agrees to the County Council entering into a contract with NHS Dorset on terms to be agreed by the Chief Financial Officer, to enable NHS Dorset to progress plans for constructing a new GP Surgery on part of the Wareham Middle School site (**Recommendation iv**).

3.6 Land between No's 38 and 46 Salisbury Street, Shaftesbury

- 3.6.1 The land shown edged red on Drawing PD3837, Appendix 6, is part of a site that was acquired many years ago for a road improvement. Most of the site has been incorporated into the highway and the land identified on the plan is surplus to requirements.
- 3.6.2 Shaftesbury Town Council, in discussion with the Shaftesbury Open Spaces Group, has submitted a request for the land to be transferred to the Town Council.
- 3.6.3 The land is unfenced, therefore already open for public use, and there are no further highway proposals for that area. It is therefore recommended that the County Council accede to the request and transfers the land to Shaftesbury Town Council for use as public open space and otherwise on terms to be agreed by the Chief Financial Officer (**Recommendation v**).

3.7 St Andrews, Bridport

- 3.7.1 In June 2016, as part of the office rationalisation strategy the Cabinet declared the local office building at St Andrews in Bridport surplus and ratified its disposal when it became vacant, which occurred in summer 2017. The Property was subsequently marketed and went under offer to a nursery provider.
- 3.7.2 However, in February 2018 the County Council received correspondence from a solicitor acting on the instructions of the Colfox Estate stating that it was the Estate's view that it had 'a right to register' on the premises, which entitles the Estate to all the proceeds from the sale of St Andrews. The County Council has taken legal advice which is that the Estate is incorrect in its assertion and has responded to the Estate informing it of this. However, the threat of legal action and the possibility that the authority would have to hand over the proceeds of sale if this was to go through remains.
- 3.7.3 At the same time an issue has arisen in respect of the Bridport Connect Day Centre in Flood Lane. The building is situated on land that is earmarked for development of

a replacement care home, to replace Sidney Gale House. The Bridport Connect building is in poor condition and at the end of its beneficial use.

3.7.4 Adult Services have considered three options: to reconfigure the development of land to the north of Flood Lane and leaving the Bridport Connect in situ; to close the service and transport users to day centres in other towns (such as Dorchester and Weymouth); or to re-provide the Connect facility elsewhere in the town. It has concluded that the re-provision of service, at least in the short term, is the only viable option and that St Andrews is the only realistic facility available. It has therefore advocated the relocation of the Bridport Connect Service to St Andrews.

3.7.5 The matter has been considered by Managing Our Assets Group, who have considered the potential loss of the capital receipt from the sale of St Andrews if it were to proceed prior to the Colfox's claim being resolved, and the upheaval to the business and delay in development of the Care Village on Flood Lane if the Connect building was to remain in situ. It concluded that the best solution would therefore be to re-locate the Bridport Connect facility to St Andrews and postpone its disposal. The Cabinet is asked to note this decision.

3.8 Schools Basic Need Programme, use of delegated authority – to note

3.8.1 The Cabinet previously approved authority to the Director for Children's Services, after consultation with the Cabinet Member for Children's Services and the Schools Organisation, Capital and Admissions Board (formerly the Modernising Schools Programme Board), to approve individual projects within the Schools Basic Need Programme budget proceeding through gateways of the Capital Project Delivery Protocol.

3.8.2 The Director has exercised that delegated authority to allow the following decisions:

- Agreement that the County Council should seek an externally sourced performance bond through its contract with Galliford Try in lieu of the usual self-insurance arrangements and consider this approach more widely for future projects in view of ongoing risks around the stability of contractors.
- Approval of an OB drawdown of £108,000, in respect of proceeding with internal alteration works as part of the St Osmund's Middle School extension project.
- Agreement to the allocation of £216,000 of the S106 funding collected for secondary provision in Sherborne to be allocated to support The Gryphon School's CIF bid to replace poor condition modular accommodation and provide additional specialist facilities.
- Approval "Commit to Construct" for Wimborne First School, on the assumption that the project costs are within the current approved budget.

3.8.3 The Cabinet is requested to note the use of these delegated powers **(Recommendation ix)**.

4 Highways Asset Management

4.1 Bridge Issues – To Note

4.1.1 **Wareham Railway Footbridge Ramps** –The Regulatory Committee will have considered the planning application on 14 June 2018 (and a verbal update can be provided). An inspection of the crossing arrangements by the Office of Road and Rail identified that improvements need to be made to the attendant's cabin and welfare provision.

4.1.2 **Uploders Landslip** - Work to reopen the road that was closed in February 2016 started with enabling works to realign retaining walls in January 2018. The concrete walls are complete. The walls will be faced with stone and the road realigned and reopened by the end of June 2018.

4.2 **A350/C13 Route Management Scheme (National Productivity Investment Fund)**

4.2.1 The overall Scheme Budget is £2.42m with £1.1m spent in 2017/18. This included restructure and resurfacing works, design, consultation and procedures. The remaining £1.32m is allocated for 2018/19 and includes implementation of the new speed limits, gateway signs and lines, Melbury Abbas mitigation measures as agreed by Cabinet on 6 December 2017 (subject to Judicial Review procedures) plus Gore Clump junction improvements and Permanent Variable Message Signs in Shaftesbury and on the Blandford By-pass.

4.2.2 The Cabinet resolution of 6 December 2017 regarding HGV routing requested that highways officers continue to regularly discuss issues and concerns with the blue light services. However, despite a number of dates given and DCC Highways officers turning up for a meeting on 14 May 2018, there has been no attendance by the blue light officers. Further correspondence has been sent by the Head of Highways highlighting the importance of this work and the need to work in partnership with the emergency services.

4.2.3 Design work is progressing on Melbury Abbas mitigation measures as per the resolution by Cabinet of 6 December 2017 to take forward Option 1, (HGV routing northbound on the A350 and southbound on the C13).

4.2.4 Gore Clump junction design is progressing with a view to be on site in early 2019. The design process has identified a risk to the scheme with the land required for the junction improvement being common land. Highways are working in partnership with Legal Services, Estates and Assets and the landowner to take this forward with due regard to the Common Land Act 2006.

5 **ICT Asset Management**

5.1 **Desktop PC estate – To Note**

5.1.1 Given the increasing reliance on mobility and flexibility for office spaces a future strategy of deploying mobile devices (laptop, tablet) over fixed desk devices has been established as a first choice unless there is sound business or technical need for a fixed desk device.

5.1.2 As part of the Skype for Business and Office 365 projects ICT Services are seeking to incrementally move teams towards this model, which is also a dependency for enabling Skype and Office 365. This has the added benefit of increasing the standardisation of the desktop which is currently split between Windows 8.1 and 10 devices, as well as ‘thick’ and ‘thin’ (remote) computing solutions. Standardising further will help ICT Services to improve the user experience, eradicating some of the idiosyncrasies of the multiple computing platforms that currently exist.

5.1.3 The Smarter Computing Project implemented a remote computing solution for officers who were largely office bound in their working arrangements (remote in the sense that the computer processing was done in the datacentre, not on the device on the desk). This solution used a product called vWorkspace supplied by Dell. It was purchased with 5 years support through to the end of December 2020.

5.1.4 Dell issued a termination notice for the vWorkspace product which withdrew support for the solution from the end of 2019 (a year early). Dell have since revised this termination point such that the product will no longer be supported beyond January

2019 – nearly 2 years early. ICT Services are in discussion with Dell regarding the financial implication for DCC of this early termination.

5.1.5 The vWorkspace and Skype/O365 project positions present both a logistical and financial problem:

1. We have insufficient maintenance funding to finance the replacement of the refurbished devices which are used to access vWorkspace and the older Windows 8.1 PCs over the period of the project.
2. With current resourcing we will not be able to remove the devices that are reliant on the vWorkspace solution before the end of January without impacting our ability to deliver the Skype for Business and Office 365 capabilities.
3. Without additional funding for resources we cannot deliver both the Skype for Business/Office 365 project alongside the replacement of vWorkspace.

5.1.6 ICT Services are currently reviewing the options and how we might best respond to these competing priorities. This issue will be flagged on the corporate risk register.

6 Fleet Asset Management

6.1 No key issues to report.

7 Waste Asset Management

7.1 Bridport Waste Management Centre (WMC) - overspend

7.1.1 The July 2015 (8 July 2015 Cabinet) Quarterly Asset Management Report reported progress on the Bridport WMC and predicted an overspend on the project and a request for an additional £900,000 to allow completion of the project, which was duly approved. At that time, it was anticipated that should savings not be realised then an additional £1,300,000 would be required to complete the scheme which would include the outstanding unknown commuted maintenance sum, although at the time savings in the region of £400,000 were expected to reduce the overspend to £900,000.

7.1.2 The official opening of the site was 18 November 2015 at which time there were a number of outstanding claims from the contractor (Compensation Events, CE) which had yet to be determined with some disputed by the project team. The total amounted to in the region of £500,000 and if all were agreed would result in a further overspend on the project.

7.1.3 The project team continued to negotiate with the contractor on each CE claim to check measurements, quantities, cost and determination if claimed items formed part of the contract or accepted as an additional unknown cost to the contractor. The final account was agreed in December 2016, with final construction costs agreed at £8.1m against an estimated target cost of £7.5m in July 2015 (original Target Cost £6.5 million) and therefore the project is currently overspent by £600,000. This overspend is due to not realising savings that had been expected throughout the construction programme, principally due to unforeseen ground conditions and additional design requirements.

7.1.4 In addition to this, whilst the new traffic signalled junction works were completed in October 2015 and in advance of the site opening, Highways England processes has not provided full acceptance of the scheme design. When the facility opened to the public in October 2015 a number of issues remained outstanding or required clarification and further issues were raised which required investigating and clarifying. Until such time as all outstanding issues have been resolved, the commuted maintenance sum will not be known, although the agreed revised option has reduced the scheme significantly and so the commuted maintenance cost is therefore expected to be lower than the original estimate of £790k.

- 7.1.5 It is not currently known when the scheme will be signed off and adopted by Highways England. The project team continue to work closely with Highways England in providing the information required in relation to the outstanding items and are meeting representatives from Highways England in May 2018 to finalise documentation and come to an agreement on the outstanding items at which time the final commuted maintenance sum can be calculated.
- 7.1.6 As stated in previous updates the budget for Bridport Waste Management Centre was approved several years ago and not subject to optimism bias which is allocated to all new schemes. There was therefore little flexibility in financing this scheme other than alternative design options or construction savings. With the site located within the AONB and adjacent to a SSSI, the opportunity for cost savings were limited to value engineering which has been realised in some areas but also subject to increased costs in other areas.
- 7.1.7 It was anticipated the final cost would be known and reported to Cabinet rather than reporting cost increases without knowing the final sum due to Highways England within a reasonable time following opening of the site. However, a thirteen-month delay in agreeing the final account and issues identified by Highways England (HE) is still on-going. A joint site inspection in April 2017, and more recent meeting in May 2018 have resolved most issues, but HE's reliance on various consultants, has resulted in further delays to final costs being known and reported.
- 7.1.8 Under normal circumstances the overspend would have been reported once the final account was agreed however at each stage of corresponding with Highways England final acceptance was expected but has unavoidably been met with further issues or non-acceptance of the mitigating information provided.
- 7.1.9 Having not realised the savings identified during the construction programme and accepted the claims made by the contractor following completion of construction, the construction cost has increased by £600,000. It should also be noted that an additional sum will be required for commuted sum payable to Highways England, but despite attempts to secure a figure, the final sum will not be known until final scheme approval has been received. This additional sum will need to be agreed by Cabinet at a later date.
- 7.1.10 As referred to in previous budget setting reports to the Cabinet, there are potential but diminishing risks arising from specific large projects which were not addressed due to their value being unknown. As a result, a sum of money was retained to deal with such risks which currently stands at £1.779m. It is recommended that these costs are met from this contingency budget.
- 7.1.11 It is recommended that the Cabinet approves the final construction cost overspend of approx. £600,000 to be funded from the County Council's existing capital contingency budget and notes that the final overspend will not be known until the final commuted maintenance sum is confirmed by Highways England (**Recommendation vi**).

8 Other Asset Classes

8.1 To dispose of certain artefacts held by library services

- 8.1.1 The library service has previously displayed, and is now storing a painting of Blandford town centre. The painting is described as from the English Naïve School in the mid18th century and was executed by a journeyman artist. It depicts a panoramic view of the town including the Corn Exchange and the Church of St Andrew and St Paul as built by the Bastard Brothers, following the great fire in 1731. The painting was removed from public display in the library for safekeeping as it has previously

been valued in 2008 and at the time of valuation was estimated (for insurance purposes) to be worth £4,000.

8.1.2 To facilitate greater public access and an appropriate context, it is now proposed to transfer the painting to the Blandford Museum. It is recommended that the Cabinet approves a renewable five-year loan agreement, governed by Arts Council Museum Accreditation standards, to ensure judicious care of the item, within recommended temperature, humidity and security conditions. Terms and conditions of loans are relatively standardised within the museums profession and an agreement between the County Council and the Blandford Museum could be drawn up on this basis.

8.1.3 The library service also has a number of low value other pieces of visual art, mainly of Thomas Hardy, and local pottery items. Advice has been sought from Dorset History Centre and the items are not of interest to them for the archives. Poole Pottery items have previously been identified in this way. It is proposed that these items be offered to any local museum on a transfer arrangement on a renewable five-year agreement. If no local museum is interested in the items, then it is recommended that the Cabinet approve the disposal of these items through a local auction sale.

8.1.4 It is recommended that the Cabinet:

- approves the transfer of an oil painting of a local townscape on a renewable five-year loan agreement, governed by Arts Council Museum Accreditation to be agreed between the County Council and the Blandford Museum.
- approves the proposal to transfer a number of low value other pieces of visual art, mainly of Thomas Hardy, and local pottery to any local museum on a renewable five-year agreement and if not of interest to any museum, to the disposal of these items through a local auction sale (**Recommendation vii**).

9 Financial Performance

9.1 Financial Summary and Capital Control Totals

- a) The overall financial position is summarised in Appendix 1. Over the next four years if all the recommendations in the report are approved there will remain a capital sum of £0.47m flexibility unallocated as well as £1.179m contingency unallocated up to the end of 2021-22.

9.2 Executive Summary of Approved Projects, including significant changes

- a) Details of the approved schemes are set out in the schedule situated on Dorset for You, accessed via the following link: <https://www.dorsetforyou.gov.uk/dorset-property/asset-management-plan>
- b) The Cabinet is requested to approve the overall revised capital expenditure estimate and cash flows as summarised in Appendix 1 (**Recommendation viii**).

Richard Bates
Chief Financial Officer

Mike Harries
Director for Environment and the Economy

June 2018

CAPITAL PROGRAMME -
CABINET JUNE 2018

APPENDIX 1 v2

DIRECTORATE	2018-19 £'000	2019- 20 £'000	2020- 21 £'000	2021- 22 £'000
CHILDREN'S	28,133	6,943	4,632	1,093
ENVIRONMENT	27,769	23,767	17,061	13,156
ADULT & COMMUNITY	937	4,011	2,838	150
CABINET / WHOLE AUTHORITY	14,570	5,782	1,893	1,893
DORSET WASTE PARTNERSHIP	5,066	9,653	5,798	4,092
CAPITAL FLEET REPLACEMENTS	1,110	786	2,234	1,000
CAPITAL R & M	6,310	5,967	5,967	5,967
TOTAL	83,895	56,909	40,423	27,351
Anticipated Slippage	(20,000)	5,000	5,000	5,000
Contingency re Risk Items (Overcommitted) / Remaining flexibility (to meet target)	1,779 473	0 0	0 0	0 0
Gross Predicted Capital Spend	66,147	61,909	45,423	32,351

**CAPITAL PROGRAMME - CABINET JUNE
2018**

Appendix 2
v2

- ☺ Project being delivered within or on previously agreed budget and time
- ☹ Project being delivered within 5% or £250k of previously agreed budget or time
- ☹ Project **not** being delivered within 5% or £250k of previously agreed budget or time

	Total Payments £'000	Before 2018-19 £'000	2018-19 £'000	2019-20 £'000	2020-21 £'000	2021-22 £'000	After 2021-22 £'000	
CHILDREN'S SERVICES								
School Access Initiative Schemes < £250k	9,130	8,435	295	200	200	0	0	☺
Blandford School STP	1,000	907	93	0	0	0	0	☺
Leeson House - DDA Works	664	562	0	102	0	0	0	☺
Yewstock and Mountjoy Schools Invest to Save Bid	550	153	324	73	0	0	0	☺
Relocation of Dorchester Learning Centre	550	102	448	0	0	0	0	☺
APT Projects	1,200		300	300	300	300	0	☺
Carry forward from previous year	(109)		(109)					
Mobiles and Urgent Provision	3,172		793	793	793	793	0	☺
Carry forward from previous year	(793)		(793)					
Gross Expenditure	15,364	10,159	1,351	1,468	1,293	1,093	0	

ENVIRONMENT

Weymouth Relief Road - Scheme Costs	86,788	83,614	1,600	1,574	0	0	0	😊
Railway Overbridge Parapet Protection - Fees & Feasibility	195	168	27	0	0	0	0	😊
Dorchester Transport and Environment Plan	3,418	2,842	576	0	0	0	0	😊
Network Traffic Control Centre	325	227	98	0	0	0	0	😊
Implementation of Waste Management Strategy - Bridport HRC Phase 2 (Order of Cost)	8,900	9,494	(594)	0	0	0	0	😞
Shaftesbury Traveller Site	1,004	946	58	0	0	0	0	😊
Hardy's Birthplace Project at Thorncombe Wood	1,119	1,056	63	0	0	0	0	😊
Springfield Distributor Road, Verwood	1,828	1,471	357	0	0	0	0	😊
Lyme Regis Coastal Stabilisation	4,270	3,575	695	0	0	0	0	😊
Hayward Main Bridge	1,548	1,133	415	0	0	0	0	😊
Dinahs Hollow and Church Slope, Melbury Abbas	1,744	1,205	539	0	0	0	0	😊
A338 Major Maintenance	20,650	20,385	265	0	0	0	0	😊
Chapel Gate Roundabout	1,675	1,516	159	0	0	0	0	😊
Hurn Roundabout	1,100	193	907	0	0	0	0	😊
Blackwater Interchange	9,100	1,642	4,228	3,230	0	0	0	😊
Longham Mini Roundabouts	1,667	2	10	0	1,655	0	0	😊
A338 Widening Scheme	3,000	50	1,450	1,500	0	0	0	😊

Parley West Link	4,500	0	250	2,000	2,250	0	0	😊
Parley Cross	1,000	43	100	857	0	0	0	😊
Parley East Link	2,000	0	50	1,950	0	0	0	😊
Local Transport Plan (Integrated Transport)	21,000	10,682	4,168	2,050	2,050	2,050		😊
Local Transport Plan Maintenance	63,369	27,667	9,649	8,351	8,851	8,851		😊
Local Transport Plan Bridge Maintenance	11,940	3,980	2,200	1,920	1,920	1,920		😊
APT Projects	1,340		335	335	335	335		😊
Carry forward from previous year	164		164					
Gross Expenditure	253,644	171,891	27,769	23,767	17,061	13,156	0	

ADULT AND COMMUNITY

Dorset History Centre Extension	3,355	51	0	751	2,553	0	0	😊
Bridport Connect	2,600	145	710	1,610	135	0	0	😊
Modular Housing	1,500	0	0	1,500	0	0	0	😊
Integrated Digital Care Fund	400	400	0	0	0	0	0	😊
Adults APT Projects	500		125	125	125	125	0	😊
Carry forward from previous year	55		55					
Libraries APT Projects	100		25	25	25	25	0	😊
Carry forward from previous year	22		22					
Gross Expenditure	8,532	596	937	4,011	2,838	150	0	

CABINET / WHOLE AUTHORITY

Disabled Access to County Buildings	1,326	1,306	20	0	0	0	0	😊
Superfast Broadband Project	38,004	25,568	12,436	0	0	0	0	😊
Other Contributions (BT)	(14,226)	(6,384)	(7,842)					
County Hall Masterplan - The Workspaces Project	2,000	2,000	0	0	0	0	0	😊
Implementation of Replacement Childrens Social Care System (RAISE) and (AIS)	4,500	3,240	1,260	0	0	0	0	😊
Implementation of Replacement Library Management System	496	467	29	0	0	0	0	😊
Dorset Management Information System for Children (DMISC)	1,223	1,152	71	0	0	0	0	😊
ICT - Whole Authority provision for business change, cost effectiveness improvements & infrastructure maintenance through ICT	5,394	5,142	252	0	0	0	0	😊
Purchase of Dorset Innovation Park (Dorset Green Purbeck)	500	500	0	0	0	0	0	😊
Contribution to Dorset Innovation Park (The Quadrant)	1,147	1,147	0	0	0	0	0	😊
Dorset Innovation Park - General Park Funding	3,872	200	2,276	1,396	0	0	0	😊
ICT Project Portfolio	1,200	0	1,200	0	0	0	0	😊
County Wide Office Reconfiguration	2,943	1,050	1,000	893	0	0	0	😊
County Hall Masterplan Year 3	800	560	240	0	0	0	0	😊
Community Offer for Living & Learning	2,700	4	1,696	1,000	0	0	0	😊
APT Projects (County Buildings)	420		105	105	105	105	0	😊
Carry forward from previous year	0							

APT Projects (ICT)	5,752		1,438	1,438	1,438	1,438	0	😊
Carry forward from previous year	39		39					
APT Projects Development Schemes	1,140		135	735	135	135	0	😊
Carry forward from previous year	0							
APT Projects Minor Works & Feasibilities	240		60	60	60	60	0	😊
Carry forward from previous year	0							
APT Chief Executives Special Projects	620		155	155	155	155	0	😊
Carry forward from previous year	0							
Gross Expenditure	60,090	35,952	14,570	5,782	1,893	1,893	0	

DORSET WASTE PARTNERSHIP

DWP Capital Programme (Infrastructure, Containers and Vehicles)			5,066	9,653	5,798	4,092	0	😊
Gross Expenditure			5,066	9,653	5,798	4,092	0	

MODERNISING SCHOOLS PROGRAMME

Completed Projects awaiting Final Account	773	180	56	286	251	0	0	😊
Project Development Allowance	3,520	3,187	333	0	0	0	0	😊
Chesil Cove Federation Replacement Primary	8,921	8,483	145	293	0	0	0	😊
Pimperne Primary - Replacement	6,170	5,645	186	339	0	0	0	😊
Queen Elizabeth School - replacement	57,441	57,441	0	0	0	0	0	😊

PURBECK SCHOOLS RE-ORGANISATION
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Purbeck School - core works	7,813	7,798	15	0	0	0	0	😊
St Mary's RC Primary Swanage	3,668	3,423	230	15	0	0	0	😊
Wool Primary	569	566	3	0	0	0	0	😊
Swanage St Mark's Primary	3,103	3,013	90	0	0	0	0	😊
Sandford St Martin	3,613	3,621	-8	0	0	0	0	😊
Lulworth Primary	2,938	2,632	306	0	0	0	0	😊
Bere Regis	5,372	5,056	316	0	0	0	0	😊

BASIC NEED PROJECTS

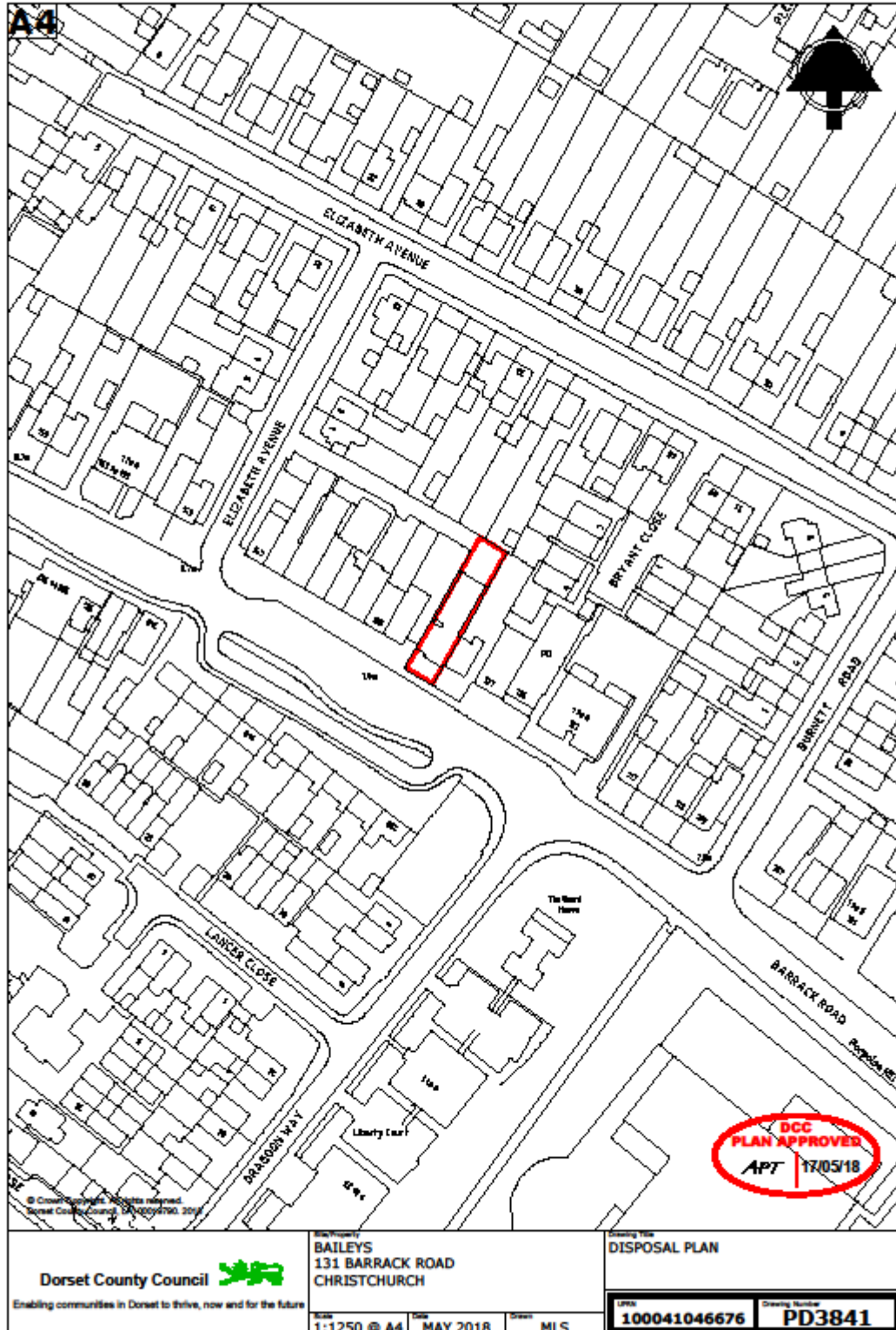
Completed projects & projects < £500k	3,420	3,261	159	0	0	0	0	😊
Project Development Allowance	1,133	661	372	100	0	0	0	😊
Manor Park First School	4,118	4,002	116	0	0	0	0	😊
Twynham Primary	8,306	5,957	1,904	445	0	0	0	😊
Damers Replacement	10,380	9,762	618	0	0	0	0	😊
Chickerell Primary	832	829	3	0	0	0	0	😊
Burton Primary	905	864	41	0	0	0	0	😊
Contribution to Lytchett Minster (Playing Field)	150	0	150	0	0	0	0	😊
Christchurch School (Twynham) school within a school	1,365	1,331	34	0	0	0	0	😊


Downlands	2,838	2,727	10	101	0	0	0	😊
Highcliffe St Marks	2,808	2,225	61	522	0	0	0	😊
Wimborne First	11,205	396	7013	2896	900	0	0	😊
St Osmund's	3,685	3,003	682	0	0	0	0	😊
Sherborne Abbey	2,384	1,568	607	209	0	0	0	😊
Shaftesbury Primary Modular Extension	700	702	-2	0	0	0	0	😊
Mudford Junior Modular Extension	547	553	-6	0	0	0	0	😊
Other Basic Need Projects not yet approved	12,368	0	12,368	0	0	0	0	😊

14 - 19 PROJECTS / SEN PROJECTS
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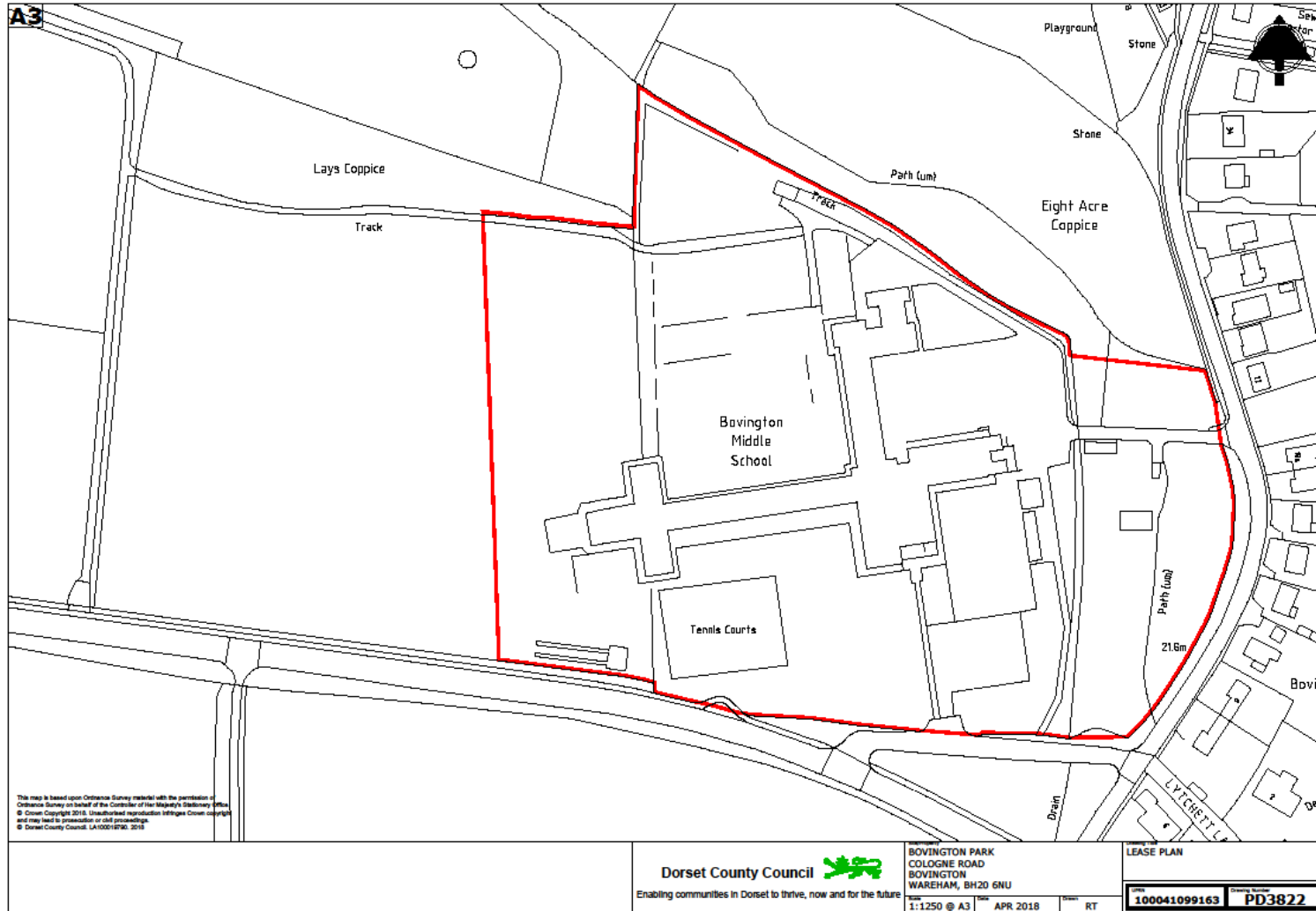
SEN Projects (Yewstock)	3,931	3,879	4	48	0	0	0	☺
Other Schemes awaiting approval plus funding available or over committed	6,231	2,846	976	221	2,188	0	0	
Modernising Schools Programme Control Total	181,207	145,611	26,782	5,475	3,339	0	0	
Capital Fleet Replacements			1,110	786	2,234	1,000	0	
Capital R & M			6,310	5,967	5,967	5,967	0	
TOTAL EXPENDITURE			83,895	56,909	40,423	27,351	0	
TOTAL GRANTS / CONTRIBUTIONS			(31,869)	(25,187)	(23,130)	(13,191)	(1,880)	
TOTAL NET COST TO DCC			52,026	31,722	17,293	14,160	(1,880)	

Baileys 131 Barrack Road Christchurch - Disposal

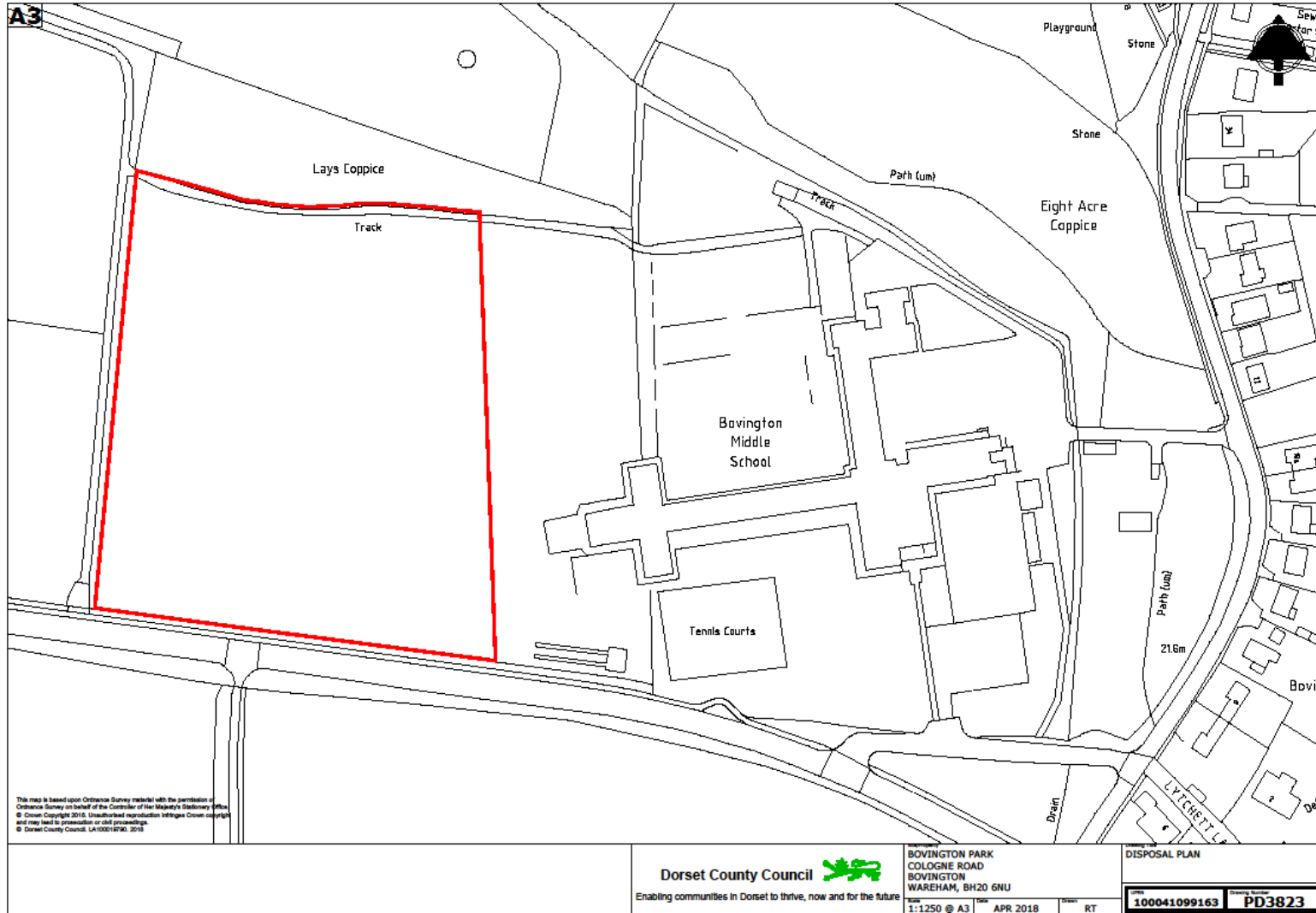


<p>Dorset County Council </p> <p>Enabling communities in Dorset to thrive, now and for the future</p>	<p>BAILEYS 131 BARRACK ROAD CHRISTCHURCH</p> <p>Scale: 1:1250 @ A4 Date: MAY 2018 Sheet: MLS</p>	<p>Planning File: DISPOSAL PLAN</p> <p>100041046676 PD3841</p>
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Bovington Park – Cologne Road , Bovington Wareham



Bovington Park – Cologne Road , Bovington Wareham



Horizon West Cromwell Road Weymouth



Land - St Martins Road, 40-46 Salisbury Street, Salisbury

