

Breakfast Meeting – Tuesday 2nd August 2016

Mercure Great Danes, Hollingbourne



Chair – Ella Brocklebank

Donald Farquharson

Executive Head: Capital Programmes | Property and Infrastructure | GEN2 Property Ltd



GEN²
PROPERTY

Agenda

Welcome – Ella Brocklebank – KCFG Committee

- New Member & Guest Introductions
- Forthcoming Events
- Charity Update
- Development Group Update
- Market Barometer

Donald Farquharson – Kent County Council – Gen2

Meeting Conclusion & Networking

Introductions

Welcome: New Members – New Faces

Forthcoming Meetings & Events

Tuesday August 2nd 2016

Donald Farquharson
Kent County Council

Tuesday September 6th 2016

Mercure Great Danes Hotel Hollingbourne

Chilmington Green & Ashford's

Big 8 Projects

FREE entry for KCFG Members – IF you bring guests (free entry for guests as well)

October 6th – KCFG Breakfast at Construction Expo

November 1st 2016

Marc Baines – South East Consortium

Wednesday July 13th

Constructing Excellence Kent Club

- Innovation showcase....have you got an innovative product or way of working then share it with us
- To be held at University of Kent, Canterbury



Expo 2016

CONSTRUCTION

ENGINEERING AND DESIGN

www.kentconstructionexpo.co.uk

October 6th 2016 – Kent Event Centre – Detling Showground



Platinum Sponsor





www.kentconstructionexpo.co.uk

Construction Expo Breakfast – Special Guest Speaker

Kevin Byrne – Chief Executive – Checkatrade.com



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Construction Expo Dinner – Special Guest Speaker

Gyles Brandreth - broadcaster & raconteur



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Kent **Design & Development** Awards 2016

www.kentdesignanddevelopmentawards.co.uk

Closing date for entries

19th August

Shortlisting, site visits and filming

September/October

Awards ceremony

November – details tbc



Goat Lees Primary School, Ashford – 2014 Winner



Sponsors of the Public Buildings - Education & Community Category

Charity Update

KCFG '£500 Pot' of Charity Funds available
to **MEMBERS** for their individual
fundraising efforts.

Contact the Committee to request
a £50 donation

Westridge Construction - 3 Peaks Challenge Team



Raising £9,000 for a number of local charities

Charity Update

KCFG Nominated Charity 2016 Kent Surrey & Sussex Air Ambulance

Kent Surrey Sussex



Air Ambulance

A Charity That Saves Lives

Registered Charity No. 1021367

Charity Update

**Jonathan Parker – Quigg Golden
World Record Cycle Ride to Paris**

August 28th

**Aiming to raise £10,000 for Cyclists
Fighting Cancer**

[https://www.justgiving.com/fundraising/](https://www.justgiving.com/fundraising/JonathanParkerL2P)

JonathanParkerL2P

Market Barometer

Please ensure you complete the forms – on each table

- *If you need a specific service or supplier please write this down on the form as well*

Development Group Updates

None this month....

But !

*KlCoC offering free legal advice to Members for
any companies affected by the recent demise
of Cardy*

Kent Construction Focus Group

2 August 2016

Donald Farquharson

Executive Head: Capital Programmes,

GEN² Property Limited

(A member of the KCC Group of Companies)

GEN²

- Established in May 2016, GEN² Property Ltd is a Private Sector company with a Public Sector Soul, specifically set up to deliver innovative property services to a wide range of Public Sector clients throughout Kent and beyond.
- GEN² provides integrated property management advice to its clients through dedicated teams of Strategic Asset Managers, Real Estate surveyors, Facility Managers, Capital Project Managers.
- Focused on Operational and Investment portfolios for our Public Sector clients, we seek to reduce expenditure and improve asset value, whilst meeting the front-line strategic business needs of our clients.
- Responsible for Kent County Council's £2bn property portfolio, with over £25m annual Revenue expenditure in Kent's Corporate Landlord, Property Investment and Schools Estates; and £250m of Capital expenditure on Schools and other Infrastructure builds.

About GEN²

- KCC Property Department established as KCC Owned Local Authority Trading Company, GEN², on May 3rd 2016
- Full Cabinet and Shareholder Board approval and support
- Teckal Company with increased commercial focus and operational flexibility to continue to deliver high quality services to KCC and also to other Clients
- Benefits to GEN² are improved resilience and opportunities for growth and continuous improvement
- Benefits to Clients include continued high quality competitive services

Capital Programme Delivery – Key Programmes

Education and Young People's Services

- Basic Need – Primary, Secondary & Special Schools (expansions, relocations and brand new)
- School Modernisation (rebuild & refurb)
- Special Schools Modernisation (rebuild, refurb & relocations)
- Universal Infant Free School Meals Initiative / Kitchen Ventilation Programme
- Priority School Build Programme 1 (currently delivered by the EfA)
- Priority School Build Programme 2 (lobbying EfA to deliver schemes at a local level)
- Free School Programme (lobbying EfA to deliver schemes at a local level)

Other Directorates

- Libraries, Offices
- Waste Transfer Stations, Parkways
- Margate Regeneration

CPD Achievements

- We have delivered 102 school projects over the last 3 years and continue to deliver over projects in 2016/17
- One of the largest capital programmes the County Council has had to deliver
- 2013/14 – **35** primary school expansion projects, a Travellers Site and Cyclo Park
- 2014/15 – **36** projects which consists of 35 primary and 1 secondary school + new housing in Margate
- 2015/16 –delivering **36** projects including 6 new primary schools and 2 library/gateway refurbishments + new housing in Margate
- 2016/17- **over 45** new projects including 2 new secondary schools, 4 new SEN Schools, and a new Waste Transfer Site, ongoing development of Thanet Parkway + new housing in Margate, New Ways of Working, PSBP and the early development of some Free Schools on behalf of the EfA.

We will have delivered over 425 new classrooms to provide education for over 12,750 children as a result of this Basic Need Programme 2013/14 to 2016/17

**The basic need programme has been delivered on time
Not a single child has missed a day's education**

KCC PCF Pipeline of Work

In contract

Lot	Project	Programme	Type
Lot 2	Singlewell Primary School	Basic Need Programme (Primary)	1FE Expansion
Lot 2	Birchington Primary School	Basic Need Programme (Primary)	1FE Expansion
Lot 2	Joy Lane Primary School	Basic Need Programme (Primary)	1FE Expansion
Lot 2	Avenue of Remembrance	New Ways of Working Programme	Existing Office Refurbishment
Lot 2	St Peters	New Ways of Working Programme	Existing Office Refurbishment

KCC PCF Pipeline of Work

Live Procurement

Lot	Project	Programme	Type
Lot 2	Seal Primary School	Basic Need Programme (Primary)	1FE Expansion
Lot 2	South Borough Primary School	Basic Need Programme (Primary)	1FE Expansion
Lot 2	Marden Primary School	Basic Need Programme (Primary)	0.5FE Expansion
Lot 2	Wyvern Special School	Basic Need Programme (Special)	1FE Expansion
Lot 2	Wilmington Academy	Basic Need Programme (Secondary)	2FE Expansion
Lot 2	Wilmington Girls Grammar School	Basic Need Programme (Secondary)	1FE Expansion
Lot 2	Spires Academy	Basic Need Programme (Secondary)	1FE Expansion
Lot 2	Sittingbourne Community College	Basic Need Programme (Secondary)	2FE Expansion

KCC PCF Pipeline of Work

Anticipated Future Opportunities – Lot 1

Primary School Expansions

- 8 approved capital schemes worth an estimated £3.1M
- Anticipated Tender Issue:
 - 2016/17 Q.2 – 2 schemes
 - 2016/17 Q.3 – 3 schemes
 - 2016/17 Q.4 – 3 schemes

School Modernisation

- 2 approved capital schemes worth an estimated £1.9M
- Anticipated Tender Issue:
 - 2016/17 Q.4 – 2 schemes

KCC PCF Pipeline of Work

Anticipated Future Opportunities – Lot 2

Primary School Expansions

- 10 approved capital schemes worth an estimated £37M
- Anticipated Tender Issue:
 - 2016/17 Q.2 – 4 schemes
 - 2016/17 Q.3 – 2 schemes
 - 2016/17 Q.4 – 3 schemes
 - 2017/18 – 1 scheme

Secondary School Expansions

- 5 approved capital schemes worth an estimated £18M
- Anticipated Tender Issue:
 - 2017/18 Q.1 – 3 schemes
 - 2017/18 Q.2 – 2 schemes

Free School Programme

- Potential delivery of 10 new 2FE primary schools worth an estimated £65M

KCC Non School Potential Pipeline of Work

Anticipated Future Opportunities –

<i>Thanet Parkway Station</i>	<i>2018/20</i>	<i>£19M</i>
<i>Turner Gallery Extension</i>	<i>2017/19</i>	<i>£6M</i>
<i>Rendezvous Hotel</i>	<i>2017/19</i>	<i>£11m</i>
<i>New Ways of Working</i>	<i>2017/20</i>	<i>£8m</i>

GEN² Added Value

Benchmarked school delivery costs

New School Projects:

	Average Gross Cost per m ²	Average Nett Cost per m ²	Sample Size
National	£3,103	£1,933	40
South East	£3,064	£1,858	16
East Sussex County Council	£4,405	£2,515	1
West Sussex County Council	£3,839	£2,136	1
Surrey County Council	£3,215	£1,840	3
Hampshire County Council	£3,214	£2,010	4
Kent County Council	£2,489	£1,545	6

Rebuild and Extension projects:

	Average Gross Cost per m ²	Average Nett Cost per m ²	Sample Size
National	£2,597	£1,853	204
South East	£2,902	£2,065	49
Hampshire County Council	£3,700	£2,288	10
Surrey County Council	£3,139	£2,112	9
West Sussex County Council	£2,409	£1,865	8
Brighton & Hove City Council	£2,256	£1,717	1
Kent County Council	£2,275	£1,676	14

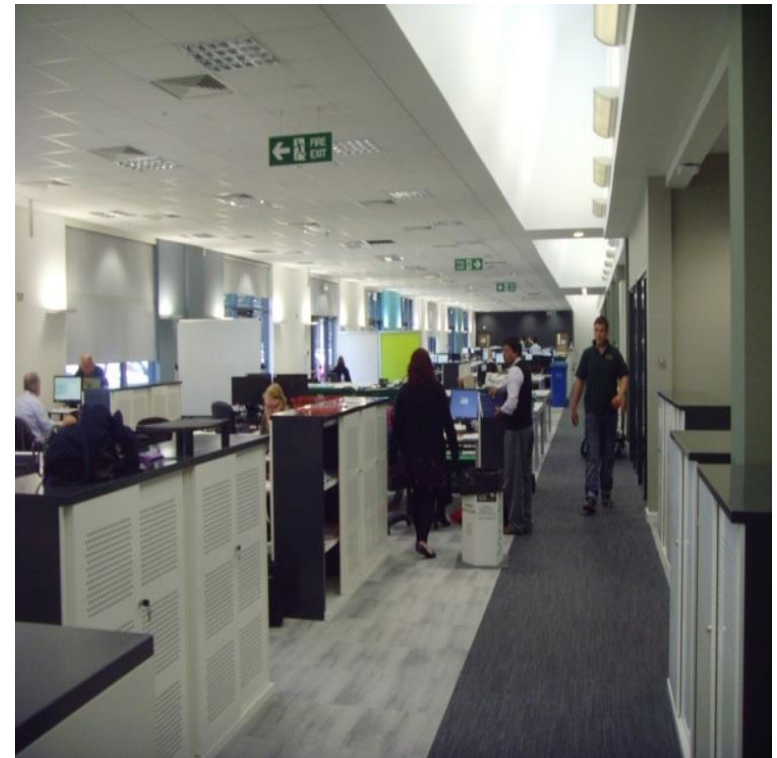
Case Studies- Integrated Health and Social Care

- Buckland Hospital and Estuary View Integrated Health Centre
- combining 24/7 minor injuries unit, GP surgery and outpatient services.
- Outcomes are better patient are closer to home, shorter
- 21% less to treat a patient for cataracts in the clinic compared with a hospital,
- 83% less to treat Carpal Tunnel Syndrome.
- It is estimated that the total saving per year of the Minor Injury Unit could be up to £400,000.



Case Study - New Ways of Working

- KCC has been working with Districts to rationalise public sector estate.
- the net present value £24.4m with a “payback period” of 12 years (based on capital expenditure of £32m)
- reductions to revenue expenditure and an increase in the capital asset value of the portfolio.
- capital is raised through a challenging 3-year disposals programme, which is currently on target to raise £100m and includes disposals produced as space was rationalised.



Case Study – Live Margate

- Empty Homes Initiative
- KCC worked with Thanet District Council and Homes and Communities Agency to develop and improve 75 units.
- Civic Trust Award for sustainable design and enhancement of public realm.
- A further 88 units under development



Case Study – Other New Buildings





Contact Us / Follow Us.....

Email: committee@kcfg.co.uk

Twitter: [@kcfg_committee](https://twitter.com/kcfg_committee)

Linked-in: www.linkedin.com - Kent Construction
Focus Group

Website: www.kcfg.co.uk

