

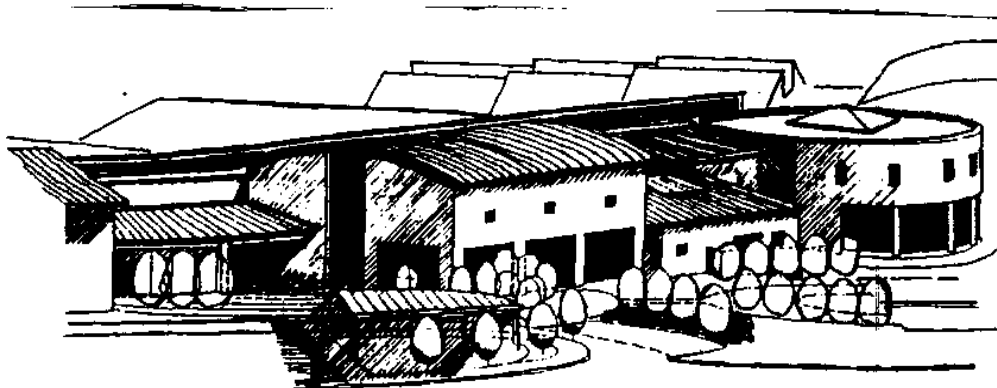
DORSET LEADS IN PFI FOR SCHOOLS

The Bristol based Jarvis Construction and property facilities management company (an eight company consortium) have been selected as preferred bidder by Dorset County Council for the £11.0m replacement of the Colfox School at Bridport, Dorset. Terence O'Rourke of Bournemouth are the architects. Following construction, Jarvis will be responsible for cleaning and maintaining the buildings, looking after the grounds and providing catering and support services for 30 years.

As one of the governments' pathfinder projects, Colfox is set to be the very first of its type in the country where design, construction and operational

risk is transferred to the private sector. Previous projects investigated in depth as being suitable for the PFI included Pimlico School in London, but like the health sector the formula has proven difficult to crack. The costs of achieving preferred bidder status are so high that projects smaller than Colfox are unlikely to prove economic under the present rules.

The bidding process has taken 14 months and it is hoped that after a short period of negotiation the contract can be signed, with work starting this summer and the school ready to open in September 1999.



MAIN ENTRANCE PERSPECTIVE

In order to ensure a greater success rate for projects such as Colfox the RIBA have issued a position statement on procurement (see Page 8) recommending that the quality of the design team be part of the bidder selection process and that a model for systematically considering design is introduced to PFI bids. Architects should also help procurers establish output specifications to ensure their long term requirements in terms of building quality and service are met.

The RIBA are suggesting that preferred bidders costs are paid in the event that the project is aborted by the client and that architectural assessors sit on PFI panels in order to assess how closely bids meet design principles, functional and output specifications. The aim of the Institute is to reduce the gulf between user and designer, helping to eliminate the present frustrations which threaten to bring the initiative into disrepute.

Your guide to **SCALANEWS**



SCALAFEATURE

Signifies a feature article on an item of topical interest or a special event such as the latest RIBA position statement included in this issue



SCALAECHANGE

The information exchange marketplace where problems can be aired and advice sought from fellow professionals in the industry



SCALADIARY

A reference list of dates for future SCALA meetings and events including those for the regions and associated organisations



SCALAINFO

A summary of SCALA council and committee meetings keeping members and readers up to date on current issues



SCALANET

Your 24 hr. contact point on the Internet for the full range of SCALA services and information sources



SCALAWAG

A section devoted to members no longer in direct local authority employment or retired. Please submit articles and news for the next issue.

- P1 DORSET LEADS IN PFI FOR SCHOOLS
- P3 SCALAWAG - article by Ken Jones
- P4 SCALA DIARY
- P5 SCALA EXCHANGE - The marketplace for information
SCALANET - The member service to be available 24hrs/day
- P6 SCALA INFO - A summary of council & committee meetings
- P7 SCALA STUDY DAY - 'Survival or Revival ?'
- P8 SCALAFEATURE - 'Procuring good public architecture'
SCALA BOOK LIST - Building Maintenance Expenditure 1977 to 1997



The New Year Newsletter was well received at Council and will now be published five times a year, about a month prior to each Council. This issue is printed by a new technique direct from disk and is of higher quality on ivory paper, which I hope is more pleasing to the eye. Contributions in hard copy and disk in 'Windows' format if possible. **Please note the new roles and contact points listed below.**

Ed

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'A funny thing happened to me on the way to the knackers yard' by Ken Jones

If it is true that 'Timing is everything' then this piece will fall flat on its face. It is now over 4 years since I retired having reached 65; whilst many, if not most, of my county architect colleagues had taken early retirement or worse, over the preceding decade, in the 'killing fields' that radical conservatism brought to local government architecture. Admittedly during that time I had once impetuously tackled the Leader about the possibility of going early with a golden handshake when alone with him in the lift one day. He was as forthright as ever, 'Want the sack then Ken' he said, which concluded that interview even more quickly than it took the lift to rise from the ground to the first floor.

In fact I was pleased rather than disappointed as perversely perhaps I was still enjoying my work and was not being treated like a criminal lunatic which apparently was the fate of several of my erstwhile colleagues elsewhere. I confess however, to having felt left out from what seemed to be an almost universal and profitable flight to freedom.

When retirement did come it seemed to do so all of a rush. One minute I was working my socks off, trying to leave things in good order for my successor, interrupted only by an invitation to attend a series of pre-retirement lectures. Having sampled one, I declined the remainder not having an appetite for being talked to by bored youngsters who had obviously drawn the short straw to lecture to the 'wrinklies' on such illuminating subjects as gardening and stamp collecting.

Now there were only 2 weeks to go. Time to start the rounds of saying goodbye. You meet a lot of people in 20 years and only now have time to listen to them properly as you chat without the restraint of tomorrow, appreciating more fully what a splendid set of people you have worked with.

The series of nice meals and kind speeches about some chap I'd never met were extremely enjoyable, including the

realisation that what the members were most likely to remember me by was not fine buildings, an array of architectural awards or an efficiently run department (self evident though these qualities were) but rather the occasion when England trounced Wales in the early 80's for the first time in many a long year. I had arranged to have a red cotton sweat shirt embroidered 34-6 in large white letters to be delivered in time for the main monthly committee meeting on the Monday after. I entered a few minutes late, to ensure all were seated and paying attention, wearing the said sweat shirt together with a tea plate sized England rosette. To say that pandemonium ensued is a considerable understatement; it took at least 10 mins. to restore order during which time I beamed happily at my Masters, responding here and there to gestures of mutual regard. It was only later I realised I had achieved immortality.

Now the final round of goodbyes were complete and I'd got the cheque I could go. I need not get up at 7am. the following morning and it wasn't Saturday. I had no clear or even faint plan for the future; I knew I was tired, overweight and that the actuaries' forecast was a touch gloomy. We had enough interests, children and grandchildren between us to make me feel confident that as Mr. Micawber said 'Something will turn up'. When I start writing I rarely have much idea where it will lead or how it might end. However the very process of writing seems to produce a chain reaction of ideas and memories and the whole process takes on a life of its own. So I imagined it would be with retirement.

We did not have a long term plan but decided to spend a couple of months at our apartment on the coast of southern Spain. The transformation in your mood as you pass from deepest winter to wall to wall sunshine has to be believed. We travel by car and ferry the principle benefit being that the transformation is gradual and you have a chance to smell, taste and feel the nature of the country

you are visiting before arriving at your final destination.

Our destination was Puerto de la Duquesa where our apartment is one of four overlooking the golf course, the Marina and the Mediterranean. This was not to be a holiday in the demi-pension mold where all you have to do is to clear your plate and empty your glass. No, this was strictly self catering and as far as possible self maintenance as well.

It is now that I obtained my first insight into the saying 'when you have been retired for a couple of months you wonder how you ever had time to work'. The unspoken reason of course is that you have been detailed to do the dusting and that can knock a serious hole in anyone's morning! Balance is the thing but the friend who declined to make up a four at golf because 'he thought he should hang around in case he was wanted' was taking fair play too far. One subject though which men often forget and is omitted from retirement lectures gives their wives much food for thought. How will we get on together now he is going to be at home all day? It was a neighbour who provided the

ideal answer, she said simply 'He's my best friend, it's not a problem'.

But it is here that County Architects, Directors of Property, or whatever they call themselves, seem to be at an obvious disadvantage. They are either egomaniacs, telling other people what to do whether or not they know anything about it, or egocentrics, probably in the majority, who can seem fairly decent but suffer from the emotional defect that no sane person would take a job with that amount of hassle. Realising that as a breed we are emotionally damaged is it likely that anyone would choose one of us as a 'best friend' and if they did could we make sound judgements on matters like the consideration of others?

The other strand of the cleanse the palate treatment was that we didn't have TV or radio and were insulated from the world's problems. After several weeks with all preoccupations and lethargy gone I found myself thinking 'Man needs a project'. My drawing board and tee square had been packed in the car, just in case...what about the site we own at the bottom of the garden? We don't need another house but wouldn't it be fun!....are you there Cynthia? But that's another story.



SCALADIARY

APRIL

- 8 - CIPFA CAS C+PS Conference in London: 'Construction at the Crossroads'
- 25 - SCALA Professional Affairs Committee, Policy Committee and Council at RIBA

MAY

- 2 - SCALA Technical Committee at RIBA
- 13 - RIBA Conference in Oxford: 'Procurement of high quality arch. in the public sector'
- 13 - CIPFA/SCALA CAS Workshop-London
- 14 - CIPFA/SCALA CAS Workshop-Leeds
- 16 - SCALA Housing Committee
- 20 - CIPFA/SCALA CAS Workshop-Coventry
- 21 - CIPFA/SCALA CAS Workshop-Builth Wells
- 27 - CIPFA/SCALA CAS Workshop-Glasgow
- 28 - CIPFA/SCALA CAS Workshop-Perth

JUNE

- 3 - CIPFA SCALA CAS Workshop-Exeter
- 4 - CIPFA SCALA CAS Workshop-Preston
- 5 - CIPFA SCALA CAS Workshop-Durham
- 12 - SCALA Technical Committee at RIBA
- 26 - SCALA Council and Professional Affairs Committee at Queen's Hotel, Cheltenham
- 27 - SCALA Study Day on the condition of L.A. building stock, at Cheltenham

JULY

- 18 - SCALA Housing Committee

For information on the CIPFA/SCALA Client Advisory Service workshops on CCT for Construction and Property Services contact Ed. or CAS direct on 0171 895 8823

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SCALAEXCHANGE

SCALA Yearbook- 1997 entries

There has been a good response to the request for submissions for the yearbook but if you haven't done yours yet there is still just time.

Please send the form direct to Lansdowne Publishing at 4 School House, 2nd. Avenue, Trafford Park Village, Manchester M17 1DZ. If you do not have a form ring them on 0161 872 6668.

With the advent of CCT it is more important than ever to promote the work of local authority construction professionals and the value of including your work in the yearbook can be seen from the article in the 21st. February issue of 'Building' titled 'Style Councils'. This featured projects which reflect the more businesslike approach of local authority architects and the greater design flair resulting from the pressures of CCT coupled with a more focussed funding regime. The inclusion of work from Hampshire, Birmingham, Waltham Forest and Sheffield largely resulted from previous schemes in the 1995/6 Yearbook .

Please note that the closing date for general entries is Monday 14th. April.

SUZEN confusion

A more restrictive interpretation of the TUPE rules has resulted from the European Court's latest ruling which states that as well as a transfer of assets the new service provider must also take over the majority of the workforce, which is different from the previous view of the Advocate General. As well as sowing the seeds for ongoing confusion the ruling puts in doubt whether service providers can pass on staff at the end of a contract with the necessary TUPE protection. Second generation CCT contracts are already in existence, with more to come, and while this uncertainty may make the private sector reluctant to bid it could result in staff being made redundant on contract transfer. The general principle remains that there must be the transfer of an economic entity which retains its identity, indicated by activity continued or resumed.

Construction problems- artificial slates

The request for information on this topic in the last newsletter brought a response from Geoff Naylor of West Lancashire District Council who shared his experiences with David who has found the information very useful.

Whilst continuing to pursue a satisfactory solution David is becoming increasingly aware of widespread concerns with the performance of artificial slates, perhaps related to specific products.

He will be pleased to hear further from other members who have experienced problems and believes that the industry should do more to make specifiers aware of the need to be cautious when using this product. Please contact David Roe at Dorset County Council- Tel: 01305 225227

Experience of Arts Lottery Fund

This subject provoked an interesting debate at the last Council meeting and as a result the President is to write to David Rock and the RIBA Public Sector Group emphasising the expertise available from the public sector and the need to involve them in the competitive process. David Rock has written to the Arts Dev. Officer at Barnet emphasising the need for competition based on quality, together with the need to comply with EU rules, and does not exclude the possibility of an 'in-house' service provider if they have experience of the building type. ALBA are meeting David Rock on this very issue on 10 April and would welcome any input. Please contact Ian Welsh on 0181 527 5544 x6225.

EU Green Paper

A Green Paper on public procurement was sent to the RIBA on 17 March for comments by 30 March! Copies can be obtained from Richard Footitt at the DoE (Tel 0171 890 4145) and it is understood that comments will be considered into the Summer. Its purpose is to deal with non-compliance and it suggests ways of strengthening the rules - by fining authorities for malpractice, creating an independent body to certify compliance, or to resolve disputes by independent conciliation. Copies of responses to Ian Vincent at Daventry D.C. please.



SCALAI NFO

COUNCIL

The President reported that 200 responses had been received to the draft CCT Regulations as opposed to the 20 requested by the DoE. The FPS have been given 12 months to act as a single voice with the LGA for architectural services. SOLACE is bringing together the various voices within the LGA and their representative will be invited to attend Council as an observer.

Members were asked to submit as many schemes as possible for the Yearbook whose launch should coincide with the conference.

The Newsletter was complimented for its presentation and information within and it was agreed that it would be published five times a year instead of three, about a month prior to each Council meeting.

Updated financial reports are to be provided to all future meetings and bids are currently being received from regional convenors for initiatives to be included in the 97/98 Financial Plan.

Work is progressing on the marketing plan and it is hoped to submit the second stage to Council in June.

The following new members were welcomed into SCALA:

FULL

Mr. A. J. Scott-Leeds City Council

Mr. Paul Adcock-Bedfordshire CC

Mr. Stuart Brown-Wrexham CBC

ASSOCIATE

Mrs. Mary Pierre-Harvey-W. Sussex CC

Mr. Ivan Hollow-W.Sussex CC

PROFESSIONAL AFFAIRS

Benchmarking is of growing interest with the possible election of a labour government and information is being sought from readers, which together with the committee's own research will be made available to members.

Gwyn Hobson has kindly offered to join Roger Cheney representing SCALA on the Local Authorities Contracts Panel and is also researching information on SRG, insurance and CDM matters for the committee.

The link with the Institute of Clerks of Works will be Ian Atkinson, not Ian Vincent as reported in the last newsletter, who will raise the question of the client/consultant split at a meeting to be held on 18 April.

Contact Ian Vincent Tel: 01327 71100

TECHNICAL

The Study Day will be at the Queen's Hotel, Cheltenham, on 27 June and is entitled 'Survival or Revival' and will use data from the recently published SCALA Maintenance Report (see page8) and will look closely at property management as well as PFI, green issues and new age glass technology. The following page has the detailed agenda and early booking is recommended.

The committee proposes to focus in future on core technical matters such as life cycle costing in relation to PFI and facilities management.

Contact Rob Tate Tel: 0181 982 7011

HOUSING

A review of the committee's future is taking place and meetings have been arranged for May 16 and July 18.

It is currently concerned with the RIBA 2000 homes initiative and investigating the limitations on housing design in the new century. The committee is also looking at opportunities to sponsor housing research in schools of architecture and hopes to be able to report positively to Council on this initiative.

An entry form is enclosed for the 'Building on Quality' Clerks of Works Awards Competition 1996/97 and the closing date for entries is 23 May.

Contact Ian Atkinson Tel: 0114 273 6192



SCALANET

Things are rarely as simple as they may seem and this is particularly true of new technology. Finding an ISP (Internet Service Provider) is a pertinent example dear to my heart. It is not just a simple matter of signing up. You have to check the nature of the website, number of mailboxes and access to them, bandwidth, modem/user ratio, charging structure, helpline availability etc. Having done all this you have to register a hostname and would you believe it there was a 'SCALA' already with the chosen ISP! The search continues and I hope to report a successful hit to Council

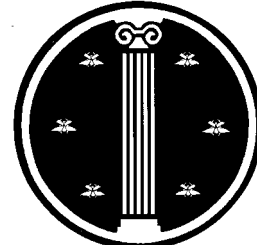


Rob Tate

SCALA Vice President and
Chairman of the Technical
Committee organising the
Study Day

SCALA

STUDY DAY



27 JUNE 1997
Queen's Hotel
Cheltenham

SURVIVAL OR REVIVAL?

- * BUILDING MAINTENANCE EXPENDITURE BY LOCAL AUTHORITIES
Laurence Cooper gives a presentation on the methodology and results of this SCALA publication and its message for the future
- * LOCAL AUTHORITY PROPERTY MANAGEMENT
The Audit Commission revisit the recommendations set out in their seminal document, published in 1988, and chart the way forward
- * PRIVATE FINANCE INITIATIVE
A progress report
- * AN IMPORTANT NEW PROJECT IS EXAMINED
How did the architect and client strike the balance between reduced building and maintenance funding to optimise cost in use?
- * GREEN ISSUES AND COST IN USE
The architect for a major new 'green building' discusses the principles behind the design and the financial implications of the project from the point of view of design and building economics
- * NEW AGE GLASS TECHNOLOGY
How new glass technology can have profound influences on design, comfort levels and cost in use. What is its potential for existing and future building stock?

The 'Maintenance time bomb' identified by the Audit Commission is still ticking! The ever reducing level of capital means we retain and maintain our buildings longer, whilst we must be ever more creative in minimising cost in use of those buildings we do build! Optimising performance through striking the balance between new build and maintenance will be a major issue for the Study Day.

Book now with Steve Mitchell at outLORE : Tel : 0151 334 4068
Fax : 0151 343 1902

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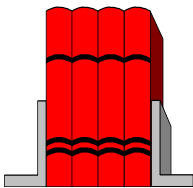
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A decent standard: Procuring good public architecture

Published by the RIBA as a timely reminder during the election campaign this position statement follows belated government efforts to improve the quality of new buildings. It also seeks to strike a balance between public expenditure and the long term needs of the public estate. The key points can be summarised as follows:

- Government procurement procedures should establish a quality based selection procedure for new buildings. This will give an audit trail to quality choices.
- The Private Finance Initiative should be reformed to make quality of design a key criteria (see page 1).
- Compulsory competitive tendering needs to be reformed to allow for the exercise of intelligent judgement and the existence of skilled in-house teams.
- An advisory post of Government Architect should be created. This person should initially work with the Treasury to set standards of government procurement.
- Similar posts of City Architect should be created in all cities, giving a clearer line of accountability for quality selection.
- Civil servants responsible for building procurement should be properly trained. Such posts should be held for a substantial proportion of an individuals career. This should be accompanied with detailed guidance such as the DnH/DoE Arch. Comp. Handbook.
- A review of the public estate should be undertaken with a plan for its development based upon public need rather than ability to attract public finance or to participate in government organised competitions.
- Major public buildings should, wherever possible, be procured by a competitive process that encourages innovation and opportunity.



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*Book
list*

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