

GREENHEAD COLLEGE CORPORATION
Minutes of Capital Development Committee meeting held virtually using Teams
Wednesday 21 September 2022, 4pm

Govs present: Adrian Barrass; Craig Shannon; Elliot Gill; Emmanuel Matuka (until 16:46); James Reeve; Richard Armstrong (Chair); Simon Lett (Principal); Stuart Irving

In attendance: Grant Sellars (Ryder Architecture) (until 16:53); Daryl Henderson (Galliford Try) (until 16:53); Roger Morton (Galliford Try) (until 16:53); Mo Bunter (until 17:27); Tom Rowley; Sharon Roper (Clerk)

Apologies: John Holroyd; Richard King; John Blake

AGENDA ITEM	DISCUSSION	ACTION
1. Welcome, apologies	RAR welcomed members and specifically three external contributors from Ryder Architecture, Grant Sellars and from Galliford Try, Daryl Henderson and Roger Morton. Apologies received as above.	
2. Declarations	No declarations of pecuniary/prejudicial interest on the part of Governors or S.L.T. participants.	
3. Minutes 24/8/22	<p>3.1 Capital Development Committee 24/8/22 minutes, previously circulated, signed by Chair, returned to Clerk for filing.</p> <p>3.2 Matters arising:</p> <p>1. Min 4.2.16, Grant Sellars has produced the requested engagement process Gantt chart and will forward it to SLE.</p> <p>2. Min 3.2.2, GT and the DfE are not willing to share their programme schedule as it is fluid and don't want the College to hold them to performance against dates. They are working towards the end of November 23 for the first phase but are 3 weeks ahead and hope to complete earlier. They will know better early in 23.</p> <p>3. Min 4.1, charging points in the car park are in the process of being commissioned</p> <p>4. JBL has been asked to provide a forward projection for F&E meeting (10/10/22) looking at costs, revenue consequences, capital fund and Free School.</p>	Clerk
4. Update of DfE development &	4.1 No update in the meeting.	

<p>proposed development</p>	<p>4.2 Daryl Henderson introduced himself as a Cost Estimator for Galliford Try and delivered Galliford Try's presentation revolving around option assessment slides & background information, both previously circulated, in respect of options to rebuild or refurbish Park Block.</p> <p>Daryl explained that the costs include the forecast of where inflation is expected to be when the build is due to start, the proposed site is difficult as its land locked and there are less than 5 metre gaps around the site which adds into abnormals and also adds to the programme length. Services run through this area and a tank will need relocating.</p> <p>For sake of clarity, the four options are:</p> <ol style="list-style-type: none"> 1. Option 1: New building for Sports and Arts, £17.9 million, £5045/m², 3-year phased programme. 2. Option 2: New building for Sports and Arts, £17.6 million, £4982/m², 2-year phased programme, temporary classrooms required. 3. Option 3: New building for Sports, retain the Park building and refurbish it for Arts, £11.9 million, £3706/m², 1-year programme 4. Option 4: New building for Sports and Arts on car park, no costing for this yet, 2-year phased programme, planning complications. <p>CSH asked if abnormals and inflation are included in the cost, Daryl confirmed they are. CSH asked about confidence regarding the costs and inflation, Daryl replied that he is as confident as he can be. Roger Morton added that GT are buying early and banking items that are needed later to try and stabilise prices.</p> <p>4.3 Option 1 – Arts and teaching classrooms will be built first, then the Park building will be demolished. The sports hall and changing facilities will go where the Park building was. The first phase will be 12-18 months followed by demolition, then a further 12-18 months. The treeline will need to be pruned.</p> <p>4.4 Option 2 – Temporary classrooms will take up part of the new car park, but this will mean the demolition can be done first. This reduces the programme to 2 years and will save approximately £300,000.</p> <p>In response to RAR's question, Daryl replied that the cost of 20 temporary classrooms is included.</p> <p>4.5 Option 3 – A new build sports hall will go in the courtyard and the existing sports hall will be refurbished for drama and dance, and classrooms will be refurbished. The programme will take 1 year, and temporary classrooms are required.</p>	
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4.6 Option 4 – A new build on the MUGA, part of the car park will be lost, and the planners may not like this option. Levels on the site may need lowering and the build could have a sub floor.

Following SLE's question, Daryl will provide costings for option 4.

Grant Sellars said, as previously discussed, this part of the site is a challenge, the site slopes, the mass will be greater, or the building will have to be spread out.

Daryl said they can look at digging down, although light might become an issue in classrooms.

4.7 Discussion of options:

RAR asked if there was scope to start any of these options in parallel with the DfE build. Daryl said this would have to be checked contractually with DfE. SLE said an adaptation to the scheme can be applied for. Roger said in his experience DfE are resistant to this.

Grant asked if the scope of the new build was reduced can the £5045/m² be used to calculate a new cost, Daryl confirmed this can be used as a rough guide.

CSH asked about the hidden costs and downsides of refurbishment in option 3, Daryl said you're limited by your external walls, have to work out what can fit into the existing space, warranties are not as long, windows, roof, and insulation can all be improved.

CSH said there may be issues in the existing building, Grant replied that the fabric of the building will be checked by specialists, and a high-level feasibility will be undertaken. He said there are different levels of refurbishment available.

RAR asked if the flow of the building can be improved without losing capacity. Daryl said the building needs surveying, and Roger added that stairs and floors can potentially be moved to better utilise the space.

EGI asked when the costing is based on starting on site, Daryl replied it's based on starting end of 2023 to the end of 2024 and should tag onto the end of the DfE build. RAR said the DfE build isn't due to finish until 2024.

EGI asked if there will be an uplift in the costs if the build doesn't start until 2024, Daryl confirmed he was comfortable with the figures and the inflation allowance.

EGI asked if this was a fixed price, Daryl replied that these are feasibility figures, it's not a best and final offer.

EGI questioned the build time of 3 years on option 1, Daryl said it's down to the logistics of the site and the phasing.

EGI asked about offsite building and would that increase the cost, Daryl said there is a premium for this, and logistics required to lift it into place.

RAR confirmed that the governors want to see costs for option 4.

Grant Sellars, Daryl Henderson, and Roger Morton left the meeting.

Daryl
Henderson

**5. Maths School -
16 – 19 Free
Schools/ 'Elite
Sixth Forms'**

SLE delivered a presentation relating to Park Building, Maths School and 16-19 Free Schools which are now becoming interlinked, this was circulated to the committee members, and is summarised as follows:

5.1 Replacement of Park building,

- SLT feel that option 1 & 2 are unaffordable.
- The financial forecast suggests that option 3 is currently affordable.
- There are benefits to a new four court sports hall and refurbishment to Park Building as Drama and Music facilities are not good.

5.2 Maths School,

- University of York were keen to be our partner and they also liked the Huddersfield Infirmary site.
- A trust would be required only after the application was approved.
- Prior land purchase is not required as it's fully DfE funded.
- Curriculum focus likely to be Maths, Further Maths, and associated STEM subjects for 250/300 students.
- This option is paused, the DfE is not accepting any further expressions of interest, our local MP has been asked to find out if this is a temporary or permanent pause on applications.

5.3 16-19 Free School,

- The Trust needs setting up before the application is submitted, the deadline is 30/11/22.
- Suitable (3) members and (5/8) trustees need identifying.
- Two staff members from the University of York are willing to serve as trustees. A governor from the Corporation has been identified to serve as a trustee. SLE can also be a trustee.
- SLT had the idea to call the trust, The Conway Education Trust, after Kevin Conway, the principal who set up the ALPS system. Kevin Conway's daughter will be happy to serve as a trustee.
- Members are like shareholders and are more of an honorary, altruistic role.
- Setting up the Trust takes about a week, following legal advice from DfE, and due diligence on trustees and members.
- Curriculum focus will be Business, Technology and STEM related.
- DfE fund the project, which leaves the option of Greenhead funding the development of Park building.
- The Free School and the Governance structure will be separate to Greenhead.

5.4 Post-16 Capacity Fund,

- This fund has a deadline of 11/11/22.

	<p>- If the bid is successful, the Huddersfield Infirmary site could be developed with 60% from GC and the remainder from DfE (up to a maximum £4million).</p> <p>- Condition of funding for the bid is that the new building would have to be ready by 31/8/24.</p> <p>- Analysis is underway to determine the curriculum focus.</p> <p>- Need to be in control of the site by the time the bid is submitted and know that planning is achievable.</p> <p>- No trust required as they will be Greenhead students.</p> <p>5.5 Option 5,</p> <p>- If bid declined, Greenhead could proceed and fund all the development if it's affordable.</p> <p>5.6 Next steps and Key Risks,</p> <p>- Need expert support in costings and legal advice (land purchase and setting up a Trust).</p> <p>- The financial forecast needs work to consider the costings from GT and the options above.</p> <p>- F&E and CDC committees need to examine the key costs before the Strategy Day on 3/11/22.</p> <p>- Timescales are tight for the above applications.</p> <p>5.7 Discussion of Options,</p> <p>CSH asked if we have to purchase the land to demonstrate control of the site, SLE thinks an intention to purchase may be acceptable to DfE.</p> <p>CSH asked if the cost of the land purchase falls to Greenhead, SLE said it does.</p> <p>CSH asked if we know the cost of the land and the development on it. SLE said he is meeting the developer 22/9/22 but he doesn't know how long it will take them to confirm the costs. RAR said the developers will do some refurbishment on the hospital site to make it safe costing £400,000.</p> <p>ABA suggested paying for services in order to help meet the upcoming application deadlines with payment made after meeting the deadlines.</p> <p>ABA asked how each of these options align with the college's strategic intent, RAR said this will be discussed at the upcoming Strategy Day.</p> <p>SIR asked how long the Huddersfield Infirmary site has been up for sale, SLE said it's been derelict for 6 years and it is a listed building, RAR said the developers think that planning permission is not needed if it will be returned back to education purposes.</p> <p>SIR asked how much space is around the building, SLE replied that it's quite substantial and is currently being used as a car park.</p> <p>RAR said a road and a path will be built running through the site and an entrance can be made to the rear of the building which gives easier access from the Greenhead site.</p> <p>SIR thanked SLE and RAR for all their hard work so far, he feels it's positive that the University of York are interested in</p>	<p>SLE/MBR</p> <p>JBL</p>
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partnering with us, he agrees options 1 & 2 are very expensive, he likes the Post 16 option and is keen for SLE to continue to pursue all the options in parallel at this stage. RAR acknowledged the concerns that governors have that a maths school or free school could potentially go into competition with Greenhead at a later date. The Capacity Fund means a build for our students that will increase capacity and it stays within our governance, this deadline falls first, and the Free School also needs to be worked on at the same time.

ABA believes it will be good to naturally expand because we have a good brand.

CSH feels the Greenhead site developments are moving away from us in terms of cost and attractiveness of the site, but he still wants more information about option 4. Need to understand the offsite options may be difficult to deliver so the onsite options cannot be discounted.

EGI wants to understand the cost of the Free School, SLE said the building would be funded by DfE, RAR said operational costs might need to be subsidised in the first few years. EGI said the costs to develop on site are massive and off site might be a good option, ABA also pointed out that costs are currently unknown for the Infirmary site. EGI asked if Greenhead will buy the land at Huddersfield Infirmary, RAR said the developers cannot sell the land until they have made necessary improvements, but an intent to buy will be required by DfE.

RAR clarified that for the Capacity Fund Greenhead buy the land and the building, and for the Free School DfE fund everything.

JRE said a decision is needed about the kind of organisation Greenhead wants to be, RAR said this will be discussed at the Strategy Day.

CSH asked SLE what direction he wants to take, SLE wants to see option 4 from GT, he wants to pursue the Free School, which is fully DfE funded, and it will help academise if that decision is made, and he sees the advantage of the Capacity Fund which will allow Greenhead to retain control, he wants to continue with both options.

JRE asked if staff can support SLT as there is a lot to do over a short time, SLE said he wants to recruit someone to project manage the application bids to relieve the pressure and workload and increase the chance of success as they will have a track record in successful bids.

Governors were asked for potential contacts for members and trustees that SLE and RAR can approach for the new Trust.

The governors agreed that external support such as legal expertise, project management and financial expertise can be recruited.

SLE said he was concerned about slippage when using external services although he likes ABA's financial incentive idea, there are several contacts that will be followed up in relation to the external services required.

Governors

SLE

	EGI will follow up his contact.	EGI
6. New Build Risk Register	No new issues or risks.	
7. AoB	None.	
8. Confidentiality	None.	
10. Future meetings	Next scheduled meeting is Wed 19 th October, please note that this date may change, and the Clerk will inform the committee members of any new date.	Clerk

Minutes prepared by Sharon Roper (Clerk to the Corporation) on 30/9/22

Approved & signed by Richard Armstrong, Chair on 19/10/22