## **GC** Greenhead College Be exceptional

## **GREENHEAD COLLEGE CORPORATION**

Minutes of Capital Development Committee meeting held virtually using Teams Wednesday 20 September 2023, 4pm

Govs present: Elliot Gill; John Holroyd; Liz Bowen; Reuben Byfield; Richard

Armstrong (Chair); Richard King; Simon Lett (Principal)

In attendance: Mark Jones; Sharon Roper (Clerk)

Apologies: Adrian Barrass; Craig Shannon; Mark Howells; Stuart Irving

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AGENDA ITEM	DISCUSSION	ACTION
1. Welcome, apologies	RAR welcomed members. Apologies received as above.	
2. Declarations	No declarations of pecuniary/prejudicial interest on the part of Governors or S.L.T. participants.	
3. Minutes 7/6/23	<ul> <li>3.1 Capital Development Committee 5/7/23 minutes and the record of 16/8/23 meeting, previously circulated, minutes and record agreed by Committee, signed by Chair, returned to Clerk for filing.</li> <li>3.2 Matters arising: None</li> </ul>	Clerk
4. Update of DfE development	<ol> <li>MJO gave a verbal update of DfE development (the Hirst Building).</li> <li>The site cabins have been removed and there is a significant reduction in contractors on site. Mace and DfE are working with GT on the snagging.</li> <li>SLT visited Hirst on 8/9/23, the visit was curtailed by a fire alarm, and they only saw the first-floor social areas, ground floor and kitchen, the least finished areas of the building.</li> <li>The teaching area on floor 1, floor 2 and floor 3 are completed.</li> <li>Visiting Hirst continues to be difficult; the PPE for visitors has been taken off site when the cabins were removed.</li> <li>MJO will confirm when governors can visit the new build.</li> </ol>	

SLE said this will have to be escalated to DfE because SLT haven't seen the building since June and the governors have never seen inside.

MJO

RBY, student governor, has been on a tour of the building, he saw all the levels and was impressed.

- 5. The shower issue is resolved; showers will be available in the temporary changing rooms. Showers have also been permanently added to the staff toilets in the main building.
- 6. The decant date is 3/11/23 (Friday of half-term), remote learning will take place Thursday and Friday before half term and Monday and Tuesday after half term. The 4 subjects who are moving into Hirst have the option to extend the remote learning after half term. Catering and the student social spaces will be ready for the students returning on Wednesday 8/11/23.

EGI asked how long we have been given to move into the new building. Contractually the handover is 3/11/23, MJO is negotiating an earlier start to the decant. MJO said the move will start lunchtime on 25/10/23 and last until 7/11/23, 13 days in total.

MJO is working through a list with premises of everything that needs doing during the move.

- 7. EGI asked when the hoardings for phase 3 will be in place. Contractually this should start on 3/11/23, but MJO is negotiating a softer occupation for phase 3.
- 8. RAR asked about the issue with disability access at the start of phase 3. The lift that needs installing won't be ready for handover, it will be installed at Christmas, the current lift will be used with a protected route to G1. MJO asked a fire consultant to provide a technical note detailing the fire protection needed, this has been given to GT. The fire consultant said that 60-minute fire boarding segregation should be in place, MJO has fed this up to DfE for the hoarding requirements.

EGI has sent an email to MJO about hoardings detailing the requirements for fire compliance, noise vibrations, weathering etc.

- 9. RBY asked if students who will have their lessons in the new build are going fully online for all their lessons during the decant. SLE said this is still being worked on by the departments involved.
- 10. EGI asked about the hoarding lines, walking the route, and agreeing it, MJO has been chasing this.
- 11. RAR said governors need to see movement on the outstanding actions by 2/10/23 (corporation meeting) or we won't handover on 3/11/23.
- 12. JHO asked if the open evenings for next year's intake is pre or post-handover of the Hirst building. SLE said the last open evening is in November and the Hirst building will be part of the event.

**MJO** 

## 5. Post 16 Developments

- **5.1** Formal Feedback Letter from DfE regarding the Free School application, to note, previously circulated. The feedback in Annex A was considered by governors.
- 1. DfE liked the vision for the proposed STEM facility in Kirklees.
- 2. They identified the relatively high entry criteria as a weakness. SLT were always uneasy about this. KNO said the whole reason for 'elite sixth forms' was that they attract high performing students. A college in Oldham (application by Eton) who had a successful application have been quoted in the media as saying they will be deliberately targeting high performing GCSE students in the free school. This is inconsistent with the feedback GC received. In the interview DfE were advised that the entry requirements were a work in progress, and we were prepared to relook at them.
- 3. The proposed staffing structure and the length of time for the free school to become viable was considered by governors, SLE acknowledged that it was a tight operating model.
- 4. It was felt that the governance feedback was addressed in the interview.
- 5. DfE said the initial Single Academy Trust posed increased risk and there were no clear plans on how the trust will develop. The successful applicants were already part of established MAT structures.
- 6. SLT are disappointed with the outcome, as are governors and the Local Authority.
- **5.2** Withdrawal letter, formally withdrawing from the Post 16 Capacity Fund, previously circulated, to note.
- SLE said this has been noted by DfE and no further feedback has been received.
- JHO commented that it was an excellently drafted letter by SLE.
- **5.3** Future Options Offsite developments update and floor plans, previously circulated.
- 1. SLE has been speaking to the Service Director for Development at Kirklees Council who confirmed that the cultural heart development is still going ahead despite the Council's current financial difficulties, and they are keen for GC to become a part of the cultural heart.
- 2. A meeting took place on 15/9/23 with the new ESFA contact, Paul Johnson, SLE, MJO and the Local Authority. The LA advised Paul of their acute disappointment with the free school outcome and emphasised the increased

demand in the area and lack of capacity especially in STEM.  3. Paul Johnson recognised the demand for post 16 places but confirmed there will be no financial support until the next spending review (2025-26) or a general election.  4. The LA asked why the £4 million capacity fund grant couldn't be transferred to the cultural heart site.  5. SLE asked if GC can approach DfE for a loan in order to pursue the cultural heart project – the answer was no and there are currently no other routes for a loan.  6. When questioned about increased demand for Post 16 places in Kirklees, Paul Johnson replied that GC should only enrol from Kirklees rather than its wider catchment area.  7. The LA are looking into funding routes from the WY Combined Authority for the cultural heart development. LA will contact the Regional Director of Childrens Services to express their disappointment with the free school outcome.  8. GC has been approached to see if we are interested in leasing or buying land which is 16000 sq ft, the site is close to the college and currently houses lceland and the Job Centre. SLE and MJO are looking at the site on 29/9/23 and will report back at the next CDC meeting.  RAR said the current space might not be viable, how much is the freehold and could we get planning permission for a bigger building.  9. RAR wants clarity around the cultural heart site, his questions included: what is available, the scope for GC, how many students can be housed, and who will own the land and the building.  SLE thinks the council will retain ownership of the land and said the scope and size was mooted as similar to the infirmary site. More information will be sought from Kc, and KNO will be asked to look at the space requirements.  10. SLE said a decision about the cultural heart site is required by the end of 2023. RAR asked for clarification from the LA on how firm a commitment they need from us, as they are aware of the financing issue.  11. RAR asked if the LA will use their building contractors or will GC pay for our own s		
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	EBO pointed out that Princess Anne opened one of our other buildings over 20 years ago; the current royals are involved in initiatives around education and the environment, both issues align with GC.  The committee members agreed that government ministers should not be asked to open the building.  In response to RAR's question, SLE confirmed Judith Hirst who the building is being pamed after will be invited.	
6. New Build Risk Register	<ol> <li>6. New Build Risk Register, previously circulated:         <ol> <li>The Risk register has been amended to reflect the new handover date of 3/11/23.</li> <li>The main risks are the handover and decant to the main site and Phase 3. The GT schedule of Phase 3 is currently flexible as there are many unknowns including the interfaces with the main building.</li> <li>(E3) Demolition work during phase 3 affect teaching and learning – MJO said strategies need developing to deal with this.</li> <li>RAR said as Phase 3 starts and GT know their timeline, we need to be made aware of it because of the implications to the college and students.</li> <li>RAR suggested that RBY, representing the student voice, should have regular meetings with SLE and MJO regarding building work issues.</li> <li>RAR said regular meetings with staff are also needed.</li> <li>MJO said he will need a route into the site so he can stop the works if necessary.</li> <li>EGI said a relationship needs building with GT so the works</li> </ol> </li> </ol>	MJO MJO SLE/MJO
	can be stopped if it's too noisy or too much vibration. EGI suggested buying a sound meter and something to measure vibrations. 7. RAR asked about car parking, when visiting GC, he has seen cars triple parking. MJO said there are some agreements between staff to triple park, space behind Rostron will free up when Phase 3 starts, and he has recently signed the lease for the car park at Park Avenue. MJO has asked GT if we can make an agreement to use some of their site compound and is awaiting their response. 8. SLE said the electric car parking points need resolving. 9. EGI said a plan is needed around electric, gas, water, and IT outages.	MJO MJO MJO
7. AoB	RAR thanked EGI on behalf of the Corporation for the RAAC report that he did. MJO will share the report and the submitted RAAC questionnaire with the Corporation.	MJO

8. Confidentiality	None identified.	
9. Future meetings	Next CDC Meeting, Wed, 18 Oct 23, 4pm, Teams	Govs note

Minutes prepared by Sharon Roper (Clerk to the Corporation) on 4/10/23

Approved & signed by Richard Armstrong, Chair on 18/10/23