

GREENHEAD COLLEGE CORPORATION
Minutes of Capital Development Committee meeting held virtually using Teams
Wednesday, 22 May 2024, 4pm

Govs present: Adrian Barrass; Liz Bowen (from 16.05); Mark Howells (from 16.02) Richard Armstrong (Chair); Simon Lett (Principal)

In attendance: Richard King (Associate Governor); Lauren Metcalfe (DoFF); Sarah Walters (DoEO); Sharon Roper (Clerk)

Apologies: Elliot Gill; John Holroyd; Stuart Irving

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 CLT participants.	
3. Minutes 28/2/24	3.1 Capital Development Committee 28/2/24 minutes, previously circulated, minutes approved by Committee, signed by Chair, returned to Clerk for filing. 3.2 Matters arising: (28/2/24 Min 6.12) Highfields development, this is still a work in progress.	Clerk
4. Progress of the Hirst Building, Phase 3 associated timelines and wider Estates Strategy	4. SWA gave an update on Hirst Building, Phase 3 and the wider Estates strategy, papers previously circulated: 1. Defect resolution is moving at pace, there is currently a cessation of works but the relationship with GT remains good even though they're currently off site. 2. During half-term there is a significant amount of work planned, which will reduce the defect list down to four items. 3. The Hirst building is under warranty after the 12-month period ends, GC will then go straight to the subcontractors for resolution. Anything that is on the Defects Register at the end of the 12-month period will continue to be resolved by GT. 4. A performance review of Hirst took place 22/5/24, data will be provided around Hirst's energy efficiency in the next few weeks.	SWA

	<p>5. There is a cessation of works during the exams, but Phase 3 demolition will restart during half term for a week. The end date of the project is now likely to be 25/7/25. In future KIT meetings with DfE, SWA will discuss the end date and potential recouping of the timeline and if not the programme of works after Easter 2025. ABA said if they can pull the date back it may be to their benefit as it will save time related costs.</p> <p>6. RAR asked about the internal hoardings in the occupied buildings – there are no issues except noise. ABA noted that the hoardings installed appear to be substantial. The demolition in the middle of the buildings will now happen when there are fewer students on site after exams and during the summer holidays.</p> <p>7. RAR asked about any accessibility issues for disabled students – there has been no negative feedback about this. SLE said the disabled students (a wheelchair user and a visually impaired student) do not have to travel around the perimeter because they use the lift near G1.</p> <p>8. KNO has provided projections of modelling and space planning for onsite development.</p> <p>9. KNO has presented a space allocation model to CLT. The following discussion is confidential.</p>	
<p>5. Post 16 Developments</p>	<p>5. SLE and SWA gave an update on Post 16 developments, previously circulated:</p> <p>1. Next meeting with the LA on 4/6/24.</p> <p>2. In the previous meeting they confirmed how keen they were for GC to take the cultural heart space. KNO provided them with outline specifications, on a basis of 300 students in a mixture of classrooms and lab space. The space can be designed to our specifications.</p> <p>3. Lease arrangement can be flexible to suit GC, the LA will provide options for 25 years, 50 years and longer. In addition to the lease there will be a service charge. They asked if GC has any financial reserves to add into the scheme which will lower the cost of the lease.</p> <p>4. SLE said it is obvious that GC cannot afford to do the onsite and offsite developments and is cognisant of how this might look to the LA if the onsite option is taken.</p> <p>5. SLE said that a decision is required soon, and a paper will be prepared for governors. RAR said the cultural heart is a revenue consequence, and will it generate sufficient revenue itself to be affordable, there might not be available capital for a new build for a considerable time and asked that Governors are provided with enough information to make an informed decision.</p> <p>6. RKI asked about the new principal who will need some time to bed into the role and was concerned that we are moving too fast as they have not been recruited yet.</p>	<p>CLT</p> <p>CLT</p>

	<p>RAR thinks a decision can be made about the development options discussed but feels that academisation cannot be progressed in the short term.</p> <p>7. Planning discussions are confidential.</p> <p>ABA said a development in the cultural heart will be a GC clone due to the physical distance which should be included in the decision making.</p> <p>8. ABA asked if there is any route to borrow money via DfE – currently DfE can provide grants but do not lend money, there is no agreed strategy for the education sector to borrow.</p> <p>ABA asked for financial forecasts for the GC site expansion including borrowing, could we afford a development with borrowing, and if so, make a case to the DfE.</p> <p>LME agreed and said that if other organisations also do this, it adds weight to the argument. LME will pull a forecast from the budget with a caveat of funding required and where it will come from.</p> <p>ABA said another option is for the work to be done in phases as it becomes affordable.</p> <p>LME added that upgrading Highfields could make GC look more attractive and bring income in.</p> <p>9. SWA wants to maintain a good relationship with the LA and preserve reputational integrity.</p> <p>RAR does not want to be pressured into a decision to sign a Memorandum of Understanding.</p> <p>10. RAR asked if a self-contained infrastructure is included in the cultural heart development outline plans – it is.</p>	<p>LME</p> <p>LME</p>
6. New Build Risk Register	<p>7. SWA summarised the New Build Risk Register, previously circulated:</p> <p>1. SWA will now issue an update sheet highlighting key movements and changes to risks.</p> <p>2. E3H (Demolition works during phase 3 affect teaching and learning leading to loss of learning), this risk will reduce in the next iteration of the register due to the cessation of works during exams, although disruption will continue to general teaching when it restarts.</p> <p>3. RAR asked that the movement of risks is added to the update sheet provided to governors.</p>	<p>SWA</p>
7. AoB	<p>None</p>	
8. Confidentiality	<p>Planning discussion.</p>	
9. Future meetings	<p>Next CDC Meeting, Wed, 26 June 24, 4pm, Teams</p>	<p>Govs note</p>

Minutes prepared by Sharon Roper (Clerk to the Corporation) on 11/6/24

Approved & signed by Chair, Richard Armstrong on 18/9/24