

Minutes of a meeting of the **Estates Development Committee** held on Tuesday 29 March 2011

Present	Phil Chadwick	Robert Clegg (Chairman)	James Gallagher
	Derek O'Toole (Principal)	Dennis Payne	
In Attendance	Sarfraz Arfan (AD CS)	Ralph Devereux (Clerk)	Nick Heald (T&T (Snr Proj Mgr)) (19-22/10 only)
	John Spindler (VP F&CD)	Rob Trueblood (Capital Project Manager)	

19/10 APOLOGIES, ELIGIBILITY, QUORUM AND DECLARATION OF INTERESTS

No notice had been received of any member becoming ineligible to hold office. The meeting was quorate and no interests had been declared. Alun Morgan had resigned from the Committee with immediate effect (wie).

20/10 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 9 December 2010 were confirmed and signed.

21/10 MATTERS ARISING FROM THE MINUTES/URGENT BUSINESS

- a. There were no matters arising.
- b. There was no urgent business requested.

22/10 TECHNOLOGY CENTRE (PROJECT MANAGERS REPORT NO 2)

The dashboard information was considered and discussed. The project was 8 weeks behind schedule due to a delay in phase 2 demolition and below ground works, MS had undertaken to reduce this through efficiency savings to 4 weeks giving a Practical Completion Date (PCD) of 12 September with early access, (under MS supervision) from 12 August to facilitate the necessary decant. Additionally, a financial settlement had now been reached which included all variations, the figure of £4.606k reflecting an overall saving of £41,850. It was agreed that the delay was an unavoidable inconvenience that would require careful organisation but was not critical and the conditions required by MS were reasonable. Although the MS cost reduction was welcomed the total project cost was c£281k over budget and it was agreed that this could be absorbed by:

- a. YPLA grant of £84.5k and a requested additional YPLA grant of £50.5k (total c£135k); and
- b. £146k from the SFA capital grant.

Organisation of accommodation through the period 12 August to the PCD could be further complicated if the expected OfSTED inspection was concurrent and full attention would be given to that eventuality.

- a. **The information was received.**
- b. **The budgetary plans were agreed.**

Nick Heald left the meeting.

23/10 ROCHDALE REFURBISHMENT

- a. Overcladding Colour. A range of colours for the feature cladding of the Rochdale blocks had been offered for consideration and a sample area of cladding had been installed to help in the choice; the issue had been consulted on and voted by staff and students. Black had been the most popular colour with green as the runner up and it was agreed to suggest this to the planning authority and, if it was acceptable, to proceed.
- b. RMBC Grant Offer. The expected grant offer (£3.3m) had now been formally made by the RMBC and the Terms and Conditions were considered and discussed. These appeared

to be typical and reasonable, however since the required SFA approval would take some time to obtain it was agreed as prudent to obtain legal advice on the issue.

- c. **Project and Budget.** Members were reminded of the funds available (RMBC £3.3m and the bank loan £3.9m) to cover the cost of the Rochdale project. Three options for the overall project had been detailed in the accompanying papers and each was considered in detail against a wide range of parameters including, but not limited to, visual aspect, convenience and commercial possibilities (Catering and Beauty Salon). After a full discussion it was agreed that, although none were exactly as had featured in the original discussions with the RMBC, the variations were likely to be acceptable and Option 1 was not only the cheapest but the most practical. The opportunity to create a high class facility including a restaurant and beauty parlour should not be missed. The choice was also influenced by the RMBC plan to level the pedestrian pathway in the region of the proposed front entrance. It was agreed to proceed and to advise the corporation accordingly at the next meeting.
- d. **Capital Expenditure.** The SFA capital grant allocation of £225k had been set aside as the contingency for the Technology Centre (see 22/10) and now that the cost for that project had become clear it was agreed that the funds should be allocated as:
 - (i) 150k Technology Centre overspend;
 - (ii) £60k Newbold refurbishment; and
 - (iii) The Pavilion car park overspill.
- e. **Community Benefit.** The tender for the Technology Centre had required contractors to provide benefits to the local community. Some of these would be notified later in the project but practical measures included site visits, cabin tours, trade placements and work experience for students and participation in HAS familiarisation discussions. These were all noted and welcomed.
- f. **Hopwood Old Hall.** Details of the suggested scheme for the Old Hall outlined in the previous meeting were now more firm and were discussed. It was agreed that negotiations for the project were likely to be extended and would include the RMBC at all stages. It was unanimously agreed that specialist advice was necessary at an early stage and it was agreed to research the matter. Continuing engagement with all parties was agreed and the Corporation would be informed accordingly.

It was agreed that:

- a. **black cladding** (with green as the reserve) **would be offered to the planning authorities;**
- b. **legal advice would be taken regarding the T&C of the RMBC loan offer;**
- c. **option 1** (in the attached papers) **was the preferred development;**
- d. **the SFA capital grant expenditure** (and associated projects) **was agreed;**
- e. **collateral community/student benefit from the Technology Centre was noted;**
- f. **specialist advice would be sought in connection with the Old Hall project; and**
- g. **continued engagement with the Old Hall project was approved.**

24/10 URGENT BUSINESS

There had been no urgent business agreed.

25/10 DATE OF NEXT MEETING

The next meeting would be as required.