

**MINUTES OF A MEETING OF THE CORPORATION CAPITAL COMMITTEE
HELD ON WEDNESDAY 15 FEBRUARY 2016 AT 1.15PM UNTIL 3.15PM IN ROOM A7
AT THE ISLE OF WIGHT COLLEGE**

GOVERNORS PRESENT:	Peter Conway	Chair
	Dr David Wake	Vice Chair
	Mrs Debbie Lavin	Principal
	Dr Nick Sinnamon	Governor
IN ATTENDANCE:	Mr David Loudon	Project Manager
	Mr Brian Bowker	Clerk to the Corporation
	Lynne Christopher	Deputy Principal
	Tracy Bull	College Accountant
	Derek Kingsland	Resource Manager

ACTION

54/16 APOLOGIES

There were no apologies.

55/16 DECLARATIONS OF INTEREST

There were no declarations of interest.

56/16 MINUTES OF THE MEETING OF 14 DECEMBER 2016

The minutes were APPROVED as a true record of the meeting.

57/16 MATTERS ARISING FROM THE MINUTES OF THE 14 DECEMBER 2016

The Project Manager provided an update on the travel plan, which has been submitted and a response is anticipated by mid-March 2017.

It was agreed that the electrical supply issue would be addressed during the meeting. The Project Manager was asked to follow up the College complaint against SSE and report back to the March 2017 meeting.

DLo

58/16 Internal Progress Report on CECAMM

The Project Manager informed Members that although all of the utilities are now connected and turned on, the delay in getting power has caused the build to be delayed until 13 March 2017. This six-week delay will incur penalties from both Balfour Beatty and Pick Everard. The likely cost is circa £60,000, leaving circa £25,000 in the contingency.

The Project Manager informed Members that a significant issue has arisen relating to the positioning of the boundary fence, gas pipes and other works, which it appears may be on land owned by Island Roads and located within a visibility splay. Balfour Beatty have been contacted to cost any remedial works that may be required, with the swales being a particular issue.

Members discussed the situation and the Chair asked what solution has been identified. The Project Manager stated that he had gathered all materials, documents and records of approval from relevant bodies and submitted them to HCA, Bond Dickenson and Balfour Beatty.

ACTION

The Principal identified the key risk to the College as a requirement to rectify the situation at a cost to the College, which could be significant given any additional fees generated by the delay.

The Project Manager stated that he plans to meet with the Road Development Manager from Island Roads, Pick Everard and Balfour Beatty to identify a possible compromise arrangement. The Principal asked the Project Manager to provide her with daily updates of any relevant changes to the situation. The Chair asked that a meeting of all associated parties be arranged as soon as possible to seek to identify a reasonable compromise.

DLo

Further discussion took place regarding the practical implications of this situation and the Project Manager was asked to review the terms of insurance cover taken out when relevant searches were implemented.

DLo

The Project Manager updated Members on the foul pumping station, noting the possible requirement for an injection unit, prior to it being adopted by Southern Water.

The Committee CONSIDERED the report.

59/16 CECAMM CASHFLOWS

The Committee NOTED the cash flow position.

60/16 PICK EVERARD PROGRESS REPORT ON CECAMM

The College Accountant raised a question regarding a disparity in figures on page 14 of the report and the Project Manager clarified the matter.

The Committee CONSIDERED the report.

61/16 MINUTES OF CECAMM PROGRESS MEETING – 12 JANUARY 2017

Members noted that Balfour Beatty is producing a user guide for the building to be used during staff induction.

The Committee NOTED the report.

62/16 PETER MARSH CONSULTING REPORT

The Committee NOTED the report.

63/16 INTERNAL PROGRESS REPORT ON PATHWAYS

The Project Manager took Members through his report and Members were informed that the hydrotherapy pool would be handed back to the College, following remedial works, at the end of March 2017. The Principal asked when the pool would be operational and was informed that this was likely to be after the 2017 Easter holiday closure.

The Committee CONSIDERED the report.

64/16 PATHWAYS CASH FLOWS

DLo

The Project Manager was asked to forward relevant Island Facility Services (IFS) financial details to the College Accountant.

The Committee NOTED the Pathways cashflows.

65/16 INTERNAL PROGRESS REPORT ON STEM

Members considered the report and were informed by the Project Manager that the PV panels and rainwater harvesting are the two remaining significant issues and these are currently being addressed.

The Committee CONSIDERED the report.

66/16 OPTIONS FOR THE DISPOSAL OF E BLOCK

Members considered the E Block disposal options paper in detail and asked the Principal and Project Manager what other options were available to the College, other than a sale of the building. The key risks and financial implications were considered and, following discussion, it was agreed that the market should be tested.

The Principal was asked if SFA approval was required to sell the building and the Deputy Principal responded that there are no issues, as long as the SFA has not recently invested in the building. The Principal asked the Deputy Principal to locate and file the communication from the SFA confirming this.

LC

A Member recommended the inclusion of an overage clause in any sale agreement.

The Committee RECOMMENDED to Corporation the immediate marketing of E Block, while it is still in use, in the range of £500,000-£650,000. An independent valuation having been carried out, estimating a value of £500,000.

67/16 ANY OTHER BUSINESS

There were no items of business.

68/16 DATE OF NEXT MEETING

Wednesday 22 March 2017 in room A7 at 13.15hrs – 15.15hrs

Chairman: _____ Date: _____

**MISSION STATEMENT:
Putting Students First
Working for Employers
Supporting Our Community**