AGENDA ITEM:

BASINGSTOKE COLLEGE OF TECHNOLOGY CORPORATION	

CAPITAL PROJECT COMMITTEE	

MINUTES OF A MEETING HELD ON TUESDAY 13 DECEMBER 2016

Membership (5):	*	Steve Fussey	External Member	Chair
	*	Anthony Bravo	Principal	
	*	Lynne George	External Member	
		Mike Howe	External Member	
		Vacancy (PWi)	External Member	
Quorum:		3 required	3 present	Meeting quorate
In Attendance:	*	Simon Burrell	Clerk to the Corporation (Clerk)	
	*	David Moir	Deputy Principal Finance & Resources (DPFR)	
Present at meeting:	*			

PART 1 – NON-CONFIDENTIAL MINUTES

(9.00am)		**ACTION**
143.	**APOLOGIES FOR ABSENCE** Mike Howe.	
144.	**ELECTION OF CHAIR OF THE COMMITTEE** The Clerk called for nominations for Chair of the Committee. One nomination was received. **It was RESOLVED that Steve Fussey be elected Chair of the Committee.** (Proposed by Lynne George, Seconded by Anthony Bravo)	
145.	**DECLARATION OF INTERESTS** The Principal declared that he knew RLC from a previous scheme at another College he had worked at.	
146.	**DEVELOPMENT OF THE LOWER CAR PARK, NORTH SITE** A written report was received and considered. The Principal advised that the lower part of the car park on North Site was an underutilised area of the College estate. The scheme proposed would allow for the development of key worker and student accommodation, and would be managed by a third party. The DPFR advised that the proposed scheme would generate both an initial capital receipt and an ongoing revenue stream, and that the College would also retain ownership of the land.	

(9.10am)	[Christine Bamford (CB), Mike Greensmith (MG) and Jane Lewis (JL) from RLC joined the meeting]	
	JL outlined a proposal to develop 152 studio rooms in 4 blocks that would be rented to key workers and students. She advised that she had had initial discussions with B&DBC regarding any height restrictions for the proposed blocks, and regarding building on the flood plain.	
	CB also outlined opportunities for the use of the accommodation for the development of a health academy.	
	MG took the Ctte through a spreadsheet of financial costs/income/cash flow. He also highlighted a requirement by the local council for the inclusion of car park spaces that could impact on the amount of land required. In response to a question from a Member he advised that the College would lease the land to a third-party financial institution for 125 years. They would oversee the construction of the units and the College would then lease back the accommodation. Each unit would then be rented at an inclusive rate of £125 per week. It was noted that there would not be an upfront capital receipt to the College.	
	The DPFR raised concerns regarding access issues to that part of the College estate, the fact that it was in a conservation area, along with other planning issues that would be raised by B&DBC.	
	JL advised that the next stage of the process would be to undertake a full feasibility study. MG advised that a detailed programme would be developed before any work commenced, and that the contract to build would be let as a standard building contract. Funders for the project would be from the pension fund bodies.	
	The Chair raised the fact that there appeared to be a number of risks to the College in the model proposed. He stressed the need for a scheme that gave the College an annual revenue for a 25 year period, the College retained ownership, and that there was no risk to the College. The DPFR highlighted the need for a scheme that showed no risk to the College. RLC was requested to look at alternative options that gave less risk to the College.	
	[Christine Bamford, Mike Greensmith and Jane Lewis left the meeting]	
	In reviewing the proposal, the Ctte felt that there were too many uncertainties and risks to the College and agreed not to progress with the proposal.	
(10.07am)	Meeting closed	