

EALING, HAMMERSMITH, AND WEST LONDON COLLEGE FECORPORATION MEETING

Date	4 March 2021	Time	18.00
Venue	Meeting held remotely due to COVID-19		
Chair	Ian Comfort		

Members: Ian Comfort; Karen Redhead; Callum Anderson; Becky Caldwell; Oceana Skye Campbell; Peter Chapman; Robin Ghurbhurun; Philip Kerle; Roslyn O'Garro; Hilary Macaulay; Matthew McMahon; Shawez Mir; Mohamed Moussa; David Paine; Christopher Saul; Debbie Stephenson; Maria Vetrone

In attendance: Anil Nagpal (Chief Operating Officer); Laurie Morley (Project Director) Ra Hamilton-Burns (Governance Advisor)

No	Minute
1.	<p>Apologies for absence and other matters Becky Cauldwell and Phillip Kerle had sent apologies. Skye Campbell did not attend.</p> <p>The Chair welcomed Robin Ghurbhurun to his first meeting of the Board.</p>
2.	<p>Declarations of interest There were none.</p>
3.	<p>Approval of capital bids</p>
3.1	<p>Hammersmith bid Ian Comfort reminded governors that the purpose of the extraordinary meeting was to approve the two capital bids outlined in the papers. These are initial bids which will be further developed if, and when, second bids are invited.</p> <p>Anil Nagpal reminded governors that this is a further stage in the agreed Estates Strategy approved by the Board in December 2018. Many other elements of the strategy have already been implemented with the most recent action being the disposal of Blocks A and B at Southall.</p> <p>The Hammersmith bid is for the redevelopment of the campus and the Southall bid allows the College to vacate the expensive leased property at Park Royal and relocate the construction provision to Southall on the site which is currently a leisure centre.</p>

The numbers in the bid are now fixed but the narrative will continue to be refined before submission.

Governors asked if the sum specified for the Hammersmith Gateway project is the whole redevelopment figure and includes the housing element or is just for the College. Anil Nagpal confirmed that it was for the whole site which would include part disposal of the site and capital receipts. Karen Redhead confirmed that this does not include the cost of the housing element which would be the remit of the developer.

Governors asked if the contribution specified in the bid equalled the anticipated proceeds from the developer for the land being released. Anil Nagpal confirmed the gross capital receipt will be more.

Governors expressed concern that there is currently no community context such as equality and diversity and social economic impact. They suggested that this be included in the final version to show that the project is innovative and for the benefit of the local community. Karen Redhead agreed to look at this. She reminded members that the bid reflected an earlier 'shovel ready' project which had been halted previously. The College had worked on the project alongside the local authority and other local stakeholders in the community. Anil Nagpal also outlined financial drivers for the project. Stage two of the bid will be much more detailed and will expand on the community benefit elements. Karen Redhead reminded governors that this meeting had been called under time pressures and the team will be seeking delegated authority to the Chair and Vice Chairs to approve the final version of the bid which will be as compelling as possible. The bid was to have been submitted on 15 March 2021 but there is now a seven-day extension to the 22 March 2021.

Ian Comfort asked Board members to send specific comments and suggestions to Karen Redhead by the 10 March 2021. The Board should focus on broad themes such as local context, a wow factor etc and the Executive will work on the detail for the final submission.

Governors commented on the development of the Hammersmith Magistrate Court and development at Olympia which blends with the College proposal to create a 'new town' for the area.

Ian Comfort reminded governors that there are further appendices available as listed in the coversheet should governors wish to review them. The project was ready for planning in 2018 and subsequently has only been adjusted in terms of its size. Progress was halted by financial intervention and awaiting of the listing decision on the Hammersmith site.

AGREED: THE BOARD OF EALING, HAMMERSMITH, AND WEST LONDON COLLEGE AGREED THE BID FOR HAMMERSMITH CAMPUS AS OUTLINED IN ITEM 3.1

<p>3.2</p>	<p>Southall bid</p> <p>Anil Nagpal reminded governors that this bid is centred around relocating the Construction Academy from Park Royal to Southall. Some of this provision had been at the West London Construction Academy, which has now been closed as a result of Covid-19, but the majority is at Park Royal which is leased by the College. This bid and subsequent move would free Park Royal, ideally before the break clause in summer 2023 on the lease.. It is intended that the College match funding would come from the Hammersmith capital disposal receipts.</p> <p>Governors commented that the DfE guidance makes clear that it is only going to fund work aligned with the condition survey that they undertook two years ago in the C and D categories and are very rigid on this. Anil Nagpal responded that there is no doubt that the estate at the Hammersmith campus is category C and D. The position is less clear cut at Southall, but the financial case is very compelling. Karen Redhead reminded governors the conditions at Southall are slightly better, but the site required upgrading and has water ingress in the leisure centre. The ESFA had inquired what bids the College was preparing and they are expecting that the College would submit two bids at least.</p> <p>AGREED: THE BOARD OF EALING, HAMMERSMITH AND WEST LONDON COLLEGE AGREED THE BID FOR RELOCATION OF THE CONSTRUCTION FACILITY TO SOUTHALL CAMPUS AS OUTLINED IN ITEM 3.2</p> <p>AGREED: THE BOARD OF EALING, HAMMERSMITH AND WEST LONDON COLLEGE AGREED TO OVERSIGHT BY FGP DELEGATE APPROVAL OF THE FINAL WORDING WITH THE PROVISIO THAT NO SUMS ARE CHANGED IN THE BIDS, TO IAN COMFORT, CALLUM ANDERSON AND PHILLIP KERLE.</p> <p>Ian Comfort reminded governors to submit comments and contributions to Karen Redhead. The Finance and General Purposes Committee will have oversight of these submissions and the Chair and Vice Chairs will take them into account during the final review.</p> <p>Karen Redhead asked members to be minded that whilst she will respond to all questions and comments, she is reflecting an existing scheme for Hammersmith and it may not be possible to include all suggestions in the final bid.</p>
<p>u</p>	<p>OTHER MATTERS</p>
<p>4</p>	<p><i>Any other business</i></p> <p>There was no other business</p> <p><i>The meeting closed at 18.26</i></p>
<p>5</p>	<p>DATE OF NEXT MEETING</p> <ul style="list-style-type: none"> April 1 2021 at 18.00