

# Minutes



Leading learning and skills

**Date** 23 February 2007  
**Subject** Council Meeting  
**Location** London Central  
**Time** 09:00 - 11:00  
**LSC office** London Central  
**Publication intent** Internal

**Present** Angela McConville, Vital Regeneration  
Cllr Keith Cunningham, RBKC  
Keith Faulkner, Working Links  
Satnam Gill, Working Men's College  
Chris Heaume, Connexions  
Mick Hickey, JobCentre Plus  
Peter Ibbetson, Natwest (retired)

**In attendance** Jude Boardman, City & Islington College (part item 4)  
David Pigden, City & Islington College (part item 4)  
Robin Shreeve, City & Islington College (part item 4)  
Andy Bugg, Consultant for City & Islington College (part item 4)

**LSC staff** Lindsay Bates, Partnership Director  
Caireen Mitchell, Partnership Director  
Buki Oni, Secretariat  
Chris Wright, Partnership Director

**Apologies** Apologies have been received from:  
Geoffrey Copland, University of Westminster  
David Congalton, Emprise Services Ltd  
Jon Fairclough, Government Office for London  
Rob Grover, Business Link for London  
Amanda Howells, Youth Crime Consultant  
Roy Lockett, Bectu (retired)  
Raymond Madden, ICAEW  
Janet Morrison, Education Consultant  
Sue Rimmer, South Thames College  
Su Thomas, PACE

### **Item 1. Welcome and introductions**

- 1.1 Yvonne welcomed Lindsay Bates, Partnership Director for Southwark and Caireen Mitchell, Partnership Director for Wandsworth.

### **Item 2. Declarations of Interest**

- 2.1 Angela is on the Board of City of Westminster College.

### **Item 3. Minutes of the Last Meeting and Matters Arising**

- 3.1 The minutes of the meeting held on 15 January were approved without amendments. JL updated on the following matters arising.
- 3.2 Capital Proposals – proposals from South Thames College, Lambeth College and Westminster Kingsway College were all approved by the National Capital Committee and the National Council.
- 3.3 CW was congratulated for his work over a number of years in bringing these projects forward.

### **Item 4. City of Westminster College Capital Proposal**

- 4.1 CW introduced a paper on the capital project application from City of Westminster College to redevelop its facilities at Paddington Green. The College has not made any major changes to its buildings since incorporation in 1993. However in 2001/02 it became necessary to carry out extensive temporary work on the building to prevent concrete cladding from falling from the building. Since then the College has been encouraged by the LSC to develop a longer term strategy for its estate.
- 4.2 The College had explored many options including procurement of a new site but had now settled following a feasibility study, on a redevelopment of the existing Paddington Green site. The College had now found a decant site at the former North Westminster Community School. However because the school buildings will only be available for 3 years from summer 2007, the College needs to bring forward proposals to the Local Council as soon as possible to realise the opportunity.
- 4.3 The total cost of the project is £110,355,661 and the College is seeking £90,415,661 which is equivalent to 82% from the LSC.

### **City of Westminster College Presentation**

- 4.4 Jude Boardman, Robin Shreeve, David Pigden and Andy Bugg joined the meeting.
- 4.5 Jude Boardman introduced the project and noted the College has had great support from the LSC and stakeholders. The College has a window of opportunity to make this work i.e. decant site. Hence the urgency in securing LSC support.

- 4.6 Robin Shreeve presented the educational case while David Pigden presented the business case and project with contributions from Andy Bugg. The slides from the presentation are attached to these minutes.

### **Comments and Questions on the Project**

- 4.7 SG asked about planning. Robin Shreeve said the College has met with planners and have received strong support. The GLA and the Mayor's office had also received presentations and made favourable comments. The nature of the site meant that a building of high architectural standard was required to achieve planning permission.
- 4.8 KC asked if the College has to refurbish its Maida Vale site at the same time and what would be the implications if this is not done. Jude Boardman said they were planning to refurbish Maida Vale afterwards and that the site needed updating.
- 4.9 KC asked how many more extra students number will be accommodated at Paddington when it is completed and what percentage will Maida Vale contribute? David Pigden said learner numbers will nearly double and Maida Vale will be used to accommodate provision which cannot be brought into the new building for educational reasons such as the LLDD and Education Otherwise work.
- 4.10 Council wanted confirmation of the financial health of the College due to the amount of borrowing which stands at £9.2m. David Pigden said the College is currently in the A category and will move to B upon commencement of the project but will move back to A after recovery.
- 4.11 KC noted the level of contribution from the LSC at 82% is high and wondered if there had been any project which received this level of support from the LSC and also whether it is ok to do this. JL said that the LSC assessment is made on the grounds of affordability and so a scheme at a similar % of support may have been considered at National level.
- 4.12 KF observed that the presentation is convincing and shows commitment to disadvantaged learners. He asked how the profile of delivery would change over time. David Pigden said the new building is designed to be flexible to address future changes.
- 4.13 PI asked if inflation and contingency are built into the project cost and also whether the project cost is likely to be higher upon completion. Andy Bugg said that a contingency of about 10% including abnormals was built in but that inflation was not included so the final cost could be £125m.
- 4.14 PI also asked whether there is a risk of not finding contractors which may delay the start date of the project since none has been engaged. Andy said they are talking to contractors now to minimise risk and planned to have contractor costs in place by January.
- 4.15 YT thanked Jude Boardman and her team for the presentation which she thought was well put together and said that the Council's expectation is that the College return with its in-principle application at a later date. The College representatives thanked the Council.

### **Further discussion on the project**

- 4.16 The Council felt the College could explore the possibility of providing residential accommodation, by adding an extra floor on top of the building.
- 4.17 The College' plan to retain its Maida Vale site will reduce potential receipts and an option would be to add another floor to Paddington and sell off Maida Vale.
- 4.18 It was noted that the next Council meeting on 27 April is out of sync with the next meeting of the National Capital Committee where the application would be considered. It was agreed to bring the next Council meeting forward if necessary.

### **Item 5. London Central Annual Plan 2007/08**

- 5.1 CW informed the Council that the document is a final draft for their views and endorsement. He noted that learners numbers are missing from the milestones and would be included once planning discussions with providers were completed. Numbers would be confirmed at a future Council meeting.

### **Comments and discussion on the Annual Plan**

- 5.2 CH asked if the LSC is using a separate NEET database to the one held by Connexions because he noticed in the Plan that reference is made to Lambeth & Southwark as having the largest number of 16-18 year olds NEET instead of Islington & Southwark. JL said this will be checked as same data should be used as Connexions.
- 5.3 Other observations include;
  - a. explore employer engagement in the headlines
  - b. show support for equality & diversity as priority and mention this in the foreword
  - c. show the amount of money allocated to sectors in the budget
  - d. more prominence for Train to Gain
  - e. reference to Kings Cross construction site
  - f. clarity on the timing of IAG sessions
  - g. need to ensure synergy of planning in the region.
- 5.4 JL said all comments will be noted in the final draft which will go for approval in March.
- 5.5 KC said it would be helpful for the Council to have occasional updates from Mary Conneely's team on work carried out on regeneration.
- 5.6 The Council endorsed the Plan.

**Action: JL to arrange for a member of Mary's team to attend a future meeting.**

**Action: An update on Diplomas will be presented at the next meeting.**

## **Item 6. Management Report**

6.1 Staffing – the majority of staff are now in place and there is currently only one vacancy. There is greater diversity reflected in the recent Partnership Manager appointments.

**Action: updated diversity analysis to be provided for the next meeting**

6.2 KF said it is essential to show evidence of the “gains” from the new structure and asked if there is any process for evidence gathering in place. JL said there had already been positive feedback from the work carried out at borough level. She agreed it would be important to evaluate properly the impact of the changed ways of working.

6.3 Finance – the latest management accounts were noted.

6.4 LIDF funding – this has reduced significantly in recent years. However, the final budget for 2006-07 of nearly £5m represents a substantial increase on the LIDF budget which was originally allocated to London Central and reflects additional funding allocated during the year as a result of underspends in regional budgets.

6.5 AM asked if there are opportunities for new providers and the Voluntary Sector and whether the LSC develops a new pipeline of projects. JL said there was not a process for developing a pipeline of projects. Funding tended to be directed to support the achievement of priorities in the Annual Plan, via mainstream providers or partnership groups such as the 14-19 forums. CW reported on a number of LLDD projects supporting VS providers.

## **Item 7. Reappointment of Council Members**

7.1 Council notes that YT has approved the reappointment of the following members whose tenure will come to an end in March for a further 12 months;

- David Congalton
- Councillor Keith Cunningham
- Keith Faulkner
- Amanda Howells
- Peter Ibbetson
- Raymond Madden
- Angela McConville

7.2 YT provided an update on the FE Bill, which is passing through Parliament, and is expected to receive Royal Assent in the summer, and be enacted after that. The recruitment of members of the new LSC Regional Councils will begin in the summer, but without prejudicing the parliamentary process. Until the Regional Councils are in place, Local Councils will continue to operate, conducting business such as approving annual plans and capital projects.

7.3 Future scheduled meetings are as follows:

- 27 April - City of Westminster Capital Proposal (may be brought forward to 20 April)
- 29 June - Review of 2006/07
- 7 September
- 9 November
- 14 December

**Item 8. Any Other Business and Dates of the next meeting**

8.1 The date of the next meeting may be brought forward to take place on 20<sup>th</sup> April to facilitate an early approval of the in-principle capital project application for City of Westminster College.

<b>Meeting chair</b>	Yvonne Thompson
<b>Minute taker</b>	Buki Oni
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