



6 **Property Update Report**  
**STEM Innovation Centre (Vintens)**

Phases 1 and 2 were completed over the summer and those staff scheduled to move to the Tower Block offices have been relocated and are operational. There are some minor areas of work still to complete and the Architect and Construction Contractor are working with the College to resolve these.

The Section 278 Agreement discussed at the last meeting of the Property Task and Finish Group after some debate between the parties involved was completed by Suffolk County Council on 28 August 2019, enabling the College to undertake the work and discharge the final planning condition concerning the pedestrian crossing. The College has yet to receive written confirmation that all planning conditions are now met although if there weren't then we would not have full occupation.

The Committee was interested to include property related discussions to the Strategic Conference to be held in January with particular focus on how we engage and interact with students, representation and our curriculum offer across the group and our multiple sites.

ED'Souza

The Committee was pleased to learn that the flooring in the main social area of the hangar, after the sample testing, confirms that it does not contain asbestos. The proposal is to overlay a 7mm rubber type matting over the existing floor covering. This will be a non slip protective flooring available in a range of colours (at an additional cost if other than grey). There are a range of options that we are considering as we could section particular areas in a different colour, or walkways or to section particular areas such as the catering outlet. The cost is yet to be determined and/or budgeted for but could potentially be supported from discretionary and central equipment budget lines. The Committee asked the Operations Director to contact customers of the product for their recommendation and if supported the College is to proceed at its earliest opportunity (October Half Term).

RStevenson

It was noted that there is now confidence to proceed with replacing the old car park barrier to the site and install 2 new ones at the main entrance. The costs for this work have been provided for within the budget position reported below.

As noted at the last meeting of the Property Task and Finish Group the Committee discussed the performance of contractors, Coulsons, and Architects, Pick Everard. The discontent concerning the performance of Pick Everard continued to be discussed and it was agreed that there may have been, in hindsight, an opportunity to procure QS, architectural and the other design and build services differently.

**Abbeygate Sixth Form College**

The Construction company continue on the new build site and some discussions have already taken place regarding phased handover dates and capacity numbers.

The Heads of Terms into the lease for the temporary accommodation here at West Suffolk College in the Gateway building have been signed, however, post signing the DfE have requested amendments. The changes are being progressed as quickly as possible.

Arcadis (DfE Project Managers) have now signed off the conversion works for the temporary accommodation. The conversion of the Gateway building to Abbeygate Sixth Form College was open on time for teaching and learning.

It was noted that an additional room for exams data will be needed to retain these documents. This needs to be a lockable and secure space and we are in negotiation with the DfE to identify how and where this can be achieved within the Abbeygate temporary accommodation.

### ***Outreach Centres***

The update was taken as read by the Committee and the report detailed that the lease at Haverhill is due to expire in 6 months. It is the intention of the College to extend this relationship for a further two years.

The potential new site in Ipswich is delayed while we endeavour to resolve some issues with a couple of unusual historical agreements.

### ***Property Strategy Update***

Further development of the Property Strategy is scheduled to take place once the curriculum strategy has been finalised. This is expected imminently in the anticipation that the Committee can review and consider the property strategy although it was noted that some elements of the plan (future of the STEM Innovation Centre for example) cannot be determined at this time, in the absence of any prospect of capital funding. The Committee would like to see the draft strategy at the meeting to be held in February 2020.

MPeachey  
RStevenson

### ***Condition Survey Action Plan***

To support the Condition Survey and associated budget an action plan is to be developed which targets those areas identified as 'Very Poor' and 'Poor' condition.

### ***One Sixth Form College***

It was recognised that the building of One Sixth Form College is owned by the College and leased to One. Any capital build change to the structure of the building would require the consent of the landlord (WSC) and therefore this item is the business for discussion of the SAT Property Committee.

## **7 Any other business**

The Committee agreed that the next meeting of the Committee is to be deferred to be held in February 2020 as scheduled (12 February 2020).

### **Date of next meeting**

Wednesday 12 February 2020 at 4.00pm. One Sixth Form College, Board Room

The meeting closed at 5.30pm