

# **CORPORATION OF KIDDERMINSTER COLLEGE**

## **Minutes of the Governors/SMT Strategic Planning Day held on Thursday 24<sup>th</sup> June 2010 at 13.30 hours**

**Present**

Derek Arnold  
Mick Cooper  
David Cory  
Paul Crowley  
Adrian Davis  
Andy Dobson  
Jonathan Grice  
Harry Grove  
Stella Hammond  
Derek Harrison  
Tim Mason  
Anna Place  
Kevin Sant  
Adrian Ward  
Carol Warren

**In Attendance**

Angharad Hale, Clerk to the Corporation  
Andy Higgs, King Sturge

**Apologies**

Annie Conway  
Sonia Farnaby  
Mark Garnier  
Karen Stevens

### **Part 1 – Property Strategy**

Following an introduction from the Principal, Andy Higgs from King Sturge gave an overview of the College's current position and outlined the process for reviewing the accommodation needs.

Details having circulated, he gave some brief background information and outlined the factors to be considered when determining the strategic direction, such as student numbers, existing space / needs and the needs of the curriculum. It was noted that plans for the curriculum are fundamental and the Principal confirmed that there are no significant alterations planned to the range of courses currently offered. A slight growth is expected next year for 16-18 year learners but not any significant growth in the number of adult learners at College during the daytime.

A discussion took place regarding the issues facing the College. It was noted that the current building has relatively few large or flexible spaces & no social space for staff or students. The College would ideally like to bring all areas of the curriculum under one roof - at present construction, motor vehicle and some sport related courses are run away from the main site. In addition, the College has seen growth in areas such as public services and hair & beauty.

Andy Higgs outlined the findings of the space surveys carried out over the last 3 years. Utilisation of room space and workplace space is very good, the latest survey came out at 89% overall, which is at the top end of the LSC efficiency criteria. However, when the LSC theoretical space assessment formula is applied to the College, the floor space is theoretically a third too small for current usage.

A discussion took place regarding reasons for construction of the current building which did not appear to have factored in any margin for growth. Derek Harrison explained that the FEFC would only fund a building project that allowed for current numbers and some small additional growth. It was acknowledged that there has been a capacity issue from the outset as the town centre location has stimulated demand. The curriculum areas delivered off site are not included in the calculations in the space surveys.

Current arrangements to cater for over provision are in place, such as some hairdressing courses running until 9pm, some office space re-located to Elgar House, use of Glades / other off site provision, high utilisation of rooms, no staff room space and little social space for students.

The Principal set out his views on potential growth over the next 10 years. It seems likely that numbers for 16-18 year old learners may decrease due to local demographics but participation levels will increase, equating to there being similar needs to the current capacity. Numbers for 19+ learners seems stable across the Wyre Forest but any predictions are subject to funding cuts.

Derek Harrison set out the position in terms of affordability. For the term of the current 3 year Financial Forecast, the College can afford to contribute in the region of £500-750K towards a building project. There is also a potential grant available from the SFA of £225K which can be used towards a capital development but there are conditions that have to be met, including completion by September 2011 and Colleges contributing a minimum of £675K.

The 5 options resulting from the analysis by King Sturge were :

- 1) Base case – retain and maintain existing sites with no further capital development
- 2) Modify and extend the current main building in Market Street
- 3) Seek additional accommodation in suitable premises within Kidderminster town centre
- 4) Enter into a partnership with Worcestershire County Council to re-develop the Sladen School site
- 5) Redevelop the existing building on the existing car park

A financial evaluation of the options was tabled and discussed. Option 4 was ruled out on the grounds that the Council would not wish to have the site tied up by a small College presence as they are looking at redeveloping the area.

Under Option 3, the Brintons site has been identified and falls within close range - £1million freehold purchase price. This would not include any refurbishment costs needed to make the building fit for purpose. There are

also renting option available on the site and these would include refurbishment costs within the rental price. The library adjacent to the current College building also has potential rental space available.

Plans for each of the options were displayed and considered in groups.

### Summary

The Principal outlined the fact that the option for securing the £225K grant was only available until 31<sup>st</sup> July 2010 and therefore decisions would need to be made at the July Corporation meeting.

The 3 preferred options emerging from the discussion appeared to be modifying and extending the current building, the Brintons site and the library.

It was agreed to undertake further work on these options and bring further information to the Corporation meeting in July for consideration.

### **Part 2 – Mission & Values**

Details having been circulated, the Principal set the context for group discussions. College staff do not seem aware of the current mission statement and therefore a shorter more memorable statement is proposed. The section on values is aimed to be a set of values that staff and students can embrace.

Group discussions on flipchart.