

EPH Modernisation Programme Board

25 September 2013

Present: Paul Edmondson-Jones (Chair), Graham Terry, Chris Weeks, Alice Beckwith, Max Thomas, Steve Waddington, Tracey Carter, Debbie Mitchell, Melanie Hopewell (Minutes)

Apologies: Ian Floyd, Stewart Halliday, Zara Carter, Kevin Hall,

Item		Action
1	Minutes from last meeting	
	The minutes from the meeting held on 15 August 2013 were agreed Matters arising: All actions complete	
2	Highlight Report	
	ITPD document was issued on 9 September to the 3 bidders. Initial meetings will take place week commencing 23 September.	
	<p>St Aelred's CW reported back from meeting with governors on 23 Sept to discuss DFE consent for change of use of playing fields. PC had offered an equivalent size playing field for their use. Their main concerns centred around being 'penned in' by developments on all sides, traffic/access to the site via Darnbrook Walk in front of the school, and the potential for housing to be built alongside the care home. They advised that they don't need the equivalent 3.7 acres on offer but would prefer a 1 acre piece of land which would act as a buffer with a further bit of land out the back as well. This would mean we would end up with a thinner 2.7 acres which might compromise the care home design and impact on what else might be developed on the remainder of the site, with significant implications for the wider Burnholme project.</p> <p>Board requested some clarification of the drawing and the 2.5 acre area and suggested that we be firm in our negotiations with St A – be clearer about what it is they need and why (ie visual and sound buffer for the school from the care home) with a view to reducing the size of the buffer strip we offer, including <u>not</u> offering them any of the land at the western end of the rectangle that would preclude the option of residential housing. We can make assurances about access to the care home being via Bad Bargain Lane. Board agreed that it would be</p>	CW/PC/IA KH

	helpful for Kevin Hall to meet with the Head and Chair along with Philip Callow & Chris if at all possible.	
	Exploring avenues re site disposals	
3	Feedback from first two clarification meetings with bidders	
	<p>Two of three meetings had taken place and went very well. AB advised that ZC had been a real strength in these meetings and had dealt with tricky questions very well. Initial indications are that the process appears to have been right.</p> <p>GT flagged up some concerns which had been discussed with Cllr Simpson-Laing and that it may be useful to be able to add the following into the evaluation paperwork</p> <ul style="list-style-type: none"> • living wage • union recognition • use of local labour <p>AB to look into how this may be incorporated</p>	AB
4	EPH Modernisation – Finance	
	<p>Discussion took place about contractual wording and what mechanism should be used for inflationary increases.</p> <p>DM will put together a paper and email to the Board with more details based on fixed increase for 3 years then subject to negotiation after this. Ask the bidders to let us know what they are thinking.</p> <p>Timeline for capital budget – some debate about whether we will have the numbers in time for the budget reports in February. Will we have draft bids before full council meeting? Final tenders will not be available until 25 April. Discuss with Cllr Simpson-Laing what the absolute deadlines are and AB to speak with Andy Docherty. PEJ will speak to TSL if required.</p> <p>EPH project costs AB comfortable that we have enough contingency in place. All known data has been included on this paper.</p>	DM DM AB
5	AOB	
	There were no further issues for discussion	
6	Date of next meeting	
	25 October 2013	