

# BOSTON COLLEGE

## MINUTES OF THE MEETING OF THE BOSTON COLLEGE CORPORATION HELD ON WEDNESDAY 23 APRIL 2008

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### 1. PRESENT

Mr P Copley (Chair), Mr C Baron, Ms S Daley, Mr M Gallagher, Mr D Hanson, Mr R Haynes, Mrs L Ladds, Mr A Pottle, Mr A Reynolds, Miss L Shannon, Mrs P Smith, Mrs B Ward, Mr D White, Revd R Whitehead and Mrs H Wright.

Also in attendance: Mrs J Hemmant (Clerk to the Corporation), Mr J Allison-Maybank (Director of Client Services) and Mr P Collins (Director of Business Development), Mr P Broughton, Mr J Carr, Mr R Freeston, Mr N Grace, Mr D Parsons, Mr G Raynham, Mr D Scharvona, Ms L Stamper, Mr G Taylor, Mr C Waldren and Mr P Williamson (Property consultants)

Mr R Austin (Leader, Boston Borough Council), Mr S Lumb (Assistant Director of Regeneration, Boston Borough Council), Mr N Rashley (Lincolnshire & Rutland, Learning and Skills Council)

Apologies for absence were received from Mr A Lascelles and Mr S McCracken.

### 2. MINUTES OF THE MEETING OF THE CORPORATION HELD ON 27 FEBRUARY 2008

The minutes of the meeting of the Corporation held on 27 February 2008 having been circulated were agreed and signed as a correct record. It was agreed that the Corporation would address matters arising from these minutes at its next meeting.

### 3. PROPERTY

Members received a presentation from the consultants who had carried out the feasibility study to determine the preferred site for redevelopment of the College. Particular attention was given to the pros and cons of creating new buildings on the two sites and to the financial comparisons between the two options. It was noted that either option would need a comparatively high level of Learning and Skills Council intervention for capital funding because of the size of the proposed project.

The Corporation had some concerns that, in addition to specific difficulties in developing the Waterside site, the resolution of these difficulties could delay the College's bid for capital funding until beyond the end of the Learning and Skills Council's existence. It was noted that, although there were indications that capital funding could still be available beyond this point, the availability of funds from the Learning and Skills Council was regarded as potentially an unrepeatable opportunity to redevelop the College.

Members discussed in detail the contents of the feasibility report which had been circulated in full to members in advance of the meeting and questions were asked of the consultants on specific issues. A specific discussion took place around the possibility of obtaining additional funding from the Regional Development Agency for the development of the Waterside site and alternatively for the Rochford site.

It was noted that Boston Borough Council had been exceptionally supportive of the College's work in completing this feasibility study and its proposals to develop new buildings within the town.

Once Corporation members had asked all of the questions which they felt were appropriate in relation to the contents of the feasibility study and its outcomes, the team of consultants and representatives from Boston Borough Council and the Learning and Skills Council left the meeting.

Members of the Corporation discussed the specific costs identified in the feasibility study and the College's viability in making loan repayments to cover its expected contribution. It was noted that further work would need to be carried out on the financial planning once a proper scheme had been worked up. Members of the Corporation were reassured that an outstanding College building could be created on either of the two identified sites but were concerned at the additional challenges of developing the Waterside site and the potential delays which the development could face. Having given due consideration to both of the options, Corporation members agreed unanimously to commence further work on the development of the Rochford Campus as the preferred site for new college buildings. It was agreed that a meeting should take place with EMDA to ascertain what support might be available for the development of the Rochford Campus.

Members of the Corporation recognised that the decision to develop the Rochford Campus needed to run alongside proposed developments in Spalding and the Princess Royal Sports Arena and members approved these developments to go ahead at the same time as the further work on the Rochford Campus. It was anticipated that these developments would form the first phase of implementation of the College's property strategy.

Members of the Corporation expressed their satisfaction at the work which had been carried out by the feasibility team and the expertise which the team had brought to the project.