

Kensington Academy and Leisure Centre (KALC) Programme Board

Meeting Minutes 18 July 2012

- 1. Attendees** – Rama Venchard TRIBAL, Peter Wright RBKC Capital Projects, Ullash Karia RBKC Leisure & Parks, Laura Johnson RBKC Heading of Housing, David Walker Bi-borough Solicitor, Allan Brooks Aldridge Foundation, Will Parsons RBKC Housing Commissioning, Edward George RBKC Senior Planning Officer, Ian Turner Project Manager & Sue Harris Director CGCS.

Apologies – Shelley Gittens, Steve Bell, Penelope Tollitt, Ian Heggs & Christopher Allen, Paul Snoddy

- 2. Minutes and Matters Arising – update from Management Board**
No specific issues raised.

3. Education Update – Rama Venchard

RV advised that a draft job specification for the future Academy Principal is now available and that they plan to appoint in January 2013; the future Principal is expected to start in post, on a part-time basis, in April 2013 and on a full-time basis in September 2013. The position of the Vice Principal will be recruited to shortly afterwards.

The planned height of the dance studio has been purposefully raised to accommodate a larger remit of activities including performing arts. A communications plan meeting is to go ahead shortly; this is to determine the necessary engagement of prospective students, parents and other partners. Further, RV advised that these forthcoming meetings will also serve to build relationships with the local community and partners, and also help the Academy to create its own identity/brand. RV also raised the issue of the need to brainstorm the most appropriate way to inform the local community about the performing arts aspect of the site. Sue Harris will be contributing in this regard. Leadbitter will lead on the communications to local residents regarding construction and site issues.

The plans for thermal comfort of the building were presented and accepted at the Academy Project Steering Group meeting, and are now in progress by Tom Capon of Max Fordham. A visit to Hackney Academy is still to be scheduled.

A meeting was held recently to discuss the opportunities for establishing public art in the KALC scheme through Section 106 funding. Some interesting ideas were discussed. £150k has been allocated to the KALC project for this purpose. The Public Arts Board will make the final decision on the use public arts money. Laura Johnson noted that Cllr Paget-Brown might wish to champion this. Ownership of the arts side of the project needs to be clarified before it is installed. There is the need to appoint someone from the

Residents Forum, an email shot and an ad in the quarterly bulletin will be used to advertise the role.

4. Property Services Update – Peter Wright

Currently in Stage E for both buildings and contractors are now beginning to request plans from the designers. The aim is to go through the costs and obtain 80% cost certainty before full proposals go to cabinet in November.

The overall net cost is broadly accepted but we will not know what potential funds will come from the site until it goes to market. The mix of residential units has now changed and it is worth bearing in mind that this is not a residential led scheme, but a regional quality leisure centre and state of the art academy aiming to improve amenity for the surrounding population.

5. Leisure Update – Ullash Karia

UK advised that independent consultants have been brought in to review capital costs. Since the business case was put together by Andy Farr 10 months ago, overall leisure costs have declined. The design on the leisure centre is almost complete.

Once works on the site begin and the current leisure centre is closed, GLL members will be able to use alternative leisure centres at Hammersmith & Fulham and Westminster. UK added that there is a continuing need to work in collaboration with other schools and to identify what synergy's exist between education and leisure.

There are some outstanding issues with the design specification, flooring of the sports hall etc. Some outstanding issues are unlikely to be resolved until the principal is appointed in 2013; for example, the sports hall flooring will need input from both the future principal and the head of PE. The use of Holland Park Swimming Pool as an alternative during the construction stage of the site is still causing a problem. There is an obligation on their behalf to allow community use of their facilities.

On the issue of Green Roofs, UK advised there could be a substantial cost increase if one particular Green Roof model is chosen, which will consequently add a large amount to the overall project costs. The Leisure department had discussions with a biodiversity officer in March where it was recommended that certain Green Roofs will increase the load on the leisure centre roof. This conflicts with the plans and specifications. The emphasis of Green Roofs comes from the wider London Plan Policy. It is expected that 80% of all roofs will be Green Roofs.

Laura Johnson raised the issue of Green Roofs requiring maintenance. Edward George advised that certain Green Roofs are self-maintaining and do not require routine work.

6. Planning Update – Edward George

There is currently a delay in the planning application as a result of the documents required for validation being submitted late; the project will go to Major Planning Development Committee on 6 September for a factual briefing and then the application will be presented to Major Planning Developments Committee for a decision on 26 September 2012.

The first consultation period ends this Friday, 20 July. 10 objections raised so far. Noise is one of the issues that has been raised, 'why is a school on this site' etc.

With regards to the road access, it is planned for the bollards to be implemented with a swipe card system for those needing and having authorisation. The question of when the bollards are in operation is still ongoing, should they be open all the time, or closed all the time.

7. Communications Update – Laura Johnson

The recent drop in session was well attended. There is now a scale model of the proposed KALC site at the RBKC civic reception. There is the need to brainstorm on how communications for the leisure centre and the academy will be presented in the future – how do we sell the new gym facility etc and how do we plan for this.

There is a residents forum meeting this evening, the next one will be the end of September/October time. Laura Johnson noted that there needs to be a mechanism whereby residents can approach and talk to the contractors, but this needs to be organised with a set drop in session to avoid residents taking too much of the contractors time.

The policy of contractors parking on the site and at what times needs to be clarified.

Once the planning application is complete the project group can concentrate on the construction of the site.

8. Any Other Business – All

David Walker advised that legal are due to submit an application to the land registry. It is likely that the land registry could take up to 4 weeks to assess the application; David Walker to update on this at the next board meeting.