

Heart of Yorkshire Education Group Corporation (Group)

Group Board of Governors (Corporation)

Minutes of the Meeting held on Wednesday 22 April 2026 at 4.45pm at Selby College (Meeting)

Present:

- Dmitry Fedotov
- Adam Greenwood
- Harry Gunson
- Jayne King
- Julie Lawson
- Rachael Martindale
- Andrew McConnell (Chair)
- David Powell
- Vijay Teeluck
- Neil Warren
- Tim Welton
- Sam Wright (Principal)

In attendance:

- Clare Allcock, Group Executive Director of Student Experience & Support
- Caroline Carter, Group Executive Director of Finance & Resources
- Lorraine Cross, Group Executive Director of External Relations & Development
- Lisa Macdonald, Group Executive Director of Curriculum and Quality Standards
- Karen Sykes, Group Executive Director of People

Apologies:

- Stuart Brenton
- Tracy Tallant

1. Welcome, Introductions and Apologies

The Chair welcomed those present, noted apologies, confirmed the meeting was quorate and declared it open.

2. Declarations of Interest

The Chair reminded members to declare any conflicts of interest. No declarations were made.

3. F Block Project

3.1. The Chair advised Board that papers relating to the matter had been shared in advance and that a further paper had been circulated to all Governors the previous day with answers to queries submitted in advance from the Chair and other governors.

3.2. The Chair asked the Group Executive Director of Finance and Resources to briefly outline the key points from the paper, to enable more time for any further questions.

3.3. The Group Executive Director of Finance and Resources noted the following key points:

3.3.1. Since outline approval was given by Board in July 2025, further work had been done to clarify the building's condition, compliance needs, and infrastructure requirements for Construction curriculum delivery.

3.3.2. Following the Board meeting in December 2025 the tender process had been set in motion to ensure detailed design specification, regulatory compliance and accurate pricing could be submitted. The closing date for tenders to be received was 17 April 2026.

3.3.3. While the tenders had not yet been thoroughly evaluated, the summary in the 'F Block Report – April 2026' enabled the Board to determine whether to proceed with the project, taking into account the budget increase.

3.4. Questions and answers:

3.4.1. Q: Where is the budget coming from and what are the consequences of not approving the project?

A: All construction costs are funded through the Condition Allocation Grant, specifically the £2.04m received for 2025/26 however, we also have confirmed further payments over the next four years. In its current state F Block will continue to require financial input which needs to be addressed.

Projected income generation indicates a payback period of just over 2

years. Courses have also been advertised to prospective learners and we have a number of confirmed applications and acceptances for these courses so not approving this could lead to a negative impact on reputation for the Group.

3.4.2. Q: What are other possible uses for the funding?

A: The funding is a capital grant allocated to maintain and improve the condition of buildings. So, if this project was not to be approved, the funds could be used on other priorities set out in the refreshed Estates & Infrastructure Strategy. However, the project has already incurred costs (which would become abortive costs) and does show commitment to our strategic priorities.

3.4.3. Q: What are the additional allocations that we are going to get over the next 4 years?

A: Year 2 allocation has been recently confirmed as £1.96m. The DfE have not yet confirmed further allocations, just the total amount nationally, which is marginally increasing each year linked to inflation.

3.4.4. Q: What contingency has been factored in, and can assurances be given to Governors?

A: There is a small amount of contingency in the budget requested. However, the procurement evaluations should give assurance that the project will be well managed and that plans are in place to manage unexpected developments and maintain financial control. We would also look for any possible value engineering options throughout.

3.4.5. Q: Is this project part of the overall plan for improvements?

A: Yes, this is phase one of a wider project for F Block and the Group are also progressing other priorities such as gender-neutral toilets, maintaining buildings and Selby College development.

3.4.6. Q: Does the lift need to be removed?

A: The removal of the lift is part of the preliminary work for phase one of the project. Phase two (if viable and approved at a later date) will include a new lift, roof and cladding. We are proposing to finalise plans with the architects for phase two so the Group will be prepared to apply for any additional funding should this become available.

3.4.7. Q: Will staff parking be reduced and affected by deliveries?

A: Rear car parking spaces will be allocated to the contractor for the duration of the project. Communications to staff will be planned to notify them of this. Storage has been factored into the plans to allow for bulk deliveries. In consultation with the Head of Construction, we have planned for a delivery access door to the side of the building.

3.5. IT WAS RESOLVED TO:

3.5.1. Approve the progression of the scheme based on the maximum

tendered construction cost of £1.63m, to enable the evaluations and contractor clarifications to proceed at pace.

3.5.2. Confirm that Condition Allocation capital grant funding will be used to support the remaining design team fees and the ground floor construction phase.

3.5.3. Authorise that the Chair, in conjunction with the Principal/CEO to agree to the award of a contract to the preferred contractor following the procurement evaluations.

4. Close

The Chair declared the Meeting closed.



Signed: **Date:** 19/05/2026

Actions

No.	Item	Details	Deadline	Responsibility
1	3.5.3	The Chair, in conjunction with the Principal/CEO to agree to the award of a contract to the preferred contractor following the procurement evaluations.	ASAP	The Chair/Principal