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**FINANCE AND RESOURCES COMMITTEE MEETING**

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Date of Meeting	30 <sup>th</sup> November 2016
Paper Title	Estates Update
Agenda Item	16.59
Responsible Officer	Janet Thomson, Vice Principal Resources & College Development
Status	Disclosable
Action	For Discussion

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**1 REPORT PURPOSE**

The purpose of this report is to provide a summary of the main current estates matters for Glasgow Clyde College

**2. RECOMMENDATION**

Committee Members are invited to DISCUSS this paper.

**3. BACKGROUND**

**3.1** The College's major Capital works are based on the estates condition survey of all the College buildings and on College planning discussions with the Faculties and Units. A range of works have been undertaken or are in progress including roof replacement at the Cardonald campus, and the upgrade of the Langside library and creation of the new Innovation Centre at the Langside Lighthouse building. The projects were funded by the Glasgow Clyde Education Foundation, or from SFC capital funding (which is significantly reduced from previous years). The Cardonald roof project has now been completed which was under budget and the library refurbishment has also been completed. Feedback on the Langside library project has been very positive from both staff and students and provides a space which is vastly improved for students to use. The new Innovation Centre is due for completion during November 2016.

**3.2** There are two large capital projects being progressed at this point as per the Capital Masterplan which are the new build teaching accommodation for Landscaping and Horticulture at the Langside campus with a project business case value of £1.54M (currently this provision is in rented accommodation at Daldowie), and the large scale plant upgrade/replacements at the Cardonald Campus with a major refurbishment of the five lifts, upgrade of the heating and ventilation system, and replacement of switchgear all of which have a project value of £2.75M. These projects have

been approved for funding by the Glasgow Clyde Education Foundation. The College will have the business cases for the upgrade of the heating and ventilation system, and replacement of switchgear by the end of 2016. The College have now received the tender report for the lifts project and now await sign off of the recommended contractor to get the project started in early 2017 with a range of tender prices submitted, the highest of which was £600k higher than the lowest. The final tender price will be £130k higher than the business case which will be funded from the contingency within the capital masterplan. The Landscaping and Horticulture tenders have now been returned and the tender analysis is underway by the College's appointed professional advisors and the College are hoping to appoint within the next two weeks. There are additional works required within the project as a result of planning requirements and the need to move an attenuation tank below the build site. These works may add up to £375k to the costs of this project with the final cost being known within next week or so. The additional costs will either have to be funded from the 2017/18 SFC capital funding allocation or from a supplementary bid to the Foundation. A verbal update will be given at the meeting.

- 3.3** Following the announcement by the Scottish Funding Council on the 30 September 2016 of additional capital funding for Colleges to support the upgrade and maintenance of College estates and to provide an economic stimulus to Scotland's economy, the College applied for additional funding and were successful in receiving £1,080,000 of this additional £2.1Million funding to the Region. The funding is split as follows: -

Project Description:	Project costs:
Cardonald Tower Block - Refurbishment of Toilet Facilities	£600,000
Cardonald Campus Roof Replacement - Phase 2	£200,000
Cardonald Business Centre Refurbishment	£150,000
Langside Mary Stuart Building - Refurbishment of Toilet Facilities	£130,000
	£1,080,000

- 3.4** The works are required to be completed by the 31<sup>st</sup> March 2017 and will require disruption in the College to both staff and students to get the works completed. However, staff and students will consequently get the benefits of the works which will be a significant upgrade on the current facilities and meet the College's aim to ensure that the College estate provides an appropriate space for delivery of the curriculum and improves the student

experience. The College have appropriate professional services staff assisting on the projects and as per the request of the GCRB, the College have also appointed a project manager to undertake an overview role to give the GCRB assurance that the works are completed on time and within the budget allocated. They will provide a report on a monthly basis and also attend two GCRB board meetings.

- 3.5** It had previously been intended to progress the planned covered combined entrance and circulation space for the Mary Stuart building and the Lighthouse building at the Langside campus in summer 2017, however it has now been decided to delay this until summer 2018, due to the works already being undertaken in the nearby area of the Langside campus on the Landscaping and Horticulture new build and also given the level of works being undertaken by the Estates team between now and summer 2017.
- 3.6** The issue of the sale of the lease of the Langside Residences is ongoing. The current lease holder has been in administration since February 2013 and the administration period is now due to end on the 13 February 2017 having been extended several times.
- 3.7** The previously interested party in purchasing the lease, Accommodate Global, seem to have dropped their interest in the purchase of the lease. The College have had discussions with our lawyers and following discussion at the Board at its August meeting, the College are looking to issue a letter, shortly, formally calling upon the administrators to grant consent to the College to irritate the Lease. If this were to be agreed it is likely to take some time to implement and it is hoped that the timing would be able to be considered to minimise disruption to any of the students in the halls.
- 3.8** The College had a survey completed within all of its campuses to review the fire compartmentation in all areas in the buildings. For the Anniesland campus, the surveyor has advised that some improvement works should be undertaken and these have been raised with the architect for the new build project, BDP using the lawyers from the APUC framework agreement for Property Law which are Thorntons Law. This correspondence is ongoing at this point

#### **4. RISK ANALYSIS**

There is a risk that if the capital masterplan is not progressed then the estates will not be fit for purpose. Due to the short timescale there is a risk that the additional capital works linked to the recent additional allocation, may not be able to be completed by the end of March 2017.

#### **5. LEGAL IMPLICATIONS/ FINANCIAL IMPLICATIONS/ REGIONAL OUTCOME AGREEMENT IMPLICATIONS**

There are legal implications from this paper in relation to the ongoing issue of the sale of the lease for the Student Residences at the Langside campus. There are also legal implications in respect of Anniesland improvement works which are being pursued via the architect at this stage.

**6. HAS AN EQUALITY IMPACT ASSESSMENT BEEN CARRIED OUT**

N/A. The toilet upgrade works are being undertaken with consultation from the equalities unit and meetings have also taken place with a student representative with additional support needs.