
FINANCE AND RESOURCES COMMITTEE MEETING

Date of Meeting	1 March 2017
Paper Title	Estates Update
Agenda Item	17.09
Responsible Officer	Janet Thomson, Vice Principal Resources & College Development
Status	Disclosable
Action	For Discussion

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

2.1 Committee Members are invited to discuss this paper.

3. Background

3.1 The College's major Capital works are based mainly 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 and this report provides an update since the last report to the Committee.

3.2 The upgrade of the Langside library and the creation of the new Innovation Centre at the Langside Lighthouse building are now completed. Both of these were funded by the Glasgow Clyde Education Foundation (GCEF) and the feedback on these two projects has been very positive.

3.3 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 which is a £1.73M project (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 GCEF.

3.4 The contractor for the Landscaping and Horticulture project has been appointed which is Bell Building Projects under a design and build contract. Works are expected to start on site in late February 2017.

- 3.5** The College have appointed Clyde Valley Lifts to undertake the lift replacement project at Cardonald and are finalising project dates and technical details. The programme for the lifts is expected to take 35 weeks. There has been discussion with APUC on the payment terms for the contract to minimise financial risk to the College. The College now has the business cases for the upgrade of the heating and ventilation system and replacement of switchgear and is moving forward with these projects.
- 3.6** The College received £1.144Million of the additional £2.1Million capital funding announced for the Region in late September 2016. The projects being undertaken within this funding are refurbishment of the toilet facilities and the Business Centre at the Cardonald campus which is £935k of which part is being funded by the main SFC capital allocation, phase 2 of roof replacement at the Cardonald campus which is £183k, refurbishment of the Mary Stuart building toilets at the Langside campus at £120k, and £125k of project management and other professional fees.
- 3.7** Elmwood have been appointed to undertake the works to the Cardonald toilets and business centre, McConnel roofing are undertaking the roof replacement, and the Mary Stuart building works are being carried out by Scotwood. Works are now well underway with the Mary Stuart building toilets due to finish by the 24 February 2017 and the Cardonald works by the 31 March 2016. The College have appropriate professional services staff assisting on the projects and as per the request of the Glasgow Colleges' Regional Board (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 are providing reports on a monthly basis and also attending GCRB Performance and Resources Committee meetings during the period of the works.
- 3.8** 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 which was due to end on the 13 February 2017 has been extended for a further six months which has been granted. Savills have been in contact with the College to suggest that they have another prospective buyer for the site and the College are meeting with Savills week commencing 27 February 2017 to obtain more detail of the prospective buyer.
- 3.9** These new prospective buyers have only been intimated to the College within the last week and previously to this the College, through the lawyers for the residences, MacRoberts, issued a letter to confirm that the College wanted to irritate the lease and would like this to be at a suitable time for the students. The new potential buyer of the lease may affect this; however, the College need to obtain full details of the new potential buyer and whether they are suitable and if not then move forward with irritation of the lease.

3.10 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. A report has been commissioned to provide clarification on the duties which should have been carried out by each party within the contract and further correspondence will then be sent to the relevant parties.

4. Risk Analysis

4.1 There is a risk that if the capital masterplan is not progressed then the College estate 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 fully 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?

6.1 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.