

Performance & Resources Committee Meeting

Date of Meeting	Wednesday 9 June 2021
Paper Title	College Capital Plans 2021-22
Agenda Item	12
Paper Number	PRC5-G
Responsible Officer	Jim Godfrey, Finance and Resources Director
Recommended Status	Disclosable
Action	For Consideration

1. Report Purpose

- 1.1. To provide committee with an opportunity to consider the college capital plans 2021-22.

2. Recommendations

- 2.1. The Committee is invited to **consider** the capital plans of the Glasgow colleges for 2021-22.

3. Capital Plans 2021-22

- 3.1. Following the previous meeting of this Committee, the Executive Director emailed the college Principals and requested their capital plans for 2021-22.
- 3.2. Attached to this report are the plans provided by the three colleges. In addition, the Principals will be able to discuss these plans in further detail at the committee meeting.
- 3.3. While the estate of City of Glasgow College is financed via a different funding model, there is merit in the committee understanding the full regional plans for capital. It is anticipated that in the longer-term, post-review, that a refreshed estates and resources strategic review would provide a renewed vision for the future of the Glasgow colleges' regional system.

4. Risk Analysis

- 4.1. One of the key risks facing the Glasgow Region is that "Financial sustainability is jeopardised by a reduction in funding and/or an increase in costs." (Risk 008). The provision of additional capital funding helps mitigate this risk. The capital plans of the Glasgow colleges, represent a significant investment in 2021-22.

5. Equalities Implications

5.1. The capital grant enables colleges to make improvements, and enhancements, to the facilities for all users.

6. Legal Implications

6.1. No legal implications are identified.

7. Resource Implications

7.1. The financial implications are outlined in the body of this report.

8. Strategic Plan Implications

8.1. The provision of high quality learning environments is integral to the delivery of commitments made in the Regional Outcome Agreement 2021-22 and the Regional Strategic Plan 2017-22.

Report from Glasgow Kelvin College to the Performance and Resources Committee on Capital Allocation for FY 2021-22

The allocation for Glasgow Kelvin College was as follows:

College/Region	FY 2021-22 capital allocation for lifecycle maintenance based on share of volume target	FY 2021-22 capital allocation based on gross high priority backlog maintenance	Total capital funding based on lifecycle & high priority backlog maintenance (college estate survey) for FY 2021-22
	£	£	£
City of Glasgow College	1,257,634	-	1,257,634
Glasgow Clyde College	884,623	1,940,000	2,824,623
Glasgow Kelvin College	569,743	499,000	1,068,743
Glasgow	2,712,000	2,439,000	5,151,000
Percentage of National Allocation	22.17%	14.21%	17.52%
Scotland	12,230,000	17,170,000	29,400,000

In terms of high priority backlog maintenance, Glasgow Kelvin College has identified the following projects:

Glasgow Kelvin College

Estates Capital Projects - AY - 21/2022 (High Priority Backlog Maintenance)	Estimated Cost
	£
Urgent repairs of equipment related to College heating and ventilation services. This includes replacement of malfunctioning and broken air handling units, refurbishment of ventilation insulation panels and two domestic boiler replacements.	318
Backlog maintenance related to fire door replacement and repairs and refurbishment of anti-slip vinyl in construction area.	41
Essential maintenance of roof structure to make buildings wind and watertight. Work to repair water damage caused by ingress prior to repair.	30
Essential replacement of old/broken classroom desks and chairs.	60
Other - Project Management	50
TOTAL:	499

Springburn Campus

Heating and Ventilation

The heating and ventilation system in Springburn campus is not operating correctly and requires to be overhauled with several units/parts that require replacement. M&E was identified within the Gardiner and Theobald report as being an issue.

Boilers

In addition, both of the domestic hot water boilers in the Springburn Campus are breaking down on a regular basis and are nearing end of life. The associated AHU system trunking that is located on the roof has areas that require to be repaired or replaced.

Water ingress damage

Water ingress in Springburn Campus has caused damage to internal wood panels, the roof requires to be repaired, the wall panels need to be repaired/replaced and the ceiling painted in this Student Common area to ensure the continued safety of people in this area.

East End Campus

Floor covering in Construction area

The construction area in East End campus requires specific areas of the floor covering to be replaced with a similar anti-slip vinyl due to the continuous heavy use since the building was constructed.

General

External fire door replacement

In Easterhouse and Springburn campuses there are external fire doors that require to be replaced as they are rusty and not in a good state of repair. There are also internal fire doors that require attention to maintain compliance in both campuses.

Damage caused by water ingress

There are several leaks in Easterhouse, Springburn and East End campuses that are causing damage to some areas that must be repaired. Water ingress in Springburn Campus has caused damage to internal wood panels, the roof requires to be repaired, the wall panels need to be repaired/replaced and the ceiling painted in this Student Common area to ensure the continued safety of people in this area.

Classroom furniture replacement

There are old/worn broken classroom desks/chairs throughout some campus buildings. These require to be replaced to ensure the continued safety for users.

CAPITAL EXPENDITURE PLAN 2021/22

1 REPORT PURPOSE

The purpose of this report is to provide a summary of the Capital Expenditure Plan for the College for 2021/22. The Plan is for the total Estates Backlog High Priority Maintenance of £1.94Million. The other element is for Lifecycle Maintenance of £881k which will all be utilised as revenue expenditure.

2 CAPITAL PLAN FOR 2021/22

2.1 The College's Capital Plans for 2021/22 are summarised below into the main Estates category headings with estimated costs and an overview of which campuses for each heading.

2.2 For 2021/22 the capital expenditure plans for Glasgow Clyde College are as follows:

Area of expenditure	Estimated Value	Campus(es)
Structure & Roof	£160k	Anniesland and Langside. Window replacements, damp and guttering repairs.
Building Fabric	£275k	All three campuses. Majority at Cardonald. Toilet refurbishment is largest element.
External Grounds & Drainage	£545k	Anniesland and Langside. Fire Path improvements and various external areas needing improved including nursery externals and car park adjustments re disabled access.
Heating, Ventilation, Air Conditioning & Water	£465k	All three campuses. Air handling units, chillers replacements.
Electrical Systems & Controls, Fire & Security	£498k	All three campuses. Lighting, CCTV, switchgear, building management system, barrier upgrades.
TOTAL	£1,943k	

- 2.3 There are a range of projects within each of the key categories listed above and these will be prioritised as appropriate, and tenders will be issued to group them to achieve best value for money.
- 2.4 The current split of the total value across the campuses is Anniesland £761k, Cardonald £557k and Langside £625k. Further work is being done on the plan and as well as being submitted to the GCRB Performance and Resources Committee it will be submitted to the College Board for approval at its June meeting.

CAPITAL EXPENDITURE PLAN 2021/22

The College is committed to maintaining and enhancing the physical campuses and the IT infrastructure. The campuses are now approaching 5 and 6 years old therefore the replacement of IT equipment and infrastructure are now a significant challenge. In addition to the IT challenge we continue to face challenge of funding of £2.5m annual NPD Unitary Charge, our contractual commitment to maintain and replace estates infrastructure.

The College current Capital Plans 2021-22 is;

Annual Capital allocation

£1,000,000 Contribution towards the College £2.5m annual NPD Unitary Charge
£140,000 Replacement of 5 boats at our Riverside campus that are at the end of their useful life.
£117,634 Replacement of data centre servers at the end of their useful life.
£1,257,634 Total

Digital Learning

£365,490 Replacement of 500 mobile and desktop devices at the end of their useful life.
£152,000 800 additional Chromebooks to support ESOL students
£517,490 Total