

Glasgow Kelvin College

Finance and Resources Committee - Meeting of 25 November 2025

Estates and Capital Update Report

Report by Director of Estates and Corporate Services and Head of Facilities and Environmental Sustainability

1. Introduction

The purpose of this report is to provide an update to members in relation to estates and capital matters, and it covers the following areas:

- 2 - Capital Planning/Expenditure for 2025/26
- 3 - Fire Compartmentation and Fire Door – Award
- 4 - Fire Risk Assessment - Update
- 5 - SFC - College Emergency Capital Maintenance Funding FY 2025-26 - Stage One
- 6 - Site Visit to Review Cladding Installation
- 7 - Scottish Funding Council - Infrastructure Delivery Group
- 8 - Glasgow Kelvin Building - Reinstatement Cost Assessments (RCA)
- 9 - 5 Year Fixed Electrical Testing
- 10 - Estates Works
- 11 - Estates Staff Members – Fire Course

2. Capital Planning/Expenditure for 2025/26

As reported to the last Finance and Resources Committee, there is an available budget for 2025/26 of £652k.

The Capital Expenditure Plan for 2025/26 as at 3 November 2025 is provided in **Annex 1** attached to this report. This is being worked through at present by the Head of Facilities and Environmental Sustainability and is currently on target for the 31 March 2026 deadline. Where there has been a predicated underspend in a category, we have added in new capital projects ensuring liaison with the Head of Finance, Alan Carr.

Photos of works undertaken are shown in **Annex 2** attached to this report.

3. Fire Compartmentation and Fire Door - Award

Previous condition/building surveys (Watts, May 2024 and Adman, January 2025), made recommendations for improvements to fire doors and fire stopping at all three campuses.

These recommendations have been worked through systematically, starting with high priority door and all fire stopping works at Springburn, which was completed in Spring

2025. Due to high total cost of the remaining works, a formal procurement exercise was required. This was managed by Glasgow Kelvin College's Procurement Manager via an Open Tender on Public Contracts Scotland-Tender (PCS-T) and completed in October 2025, with a total of 10 bids received. The contract has now been awarded to CVD Limited, to complete all works before the end of March 2026. The tender process was very competitive, with the overall project cost now well within the budget allocated.

4. Fire Risk Assessment - Update

As previously reported to the Finance and Resources Committee, Fire Risk Assessments (FRAs) were carried out across all three campuses.

In regard to the 142 actions noted in these surveys, these are being tracked by a planner which is being monitored by Estates management and the Health and Safety Manager.

An updated summary of the number, campus, risk rating and due date for completion of the actions is provided via the link in the portal as follows:

[Link - Progress Against Fire Risk Assessments November 2025](#)

5. SFC - College Emergency Capital Maintenance Funding FY 2025-26 - Stage One

As previously reported, the Vice Principal Operations and the Director of Estates and Corporate Services submitted a Stage One application to the SFC – College Emergency Capital Maintenance Funding FY 2025/26. The amount requested was to pay for a Project Manager who will prepare a specific/technical tender and oversee the entire project. The amount requested was £585,931.34 to cover this contract which commenced in November 2025.

We are delighted to report that the College were successful in this application and received an offer of £585,900 which Joanna Campbell, Principal and CEO has since accepted. The offer letter is available via a link in the portal as follows:

[Link - Emergency Capital Maintenance Funding for FY 2025-26: Offer of Grant Letter.](#)

6. Site Visit to Review Cladding Installation

On 28 October 2025, Lisa Clark (Director of Estates and Corporate Services), Claire Reid (Head of Facilities and Environmental Sustainability), and Steve Young (Health and Safety Manager) visited Aparto GWE, located at 145 Kelvinhaugh Street, Glasgow. The Aparto building provides student accommodation, and they have been experiencing similar cladding issues to our Springburn Campus.

This was a fact-finding visit which enabled College staff to engage directly with the contractors to understand how the replacement of faulty cladding panels is being managed. The purpose was to gather insights that will help the College better assess all potential impacts on the campus, students, and staff when remediation work begins at Springburn.

The report generated following this site visit is available within the portal at the link as follows:

[Link – Cladding Project Report.](#)

7. Scottish Funding Council - Infrastructure Delivery Group

After more than 10 months without meetings, the SFC Infrastructure Delivery Group (IDG) was relaunched in Stirling on 22 October 2025.

The IDG Meeting, with enhanced membership, took place in the morning, followed by a workshop in the afternoon, with more Estates colleagues from across the sector.

The IDG will oversee 6 key workstreams of activity which will take place between now and December 2026, outlined in the table below:

Workstream	#	Activity
CIS Update Plan	0	College IIP Update Stage 1 Report published 31 July and next steps Stage 2 defined.
College Engagement	1	Engagement process for colleges and approach.
Baseline 2026	2	Update Baseline data.
		Explore possible options for supporting colleges in providing data such as space utilisation surveys, net zero data capture and measured building surveys etc.
		Develop new sector guidance on measuring and capturing space utilisation data and other business case and investment KPIs.
Launch College SCIM	3	Develop the SCIM processes for colleges.
		Provide training for college estate teams in using the SCIM for Colleges documents.
College Infrastructure Strategies	4	Infrastructure strategies for each college.
		Refine investment themes (physical, digital and net zero) and strategic options (investment, maintain, collaborate and divestment).
Explore Future Operating Models	5	Infrastructure sensitivity to future operating models.
Alternative Funding Models	6	Identify alternative funding models including the assessment of emerging MIM and its application to the college sector in Scotland.

Following the Workshop, all colleges were asked to submit existing Infrastructure Strategies and the College has adhered to the initial deadline of 13 November 2025 as per this request.

The workshop highlighted that a collaborative approach is being sought to review existing strategies, prepare guidance and a standard approach to the development of infrastructure strategies, visibility of future needs, alignment of future investment plans and business cases for programmes and projects.

The Infrastructure Strategies workstream aligns with other workstreams notably Statement of Need (SoN) and the College SCIM process.

Jeanette Evans, Vice Principal Operations, has nominated Glasgow Kelvin College to be a pilot College assisting Workstreams 2 and 3 – Baseline 2026 and the College SCIM (Scottish Capital Investment Manual) process.

This is an opportunity for key College staff to be involved in both Workstreams and input to this process.

Finance and Resources Committee members will be kept apprised accordingly.

8. Glasgow Kelvin College Building – Reinstatement Cost Assessments (RCA)

Following a recommendation from its insurers UMAL, the College has had a Reinstatement Cost Assessment (RCA) survey carried out by Barrett Corp Harrington (BCH) who specialise in Reinstatement Valuations at no cost to the College. This was carried out at all three campus locations during w/c 27 October 2025.

An RCA values a property on a total loss basis, for the purpose of insurance.

At the time of writing this report, we await the outcome of these surveys.

Finance and Resources Committee members will be kept informed accordingly.

9. Five Year Fixed Electrical Testing

The College's routine testing of the fixed electrical installation, which is carried out on a five-yearly basis has now been completed. A prioritised list of remedial actions has been provided by the testing company, which will now be issued for tender.

10. Estates Works

Vandalism – Graffiti at East End Campus

Unfortunately, there has been some vandalism that has occurred at our East End Campus where the wall of the College building was painted in football colours. This has been painted over by College Estates staff, and no further incidents have occurred.

Hub Area - Springburn Campus

Furthermore, an accident occurred in relation to the glass entry doors to the new Social Hub at Springburn. There were no injuries and the safety glass remained intact and acted as intended. These doors were removed and will not be re-instated.

The soft furnishings purchased for this area are having to be deep cleaned due to spills/stains and one of the curved sofas has been gouged in an act of vandalism. Estates are organising a deep clean of the fabric seat covers and the College's fashion department will attempt a repair to the soft sofa fabric.

Estates – Other Works

Other works undertaken recently – main activities noted below:

Easterhouse Campus

- Refresh of landing area on the third floor.
- Refresh of meeting room on third floor.

Springburn Campus

- Refresh of Student Association Area including replacement of worn furniture.
- New cupboards and storage for the Student Association.
- New car park bollards installed.
- Water ingress above the Games Hall has been investigated via an external contractor using a scaffolding tower. A repair will be made as well as preventative measures to try and prevent a reoccurrence and damage to the wooden floor, however, this water ingress appears to be due to the cladding issues.
- Storage area fully shelved for all new Boardroom requirements.

11. Estates Staff Members – Fire Safety Diploma

Two of the College's Estates Senior Facilities Officers, Steven Crawford and Fraser Thomson, recently undertook the NEBOSH Certificate in Fire Safety at City of Glasgow College.

This demanding course provides an internationally recognised qualification, equipping facilities professionals to ensure that their organisations meet their fire safety responsibilities, conduct appropriate fire risk assessments, embed appropriate control measures and plan appropriately for emergencies and evacuations.

Ensuring the robustness of the College's fire safety procedures and that appropriate controls are maintained is central to the safe operation of the College.

Undertaking the course was a significant investment for both the Estates Team and the individuals concerned, with combined classroom and personal learning time of around 60 hours each. Both of the Senior Facilities Officers approached this learning with commendable enthusiasm, curiosity and commitment.

12. Resource Implications

As members are aware, there is a substantial resource implication in terms of the cladding panels at Springburn Campus. The College were delighted to receive the offer of £589,500 for the SFC - College Emergency Capital Maintenance Funding FY 2025-26 – Stage One which is allocated to fund the Project Management and Design costs relating to the cladding project.

A fuller report on cladding and all related matters is being prepared for the Board of Management meeting on 10 December 2025.

College funds, time, effort and resources are being expended on rectifying vandalism issues which is both frustrating and wasteful.

13. Impact on Students

There are a number of items which impact directly on students contained within this report.

The vandalism, as detailed within this report, detracts from the warm and welcoming environment the College aims to create. Estates and cleaning personnel strive to rectify issues as soon as they emerge to minimise impact.

Matters related to cladding removal and re-instatement are being fully and carefully considered following the site visit that took place as referred to in this report.

14. Risk and Assurance

This report seeks to provide Finance and Resources members with re-assurance that the College is ensuring the recommendations and requirements contained within external reports received are being acted on and appropriately monitored.

Members of the Finance and Resources Committee will be kept apprised of developments with the capital plan and other estates related matters as we strive to ensure that the College is well maintained, safe, welcoming, clean and tidy.

15. Equality

There are no equality implications that have not been considered arising as a consequence of this report. The advice and input of the Equality and Inclusion Lead continues to be sought, and she will also be fully involved in regard to the Equality Impact Assessment in relation to the cladding works at Springburn Campus.

16. Data Protection

There are no direct data protection implications arising as a consequence of anything within this report.

17. Environmental and Sustainability

The College continues to take due cognisance of reports/guidance received in relation to environmental and sustainability matters and seeks to secure funding to take forward projects.

In respect of the replacement cladding panels and the insulation properties of these, this matter will be fully considered.

18. Recommendations

It is recommended that members note the content of this report, links and its appendices.

19. Further Information

Further information can be obtained from Lisa Clark, Director of Estates and Corporate Services - lisaclark@glasgowkelvin.ac.uk or Claire Reid, Head of Facilities and Environmental Sustainability – creid@glasgowkelvin.ac.uk

Lisa Clark
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Glasgow Kelvin College
November 2025

Annex 1

Estates Capital Plan – 2025/26 – Progress Against Spend

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 3 November 2025 (£'000)
Springburn Campus					
Fire Door Works and Fire Stopping Works	Defects to be rectified	High priority door works completed prior year. Contract awarded to complete the remainder.	110,000	60,000	
Fire Stopping Works	Compartmentation repairs and restorations required.	High priority works completed prior year. The remainder included in the tender awarded as per above.	80,000		
Removal of Roller Shutters (H&S issue)	Remove and rectify space, new door and frame walls.	COMPLETE	10,000	9,000	8,000
Creation of meeting/training room using existing 129A/B	Includes ICT, replacement of worn furniture and replacement kitchen items	Boardroom area completed including all furniture and technical items. Kitchen area to be completed and doors installed.	30,000	25,000	18,000
Lift Upgrades and Repair	Lift nearing end of life and emergency call line needs an upgrade from analogue to digital	Some work carried out – additional work required.	15,000	10,000	2,000
Toilet Upgrades	Plumbing required and installation of anti-vandal toilets	Ground Floor Male/Female – installation date being for w/c 24 November 2025. Other toilets being quoted for at present.	110,000	110,000	65,000

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 3 November 2025 (£'000)
Worn flooring replacement	Various classrooms and office spaces	Scheduled over November quality week	20,000	8,000	
CAD Drawing Update Full Building	Requirement to have up-to-date drawings of building floor plan	Liaison taking place with contractor	3,000	3,000	
Air conditioning for classrooms	Faculty request to improve teaching environment in five classrooms	Air conditioning units installed - electrical connections now arranged	20,000	40,000	34,000
LED Replacement	New LED lighting in car park and front concourse – H&S matter	Quotes being obtained		17,000	
Dust Extraction System	Dust Extraction System – new space that needs this	Quotes being obtained		35,000	
Easterhouse Campus					
Fire Door Works	Defects to be rectified	Contract awarded	45,000	40,000	
Fire Stopping Works including Boiler Room	Compartmentation repairs and restorations required	Contract awarded	33,000	18,000	
Lift Upgrades and Repair	Lift nearing end of life and emergency call line needs an upgrade from analogue to digital	Some work carried out	15,000	2,000	2,000
Toilet Upgrades	Cubicle, sinks and tap replacement including accessible toilet	Quotes being received	80,000	100,000	
T08 – conversion to office spaces	Create new space for staff use	COMPLETE	10,000	14,000	14,000

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 3 November 2025 (£'000)
Window replacement	Replacement of windows that cannot be repaired	COMPLETE	8,000	3,000	3,000
CAD Drawing Update Full Building	Requirement to have up-to-date drawings	Liaison taking place with contractor	1,500	1,500	
Full Building	Replace Colt Smoke Extract System	P.O. Raised. Investigation completed. Remedial work being planned.	7,000	12,000	2,500
Catering	Replacement walk-in chill and freezer rooms	Quotes being obtained		25,000	
Dig new sewer for accessible toilets	Rectify sunken main drain to prevent sewage back-up into building	COMPLETE	20,000	16,000	16,000
East End Campus					
Window replacement	Replacement of windows that cannot be repaired	Work commenced – quality week	0	10,000	7,000
Lift Upgrades and Repair	Lift nearing end of life and emergency call line needs an upgrade from analogue to digital	COMPLETE	0	2,000	2,000
Fire door - works	Defects to be rectified	Contract awarded	40,000	25,000	
Fire stopping – works – including the server room	Compartmentation repairs and restorations required	Contract awarded	22,000	5,000	
CAD Drawing Update Full Building	Requirement to have up-to-date drawings	Liaison taking place with contractor	1,500	1,500	
Dust extraction system	Dust extraction system to replace worn system.	Quotes being obtained		35,000	

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 3 November 2025 (£'000)
Air conditioning in construction pod				12,000	
LED Replacement	New LED lighting in car park and front area – H&S matter	Quotes being obtained		13,000	
Total to Spend - £652K			£681,000	£652,000	£173,500

KEY

New Item Added
In Progress
Complete
Cancelled

Springburn Campus

New Boardroom at Springburn (showing various configurations due to the easy to re-arrange, tables purchased)





Partly refurbished staff rest/kitchen area outside Boardroom – further upgrade work being arranged



New minibuses with College graphics



East End

New Boardroom at East End Campus



Easterhouse



Refurbished visitor waiting area 3rd Floor



Repaint of room T26 (Meeting Room)