

Glasgow Kelvin College

Finance and Resources Committee Meeting of 4 March 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 2024/25
- 3 - Cleaning Tender
- 4 - College Vehicles
- 5 - Baxter Storey – Free Breakfast Items and Areas for Student Use
- 6 - Fire Compartmentation Survey and Fire Door Survey
- 7 - Hydepark Residents – Update on Springburn Land Matter
- 8 - Estates Projects – Springburn Campus
- 9 - Games Hall Floor – Springburn
- 10 - 5 Year Fixed Electrical Testing – February and March 2025
- 11 - Wintech Reports and Astute Fire Survey
- 12 - Scottish Funding Council - College Infrastructure Strategy – Infrastructure Delivery Group

2. Capital Planning/Expenditure for 2024/25

The Capital Maintenance funding allocation for FY 2024/25 for Glasgow Region was £500,000 for Glasgow Kelvin College. It should be noted that £44,000 was carried forward from Academic Year 2023/24 so the plan is for a £544,000 spend by the end of March 2025.

This plan was previously approved by Jim Godfrey, Glasgow Colleges Regional Board and presented to the 1 October 2024 meeting of the Finance and Resources Committee. This plan was further amended as a chiller is being repaired rather than replaced, so the funds released from this project are being used for other capital purposes. This amended plan has been approved by Jim Godfrey, Glasgow Colleges Regional Board and is detailed in **Appendix 1**; it includes details on progress made as at the time of writing this report.

Photographs in relation to some of the completed works in relation to capital and estates works are contained within **Appendix 2**.

3. Cleaning Tender

Tenders for the Cleaning Services contract have now been received and, at the time of writing this report are currently being reviewed.

11 submissions have been received and the technical evaluation is being conducted by the Director of Estates and Corporate Services and the Head of Facilities and Environmental Sustainability. The Procurement Manager is evaluating the commercial aspects of the 11 returns made.

Members of the Finance and Resources Committee will be kept apprised accordingly.

4. College Vehicles

A detailed paper was prepared for SMT consideration to replace three College-owned minibuses with two new, leased vehicles.

Although the three current minibuses are not old, they are breaking down more often than would be expected, and the repair costs are escalating. There is also a detrimental effect on the learning experience of our students as well as posing a health and safety risk, lecturing staff are losing faith in these unreliable vehicles and complaints are being received by the Estates department.

Members of the SMT agreed to support the replacement of these three vehicles with two new, leased vehicles. There is also a considerable financial saving particularly when repair costs are factored in as well as an expected receipt of c£40k from the disposal of the vehicles which are currently owned.

At the time of writing this report, this matter is being progressed by Claire Reid. Head of Facilities and Environmental Sustainability.

5. Baxter Storey – Free Breakfast Items and Area for Student Use

The College has recently started providing free breakfast items and a drink to students in all campus locations each weekday.

Furthermore, an area has been set up in each campus for students to be able to access microwaves and hot water in order that they may heat/make their own food. This has been requested by students for some time and there has been really positive feedback as a result of making these facilities available.

6. Fire Compartmentation Survey and Fire Door Survey

The College appointed a fire protection consultant (Adman Ltd) to undertake survey work on specific areas of each of the three campus buildings, during December 2024-February 2025. Adman focussed on two key areas: fire doors and compartmentation. The compartmentation survey targeted areas that were highlighted in the recent Condition Surveys from 2023. The compartmentation survey report identified a number of gaps around pipes/fittings and wall cavities which require to be filled. The fire door survey report contains a list of maintenance, repair and replacement recommendations, ranging from the upgrading door screws and hinges, through to full door replacement. While each item individually is relatively straightforward to address, the total number of items spread across the College's estate amounts to a large volume of work, for which a procurement exercise will be required.

To enable financial and operational planning for the remedial works, Adman was instructed to provide an updated list of priority actions and an estimated total cost.

The report provided to date is available via the link below:

[Fire Door and Fire Suppression Reports](#)

At the time of writing this report, some of the priority actions are underway and the rest will be worked through accordingly.

7. Update on Springburn Land Matter

As members are aware, there is a small parcel of amenity land which is within the perimeter fence at Springburn Campus, but which belongs to Hydepark Residents Association.

Risk Management Committee members, Board Audit and Risk Committee members and Finance and Resource Committee members have been kept up to date with all matters pertaining to this.

At the time of writing this report the following works have been undertaken:

- 90M of concrete paths dug up, removed, and filled in with soil.
- Four lamp posts disconnected, dug up and removed.
- The three cabins, which formed the Cycle Hub, have been stripped, disconnected and craned away.
- The shallow frog pond has filled in naturally with plant life and soil/leaf debris over the years of discussions.
- Negotiation is underway to agree the boundary line for the new fence, and, as soon as agreement is reached, it is the intention to reposition the existing metal fence at the correct boundary line as per the diagram linked below:

[Hydepark Residents – Update on Springburn Land Matter](#)

Photographs in relation to this work are contained within **Appendix 2**.

Members should note that this land contains a number of trees and forms a woodland type area. A number of years ago, the College obtained a Woodland report from a tree specialist and, with the agreement of Hydepark Residents Association, the College paid to have a number of diseased/dangerous trees felled. At that particular point in time, it was the intention of the College to purchase this land. It should be noted, however, that this woodland will require to be managed by Hydepark Residents Association through their factor, Homesbook Factoring. The College is in the process of ensuring that Hydepark Residents Association have appropriate Public Liability Insurance in place due to the close proximity of Springburn Campus building and, in particular, the fire path which must be kept clear at all times.

It is hoped that all matters relating to this land will be concluded over the weeks ahead and this situation is finally drawn to a conclusion.

8. Estates Projects – Springburn Campus

8.1 Development of Hub Area in Springburn Campus

With the closure of our West End Campus, Springburn Campus is extremely busy and students have been requesting more recreational spaces and additional areas of sit and relax.

The former Hub Area in Springburn had suffered from continual roof leaks and this area had largely been used as a store, which greatly assisted with the exiting of our West End Campus. The roof leaks have now been fixed and a new access door to the roof has been installed which will assist with the maintenance of this area to prevent future water ingress via the roof covering.

It has been agreed by SMT, in conjunction with the Student Association, that this area will be developed for student use and, at the time of writing this report, this work is well underway.

8.2 New Disabled Spaces and Pathway

After receiving a complaint about the lack of disabled parking spaces being available at our Springburn Campus, work was undertaken to improve this situation. Six new disabled parking bays were created at the front of the campus. To support a pro-active approach to Health and Safety, it was agreed that a new path also be created to help guide students away from the top of the fire path, where cars would now be manoeuvring into the new parking bays.

8.3 Front Sliding Door in Springburn Campus

The addition of the six new disabled parking bays, mentioned above, required us to install a new sliding door to the front entrance of Springburn Campus. This is to support student access for those who may have made use of the new disabled parking bays. The sliding door is operated by a touch sensor and enters the building through the same vestibule as the original double doors.

Photographs in relation to these works are contained within **Appendix 2**.

9. Games Hall Floor - Springburn

A claim of £60,738 has been submitted to the insurance company for the strip out and re-instatement of this area; this includes revenue lost during this period and hire of external facilities, loss adjustors have confirmed that this will be paid.

10. 5 Year Fixed Electrical Testing – February and March 2025

We are partway through the inspection work for the College's routine testing of the fixed electrical installation. This is a robust inspection programme requiring access to every room, with the electrical testing company making use of the non-teaching days over February and March. On completion of the testing, we will be provided with a prioritised list of remedial actions, which will be actioned, through a formal procurement route for an appropriate, qualified contractor.

11. Wintech Reports and Astute Fire Survey

As presented to the Board of Management in December 2024, rectifying the significant cladding issues at our Springburn Campus will be extremely expensive.

The Scottish Funding Council and Glasgow Colleges Regional Board are aware of this and reports received to date have been shared.

A meeting took place with Jim Godfrey, Finance & Resources Director of Glasgow Colleges Regional Board on Friday, 14 February 2025 involving Jeanette Evans, Vice Principal Operations, Lisa Clark, Director of Estates and Corporate Services, Alan Carr, Head of Finance and Claire Reid, Head of Facilities and Environmental Sustainability. Jim Godfrey advised that discussions should take place directly with senior staff of the Scottish Funding Council. At the time of writing this report, a meeting has been requested but is still to be arranged.

Astute Fire Survey

Wintech recommended that a fire survey investigation take place on Springburn Campus in relation to the steel structure and framing. This is currently being scheduled.

The College lawyer, Thorntons, is assisting with this whole cladding matter.

Advice is also being taken from Watts Project Management as well as liaison with APUC.

12. Scottish Funding Council - College Infrastructure Strategy – Infrastructure Delivery Group

Lisa Clark, Director of Estates and Corporate Services attended a meeting to discuss Lessons Learned in respect of completing this above data gathering exercise. Jeanette Evans, Vice Principal Operations remains on the Infrastructure Delivery Group.

The SFC intend that this is an annual return, with attention turning to utilisation of estate.

Finance and Resources Committee members will be kept apprised accordingly.

13. Resource Implications

There is a substantial resource implication in terms of the cladding panels at Springburn Campus. Costs to date this have primarily related to the undertaking of speciality reports and liaison with College lawyer, Thorntons and Watts in this regard.

14. Impact on Students

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

The Games Hall floor was fairly quickly re-instated thanks to support from the College insurers following the flood incident. The students had a relatively minor inconvenience in having to go to Petershill Sports Centre whilst this work was underway.

The replacement of mini-buses with leased vehicles will mean that reliable transport is in place for students and staff to undertake excursions etc.

Additional disabled parking places being installed at the front of Springburn Campus will assist ease of access/egress to this Campus and the new sliding door will also further assist.

The free breakfasts and new self-service facilities are extremely positive for students.

15. Risk and Assurance

The replacement of unreliable minibuses with new, leased vehicles will ensure that the risk of vehicles breaking down is lessened.

Members of the Finance and Resources Committee will be kept apprised of developments with the capital plan and other estates related matters.

16. 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 has been sought on estates projects as appropriate i.e. the disabled parking bays, new sliding entranceway door and development of the Social Hub area.

17. Data Protection

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

18. 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. This is a key consideration in the new Cleaning contract.

19. Recommendations

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

20. 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
Director of Estates and Corporate Services
Glasgow Kelvin College
February 2025

Appendix 1

Glasgow Kelvin College Estates Capital Plan – Academic Year 2024-25					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 17 February 2025 (£'000)
Springburn Campus					
Cladding Panels	Note: This is an ongoing item with investigations currently ongoing. Funding will be required in future to rectify this issue.	COMPLETE	18,000	25,000	25,318
Aluminium Windows	Repair and Replace	COMPLETE	30,000	11,000	10,930
Fire Survey	Undertake a review of the building's external wall construction, focused on fire risks associated with the as built external walls			12,000	11,850
Fire Doors	Defects to be rectified		20,000	26,000	0
Fire Stopping	Compartmentation repairs and restorations required.			35,000	36,557
Pitched Roof - over Workshop	Inspection & Repair		20,000	11,000	8,950
Chiller	Replace Chiller on Block A Roof	Chiller did not need replaced. Made additions to extend its working life. Quote agreed and awaiting timeline.	125,000	5,000	2,797
Structural survey	Survey required of the external structure of the building.	COMPLETE Refer to aluminium windows	0	0	0
Glass survey	Required of all external glass of the building.	COMPLETE Refer to aluminium windows	0	0	0

Glasgow Kelvin College Estates Capital Plan – Academic Year 2024-25					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 17 February 2025 (£'000)
Removal of Cycle hub	To donate or dispose of the Cycle hub. Reinstate land belonging to Hydepark Residents Association. Remove and reinstate fencing etc.	Concrete paths have been removed and filled. The structure has been lifted away. Awaiting confirmation from the Lawyer on the new fence boundary location.		17,000	15,652
Two new roof barriers, a new door plus walkway to the roof.	Roof barriers x 2 plus a new access door from the 2nd floor toilet. Include a grill to walk over to the roof from the new door.			9,000	8,229
New disabled parking bays	Create a new parking bay for 6 cars for disabled users.	COMPLETE		14,000	11,473
Student hub expansion	Increase student hub space in light of increased student numbers due to West Campus closure.			20,000	12,100
Fire tasks review	Expert company in to list fire related tasks and provide advice on what works are required with associated costs.	COMPLETE		8,000	12,000
New disabled entrance	Create a new entrance with automatic doors, to support the access of our disabled students and staff.	COMPLETE		20,000	15,377
Replacement of gas boiler				75,000	
Staff lift	Major upgrade			20,000	1,281

Glasgow Kelvin College Estates Capital Plan – Academic Year 2024-25					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 17 February 2025 (£'000)
Easterhouse Campus					
Basement	Replace Damp Plasterboard	COMPLETE	10,000	10,000	10,598
Boiler Room	Fire Stopping to be checked & rectified if necessary		10,000	10,000	0
Fire Doors	Defects to be rectified		40,000	35,000	0
Floor Vinyl	Replace in 3rd Floor and West Stairwell	CANCELLED - no new flooring required.	15,000	0	0
Plant Room	Replace ASHP	CANCELLED - Moving unit to East End.	6,000	0	0
Roof	Replace Air Con	CANCELLED - not required.	15,000		0
Full Building	Replace Colt Smoke Extract System	Transferred £7k to External Gym Area below. Only a repair required to Extract system. Expecting around £5k.	70,000	12,000	7,000
Toilets	Refurbish Toilets - Carried Forward from 2023/24. PO raised and commencement date awaited.	Moved from East End lines to Easterhouse.	12,000	18,000	17,258
External Gym Area	Paths, Fencing, etc - Carried Forward from 2023/24. PO raised and work has started.	Moved from East End lines to Easterhouse.	32,000	51,000	51,000
Blast chiller replacement	SB and EH			11,000	
Dig new sewer for accessible toilets	Awaiting quote			20,000	

Glasgow Kelvin College Estates Capital Plan – Academic Year 2024-25					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 17 February 2025 (£'000)
East End Campus					
Inflatable Roof	Ponding to be repaired		14,000	18,000	17,524
Exposed Metal Deck - Art Room	Leaks to be Repaired	COMPLETE	15,000	19,000	18,591
Fire Doors & Internal Doors	Defects to be rectified		15,000	10,000	0
Server Room	Fire Stopping to be checked & rectified if necessary		10,000	8,000	0
Server Room	Replace Air Con	COMPLETE	12,000	9,000	9,265
Main Steps	Replace Lighting		5,000	5,000	2,310
All locations					
Project Management			50,000	0	0
Total			£544,000	£544,000	£306,060

KEY

New/changed items
Complete
Original items from ECP Plan
Cancelled

Springburn Campus

Self-Service Area – Refectory



Removal of Cycle Hub



Cycle Hub Before



During decommissioning – removal of sedum roof and larch cladding



Cabins being removed



Area cleared back to original stonework

New Disabled Sliding Door



Entrance prior to new door



New door installed



Door controls

Access to Roof from 2nd Floor Toilet



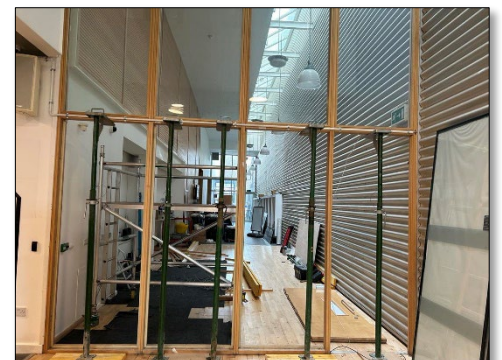
Development of the Hub Area



Hub prior to clearing



Area cleared ready for redevelopment into new Social Hub



Installation of new doors underway

Path installed to direct students past entrance to disabled parking bays

