

Glasgow Kelvin College

Finance and Resources Committee Meeting of 30 September 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 - Cleaning Tender Award
- 4 - College Vehicles
- 5 - Fire Risk Assessment - External Walls - Astute
- 6 - Fire Risk Assessment - Update
- 7 - Fire Compartmentation Survey and Fire Door Survey
- 8 - Fire Raising/Liaison with Scottish Fire and Rescue Service
- 9 - SFC - College Emergency Capital Maintenance Funding FY 2025-26 - Stage One
- 10 - College Infrastructure Investment Plan: Progress Report
- 11 - Scottish Funding Council - College Infrastructure Strategy - Infrastructure Delivery Group
- 12 - Security
- 13 - Glasgow Kelvin Building - Reinstatement Cost Assessments (RCA)
- 14 - Hydepark Residents - Further Update on Springburn Land Matter
- 15 - Estates Works

2. Capital Planning/Expenditure for 2025/26

In the last Estates and Capital Report presented to the Finance and Resources Committee, it was indicated that the carry forward amount from 2024/25 to 2025/26 was £181,121 which was giving a total spend available of £681,000.

Following work undertaken with the Head of Finance and his team members, revised reconciliations to the associated ledger has taken place which has shown a reduced carry forward of £152,268 resulting in an available budget of £652,268 for 2025/26.

The Capital Expenditure Plan for 2025/26 is provided in [Appendix 1](#). This is being worked through at present by the Head of Facilities and Environmental Sustainability.

3. Cleaning Tender Award

As advised at the last meeting of the Finance and Resources Committee, Pristine Clean UK have been awarded the College's cleaning contract and this commenced on 1 June 2025.

Relations are being developed, and a positive start has been made across the College.

The contract is for three years plus 1 plus 1.

4. College Vehicles

Three ageing College minibuses have been replaced with two new, leased vehicles which arrived at the start of the new Academic Year.

The three ageing College minibuses are in the process of being sold.

At the time of writing this report, the two new vehicles are scheduled to be wrapped in College branding. A photo of one of the new leased vehicles is available in [Appendix 2](#).

5. Fire Risk Assessment – External Walls – Astute

A fire risk assessment – external walls survey was carried out on our Springburn Campus by Astute. A draft report has been sent to the College and is in the process of being finalised. For completeness, this report, in draft format, has been sent to the College insurance company and the Scottish Fire and Rescue Service.

This final report, coupled with the two Wintech reports, provides a full and detailed picture of all that is required to rectify poor workmanship issues with our Springburn Campus.

Once the Astute report has been finalised, it will be on a future Finance and Resources Committee agenda.

6. 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:

[Progress Against Fire Risk Assessments September 2025](#)

7. Fire Compartmentation Survey and Fire Door Survey

A Fire Survey of all three campus buildings has been completed by Adman Limited. There were a number of recommendations from the survey primarily relating to fire doors and fire compartmentation. The highest priority recommendations have already been completed i.e. the high priority doors and fire compartmentation at Springburn Campus. As the total estimated value of the remaining works is in excess of £200K, a full tender exercise is underway to appoint a suitably qualified contractor to continue these works.

8. Fire Raising/Liaison with Scottish Fire and Rescue Service

In regard to issues of fire raising that were occurring across Glasgow, one of which was particularly near to our Easterhouse Campus, our Head of Facilities and Environmental Sustainability contacted Scottish Fire and Rescue Service for advice. Scottish Fire and Rescue Service did not, however, provide any specific feedback to us regarding fire protection/prevention around our Easterhouse Campus building. We have conducted a review of the boundary, in conjunction with Glasgow Life (who we are adjoined to and who we share a boundary with.) It is considered that the concrete pedestrian path, which sits just outside the boundary fence, provides a fire break between the open grassland and our building.

We have reminded contractors not to leave flammable materials near the building and estates staff actively patrol and remove any items that may be set alight by mischievous youths.

We are not aware of any further reports of fire raising.

We will continue to work with Glasgow Life to review our fencing and fire safety measures.

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

The Vice Principal Operations and the Director of Estates and Corporate Services have submitted a Stage One application to the SFC – College Emergency Capital Maintenance Funding FY 2025/26.

The amount requested is £585,931.34 and is related to the Cladding and Curtain Walling issues at Springburn Campus. The first stage of progressing with this issue is to appoint a Project Manager who will prepare a specific/technical tender and oversee the entire project. The amount requested i.e. £585,931.34, is to cover this contract which is expected to commence in October 2025.

We are advised that the SFC will review the funding applications over October and advise of the outcome of these towards the end of the month.

10. College Infrastructure Investment Plan: Progress Report

The Scottish Funding Council have published a College Infrastructure Investment Plan: Progress Report which can be accessed via the link below:

<https://www.sfc.ac.uk/publications/college-infrastructure-investment-plan-progress-report/>

This document provides an update on the College Infrastructure Investment Plan for the sector following the baselining exercise undertaken by all colleges.

The next phase of work will require colleges to submit up-to-date Infrastructure Strategies and Statements of Need that reflect future curriculum strategies and plans and will help ensure that future investment is aligned to long-term needs.

It is the intention of the Scottish Funding Council to provide updates on progress throughout 2026 with an aim to publish the College Infrastructure Investment Plan in Autumn 2026.

11. Scottish Funding Council – College Infrastructure Strategy – Infrastructure Delivery Group

Jeanette Evans, Vice Principal Operations remains on the Infrastructure Delivery Group, although no meetings have taken place since December 2024.

Finance and Resources Committee members will be kept apprised accordingly.

12. Security

The security provision at our Easterhouse Campus has been extended for a further year. There have been no issues with vandalism or unruly behaviour since this company have taken over this work.

13. Glasgow Kelvin Building - Reinstatement Cost Assessments (RCA)

Following a recommendation from its insurers UMAL, the College has agreed to a Reinstatement Cost Assessment (RCA) survey to be conducted by Barrett Corp Harrington (BCH) who specialise in Reinstatement Valuations. There will be no cost to the College for this service.

An RCA values a property on a total loss basis, for the purpose of insurance. This means that the cost to entirely rebuild a property is valued, including the cost of all materials, labour, site clearance, professional fees and VAT, where applicable. An RCA accurately calculates the rebuild sum, or declared value, which forms the basis of the insurance premium calculation.

Further guidance on the RCA process can be found here: [Reinstatement Cost Assessments](#)

The Director of Estates and Corporate Services and the Head of Finance are attending to this matter.

14. Hydepark Residents – Further Update on Springburn Land Matter

Hydepark residents have recently written to the College lawyers, Thorntons in relation to sundry items they have uncovered on the land which were buried under plant and leaf debris; these offending items were quickly removed by the College.

Hydepark have asked us not to maintain the 10cm of grass in front of our metal fence next to our firepath; we have not agreed to this as this tiny strip of land will be strimmed and kept clear in order not to impede emergency vehicles in the event that they need to access this path.

The College has asked Thorntons to direct future sundry matters directly to Estates management in order that legal costs are averted.

15. Estates Works

Development of Hub Area in Springburn Campus

As reported at the last Finance and Resource meeting, a new Student Hub area in Springburn Campus has been extensively developed and has been named the Social Hub. This area allows more recreational space and additional areas for students to relax and have fun. Having this area ensures that the Library area can be used more for quiet study and assessment preparation to meet students' requests.

The Social Hub has been fully redecorated with new furniture and new doors, mobile phone charging stations, TV's and gaming machines installed.

This area has proven to be very popular and is busy with students enjoying the facilities contained therein.

Photographs are contained within [Appendix 2](#).

Estates – Summer Works

There was extensive estates work undertaken across all three campus locations over the summer months; some of the main activities are noted below:

- Various rooms/offices/corridors painted and refreshed.
- Installation of wash and go toilet in East End Campus.
- Creation of Boardroom in East End Campus.
- Relocation of various staff members.
- Re-purpose mail room in Easterhouse Campus into useable office spaces.
- Manifestations installed across Springburn Campus,
- Donation of unused/unwanted furniture to Sam Chau at the Glasgow Chinese School.
- Various floor covering replaced.
- Replacement of rubber feet in all Springburn refectory chairs.
- Replacement of roller shutter in the Technical Block with an access door.
- Creation of Boardroom in Springburn Campus.
- General tidy up of staff workroom areas.
- Deep cleans carried out of workshops and kitchens.
- Re-painting of picnic benches and tidy of gardens.

16. Resource Implications

As members are aware, there is a substantial resource implication in terms of the cladding panels at Springburn Campus.

It is hoped that the SFC will cover the costs for the appointment of a Project Manager to design a tender and oversee cladding and all related works as per the application submitted to SFC referred to in this report. Finance and Resources Committee members will be kept apprised accordingly.

A fuller report on cladding and all related matters is being prepared for the Board of Management meeting on 8 October 2025.

17. Impact on Students

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

It is envisaged that the new, leased minibuses will have a positive impact on students as they will be more reliable and not prone to breakdowns.

The creation of a new social area at Springburn Campus will also have a positive impact on students as they will be able to relax and make friends more easily.

Matters related to cladding removal and re-instatement needs to be considered carefully as this may be a noisy process and will be ongoing over circa 18-24 months. At the time of writing this report, a site visit is being organised in order that noise levels of a similar project can be assessed.

18. 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 as we strive to ensure that the College is well maintained, welcoming, clean and tidy.

19. 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.

20. Data Protection

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

21. 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.

22. Recommendations

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

23. 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
September 2025

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 18 September 2025 (£'000)
Springburn Campus					
Fire Door Works	Defects to be rectified	Out to tender	110,000	110,000	
Fire Stopping Works	Compartmentation repairs and restorations required.	High priority works completed prior year. The remainder out to tender	80,000	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	Chairs in place. Tables and credenza awaited. Kitchen area being planned.	30,000	25,000	
Lift Upgrades and Repair	Lift nearing end of life	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 arranged for October break. Other toilets being quoted for at present.	110,000	110,000	55,000
Worn flooring replacement	Various classrooms and office spaces	Scheduled over October break	20,000	8,000	

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 18 September 2025 (£'000)
CAD Drawing Update Full Building	Requirement to have up-to-date drawings of building floor plan	Liaison with Faculties underway	3,000	3,000	
Air conditioning for classrooms	Faculty request to improve teaching environment in five classrooms	Underway	20,000	40,000	34,000
Easterhouse Campus					
Fire Door Works	Defects to be rectified	Out to tender	45,000	45,000	
Fire Stopping Works	Compartmentation repairs and restorations required	Out to tender	23,000	23,000	
Lift Upgrades and Repair	Lift nearing end of life	Some work carried out	15,000	2,000	2,000
Toilet Upgrades	Cubicle, sinks and tap replacement	Quotes being received	80,000	60,000	
T08 – conversion to office spaces	Create new space for staff use	COMPLETE	10,000	14,000	14,000
Window replacement	Replacement of windows that cannot be repaired	Work commenced	8,000	3,000	3,000
CAD Drawing Update Full Building	Requirement to have up-to-date drawings	Liaison with Faculties underway	1,500	1,500	
Boiler Room	Fire Stopping to be checked & rectified if necessary	Out to tender	10,000	10,000	
Full Building	Replace Colt Smoke Extract System	P.O. Raised. Investigation completed. Remedial work being planned.	7,000	7,000	2,500

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 18 September 2025 (£'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	0	10,000	3,000
Lift Upgrades and Repair	Lift nearing end of life	COMPLETE	0	2,000	2,000
Fire door - works	Defects to be rectified	Out to tender	40,000	40,000	
Fire stopping – works	Compartmentation repairs and restorations required	Out to tender	12,000	12,000	
CAD Drawing Update Full Building	Requirement to have up-to-date drawings	Liaison with Faculties underway	1,500	1,500	
Server Room	Fire Stopping to be checked & rectified if necessary	Out to tender	10,000	10,000	
Total to Spend - £652K (amended from £681K) (revised c/f from ECP24/25 = £152,268)			£681,000	£652,000	£141,500

KEY

New Item Added
In Progress
Complete
Cancelled



Arrival of new leased minibus – (not yet wrapped)

Springburn Campus

Completed Social Hub Area





Paint and Refresh of Secretariat/Visitor Waiting Area



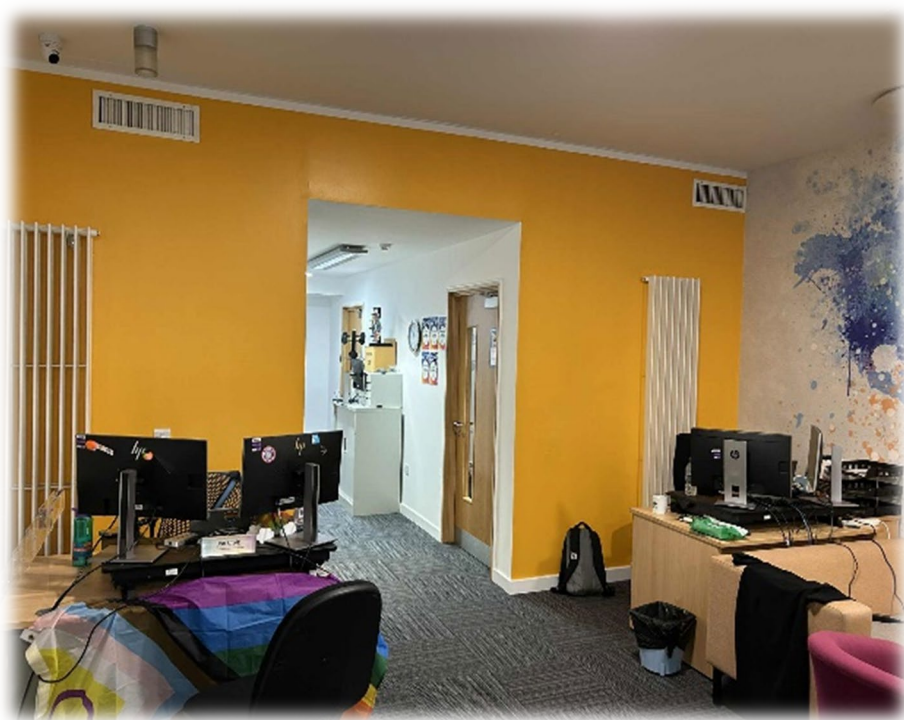
Repaint of 4th floor corridor



Corridor painting outside new Boardroom



New Boardroom – set up for an event



Freshly painted, Student Association Area

Installation of manifestations around the Campus



2nd Floor Seating Area



Office of Head of Estates & Environmental Sustainability



CAD Lab



Room 128



New access doors to ground floor workshops

East End



Creation of New Boardroom



Picnic bench repainting



Installation of Wash and Go Toilet

Easterhouse



Re-purpose mail room in Easterhouse Campus into useable office spaces