
Performance & Resources Committee Meeting

Date of Meeting	Wednesday 14 December 2022
Paper Title	Capital Funding 2022-23
Agenda Item	12
Paper Number	PRC2-H
Responsible Officer	Jim Godfrey, Finance and Resources Director
Status	Disclosable
Action	For Noting

1. Executive Summary

- 1.1.** The report below provides a review of progress of the college capital projects for the financial year (FY) ending 31 March 2023. The report highlights progress made by the colleges from 1 April 2022.

2. Recommendations

- 2.1.** The Committee is invited to **note** the progress made by the colleges in respect of the capital projects in the financial year ending 31 March 2023.

3. Background

3.1. The distribution of capital funds for 2022-23 was allocated to the colleges as follows:

Initial Capital Allocation ¹	City of Glasgow College	Glasgow Clyde College	Glasgow Kelvin College	Total
Lifecycle Maintenance	£1,336,088	£946,678	£598,873	£2,881,639
Very High Priority Maintenance	£0	£2,089,284	£500,000	£2,589,284
Digital Poverty	£297,572	£210,843	£133,380	£641,795
Total	£1,633,660	£3,246,805	£1,232,253	£6,112,718

4. Glasgow Clyde College Update

4.1. Glasgow Clyde College is implementing its capital plan, and progressing a range of high priority projects, following the allocation of these funds by GCRB.

Glasgow Clyde College					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 30 November 22 (£'000)
Cardonald Campus					
Fire and intruder alarms	High priority work to replace alarm systems.	Works commencing on site January 2023	400	372	372
Skills centre heating and cooling	Works scoped and planned.	Works delayed but now due to commence in December 2022	400	422	422
Car park entrance	Enlarge car park entrance.	Works planned for June 2023. Some disruption if works brought forward.	70	66	0
Lift repairs	Remedial works to improve control and reliability.	Scope complete & significant increase in budget. Work will be disruptive & planned for summer 2023 with advance capital purchase.	300	750	0

¹ Funds provided for the Financial Year ending 31 March 2023

Langside Campus					
Litehouse roof replacement	Replace profiled metal sheet roof.	Now repairing rather than replacing. Combined external works programme due to commence in January 2023.	250	193	193
Litehouse retaining wall	Repairs to cracks in existing wall.		75		
Anniesland Campus					
External drainage works	Initial investigation to identify scope of work required.	Now likely to take place in 2023-24.	100	100	0
Render repairs	Render repair works including repairs to southern elevation. Major review of building externals underway. May require legal recourse.	Likely to commence on site in February/March 2023 depending on final scope.	280	625	0
Heating and cooling	Remedial works to address issues within the dance and library areas.	Plan to complete by March 2023.	200	273	0
Chiller replacement	Replace chillers which are at the end of their useful lives.		100		
Improvements to disabled/taxi bays	Safety improvement works.	Planned for summer 2023.	40	40	0
All locations					
Building management system upgrade	System upgrade for all sites.		250	250	0
Total			2,465	3,091	987

4.2. Glasgow Clyde College are working with Doig & Smith, the appointed project manager team, to progress the projects in the capital plan for 2022-23. Doig and Smith were appointed for a two-year period following a tender process. The College's capital plan from 2022-23 onwards was prepared based on the condition survey, which was completed in 2021.

- 4.3.** The Condition Survey 2021, which was completed by the Oakleaf Group, indicated £9.9m of estates works to be completed. The breakdown being; £3.2m at the Anniesland campus, £4.7M at the Cardonald campus, and £2.0m at the Langside campus over the five-year period. These figures exclude VAT and professional fees hence the total figure based on the survey is expected to exceed £13m.
- 4.4.** Following on from the above assessment there were a number of priority areas to be progressed within the College's capital plans and the capital masterplan for 2022-23. The plans for 2022-23 are being worked upon in partnership with Doig and Smith who have a team progressing them. Fortnightly progress discussions with the College are taking place. A number of the works have been tendered already and are due to commence shortly. In addition, there are further projects for future years planned with outline timings at this stage and identified works which need to be completed in 2023-24.
- 4.5.** Each of the projects being managed by Doig and Smith in 2022-23 have had updated costings completed recently and the new budget costs including VAT and professional fees are as above.
- 4.6.** There are two projects which have significant increased budget costs following review of scope and design. These are the Cardonald campus Lifts and the render repairs at the Anniesland campus. For both of these projects the original target budget cost was an estimate and the scope has changed significantly since that time. These two projects also have significant logistical issues and may involve legal recourse, hence their timing is difficult to estimate at this stage.

5. Glasgow Kelvin College Update

5.1. Glasgow Kelvin College is implementing its capital plan, and progressing a range of high priority projects, following the allocation of these funds by GCRB.

Glasgow Kelvin College					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 30 November 22 (£'000)
Springburn Campus					
Refurbishment of toilets			50	42	42
Redecoration of common room	Following water damage		20	19	19
Air ducting of ventilation systems	Following weather damage	Complete	10	5	5
Health & Safety works	Replacement of cracked panels, moss build up and lights.		75	158	2
Rainwater harvesting	System upgrade		25	0	0
Easterhouse Campus					
Clean & paint building exterior			30	41	41
Paint yellow lines for charging point/ parking			3	3	0
Landscaping	Outdoor areas		25	0	0
New toilets and showers			40	61	61
Structural support	To address subsidence and floor cracking	No longer required	30	0	0

Easterhouse Campus (continued)					
Carpets and redecoration	Staff areas		50	8	8
East End Campus					
Replace main entrance doorway		Supplier approved order being processed	69.5	55	55
Refurbish student common room			25	3	0
Clean and paint exterior of building			30	0	0
Redecorate common areas			50	45	45
All locations					
Fast charging points	For electric vans		7.5	10	0
Project Management			50	50	12
Total			590	500	290

6. City of Glasgow College Update

- 6.1. City of Glasgow College received £1,336,088 in 2022-23 towards the cost of lifecycle maintenance. This is being used to meet the cost of the NPD unitary charge and to meet maintenance costs not included in the NPD contract.

7. Risk and Compliance Analysis

- 7.1.** 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 to mitigate this risk.
- 7.2.** The capital plans for Glasgow Clyde College, and Glasgow Kelvin College, represent a significant investment in 2022-23. The funds provided are essential in reducing the financial risk and providing the appropriate facilities for learning.
- 7.3.** There are no legal, or compliance, implications identified in this report.

8. Financial and Resource Analysis

- 8.1.** The financial implications are outlined in the body of this report.

9. Equalities Implications

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

10. Learner Implications

- 10.1.** The provision of high-quality learning environments (both physical and digital) is integral to the learner experience and the delivery of commitments made in the Regional Outcome Agreement 2022-23.