
Performance & Resources Committee Meeting

Date of Meeting	Wednesday, 15 March 2023
Paper Title	Capital Funding 2022-23
Agenda Item	11
Paper Number	PRC3-F
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.
- 4.2. Glasgow Clyde College have been, and continue to work with, Doig & Smith, the appointed project manager team progressing the projects in the capital plan for 2022-23. Doig and Smith were appointed for a two-year period for these services following a tender process. The capital projects have been progressed in partnership with Doig and Smith with fortnightly discussions taking place with college colleagues. There have been a range of additional discussions particularly in relation to the render/windows project at the Anniesland campus.
- 4.3. The costs have been revised for several projects, as a result of the progress of design and scope. There are three projects where there have been significant changes since the original plans were developed.
- 4.4. The first of these is the evolving situation in respect of the original Anniesland render repairs project². The other two projects with significant changes are; the Cardonald campus lifts project and the heating and cooling project at the Anniesland campus. For both of these projects there have been significant cost increases compared to the original plan.
- 4.5. The Cardonald campus lifts project is a project to address significant issues with the five lifts at the ten-storey tower building. These lifts have not been which properly and, whilst safe, there are problems in the effective functioning of their combined controls. The lifts are also prone to plus break down frequently sometimes with student and/or staff entrapments. The original target budget cost was an estimate and the scope has changed significantly to fully address the defects. This is a long programme of 46 weeks which will continue into the next financial year. The commitment of £750k is for the full five lifts upgrade project. The college expects to meet the cost from the capital funding allocation for 2022-23 and 2023-24³.

¹ Funds provided for the Financial Year ending 31 March 2023

² This item is the subject of a separate report elsewhere on this agenda.

³ The allocation of capital funding for the financial year 2023-24 will be determined in the next 3 months.

- 4.6.** The heating and cooling and chillers project at Anniesland was originally two separate projects which have been combined. The scope of this project was enhanced (at tender stage) to provide the most beneficial outcome including elements of upgrading. Some of these enhancements will provide more efficient equipment with lower future utility consumption and a better overall investment.
- 4.7.** Overall the total commitments are £2.92m which is £0.83m higher than the total allocation (for high priority maintenance in 2022-23) of £2.09m.
- 4.8.** The challenge is that large capital projects span financial years but funding is only allocated by the Scottish Funding Council annually for the year commencing 1 April. The funding is also announced after the start of this period, which further reduces the time available for project planning, tendering and delivery.
- 4.9.** The approach proposed by college colleagues has been discussed with the GCRB Finance and Resources Director and provides a pragmatic approach to the capital projects. Clearly there is a risk that the anticipated capital funding for 2023-24 is not forthcoming. If the funding provided for 2023-24 is insufficient then the college would need to revise its future programme of works.

Glasgow Clyde College					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 7 March 23 (£'000)
Cardonald Campus					
Fire and intruder alarms	High priority work to replace alarm systems.	Works progressing on site	400	379	379
Skills centre heating and cooling	Works scoped and planned.	Works progressing on site	400	439	439
Car park entrance	Enlarge car park entrance.	Works planned for June 2023 to avoid disruption during term time.	70	70	15
Lift repairs	Remedial works to improve control and reliability.	Scope expanded & significant increase in budget. Programme of work will last 46 weeks and continues into the next financial year.	300	750	750

Langside Campus					
Litehouse roof replacement/columns painting for protection.	Replace profiled metal sheet roof.	Now repairing Litehouse roof rather than replacing. Combined external works programme now on site.	250	220	193
Litehouse retaining wall	Repairs to cracks in existing wall.		75		
Anniesland Campus					
External drainage works	Initial investigation to identify scope of work required.	Works will now take place in 2023-24.	100	100	20
Render repairs – now amended to Velfac window safety & investigation works	Initial plan was for render repair works. During survey major issue discovered re windows. Now undertaking safety works to windows to enable building to be used. Issuing legal letter seeking recourse.	On site from 6 th March. Future works will be required to replace windows.	280	166	166
Heating and cooling	Remedial works to address issues within the dance and library areas.	Contract awarded. Works taking place in March and April 2023.	200	504	504
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	3
All locations					
Building management system upgrade	System upgrade for all sites.		250	250	25
Total			2,465	2,918	2,494

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.
- 5.2.** The capital plan was slightly amended as the college is awaiting a report in relation to the Springburn external cladding panels. The original budget allocated to this project was not possible to complete prior to 31 March 2023 and other projects were undertaken instead.
- 5.3.** Furthermore, some of the carpets will also be fitted early April 2023 to avoid disrupting learning and teaching during March 2023.
- 5.4.** The changes to the project, outlined above, were discussed with the GCRB Finance and Resources Director.

Glasgow Kelvin College					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 3 March 23 (£'000)
Springburn Campus					
Refurbishment of toilets		Nearing completion	50	42	42
Redecoration of common room	Following water damage	Work underway	20	19	19
Air ducting of ventilation systems	Following weather damage	Complete	10	5	5
Replacement of cracked panels, moss build up and lights.		Report currently awaited	60	107	16
Clean of building to remove moss build-up.		Complete.	15	2	2
Repair to entrance door.		Complete.	0	6	6
Drainage and gully works.		Complete.	0	14	14

Springburn Campus					
Replacement pump.		Complete.	0	5	5
Rainwater harvesting	System upgrade	Works superseded by other priorities.	25	0	0
Easterhouse Campus					
Clean & paint building exterior		Work in progress	30	43	43
Paint yellow lines for charging point/ parking		Work scheduled	3	3	0
Landscaping	Outdoor areas	Works superseded by other priorities.	25	0	0
New toilets and showers		Work underway	40	62	62
Replacement of worn carpets and painting of staff areas.		Work underway	50	7	7
Structural support	To address subsidence and floor cracking	No longer required	30	0	0
East End Campus					
Replace main entrance doorway		Complete	69.5	56	56
Refurbish student common room		Complete	25	3	0
Clean and paint exterior of building		Works superseded by other priorities.	30	0	0
Redecorate interior common areas		Complete	50	58	58

All locations					
Fast charging points	For electric vans	Work underway	7.5	10	0
Boiler room (repairs)		Complete	0	8	8
Project Management			50	50	12
Total			590	500	355

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.