



Resources and General Purposes Committee Meeting

Monday 20 November 2017

Coatbridge Campus

Ref: Agenda Item 7.1: Estates Update

Introduction

This paper provides Board members with a brief summary of Estates and Facilities Management and Development matters and points of interest.

Estates Update

Cumbernauld Campus

- Main entrance revolving door replaced, improved operation, security and heat retention.

Motherwell Campus

- Extensive investigation and repair of historic water ingress and fourth floor roof leaks. Work carried out to strip back profile roof sheeting, cladding, insulation and flashings. Weathering details renewed and restored to a desired specification and installed standard. From observations though several inspection hatches the repair option seems to have rectified the problem.

Coatbridge Campus

- A complete reduction in water pressure through our systems in our Coatbridge Campus led to a Campus closure over two College days.

The pressure expansion vessel membrane ruptured which required a full replacement. The fault also corrupted the main control panel (closed protocol) which required a specialist company to rectify. The College was quoted a two week repair time.

A decision to 'bypass' the fault (temporary measure) was taken to ensure Business Continuity.

Considering our options and the likelihood of future failure and problems with the current system, a new shelf ready mechanism was recommended by College Service Engineers, which also provided the College with a 'manual override facility'. This system has been installed, commissioned and now fully operational.

Checks on our control systems throughout the NCL Estate have been carried out to ensure access to our operational performance, maintenance and replacement is straightforward to reduce the risk of Business disruption.

The effort to restore the system and operation of the buildings by Estates, Health & Safety staff and Engineers from our local contractor (T-Squared) is worthy of a mention to Board Members.

Waste Management Contract

The new Waste Management contract is now in operation across all NCL Campuses and the service extends to South Lanarkshire College.

Early concerns over collection times, skip and bin quality and general service delivery have been raised formally with the Contractor.

The Waste Management company's drive to reduce their own Operational Carbon Footprint is resulting in a number of changes to the College service including reduced collection days, increased bins and skips, storage issues etc., which had not been agreed by the College as a change to the original specification.

Both Colleges have been assured improvements in line with the service specification will be actioned immediately. The Colleges have also agreed to trial some changes in the interests of Carbon reduction.

Retention Dispute

As raised previously, Board members and College Senior staff are engaged in discussions with Galliford Try to reach an agreement on the payment of retention sums held over elements from the original Motherwell College construction phase.

Galliford Try's legal representative have been made aware of the College position in the matter and are currently considering a response.

Building Maintenance and Condition – Desk Top Study Report

The Scottish Colleges report was provided at the request of the Scottish Funding Council and their consultant Gardiner Theobald and understood to be with the Colleges consent.

The report, a 'desk top' format of relatively recent Estates Condition Survey data directed by respective Colleges carried out by their own Survey Team of Consultants. A detailed condition survey for New College Lanarkshire Estate was analysed Campus by Campus (Motherwell, Coatbridge, Cumbernauld and Kirkintilloch).

From the initial questionnaire sent out to Colleges and analysed, results were used to determine which College Campus should be surveyed. The rationale approved was as follows:

- Those College Campuses with a major Capital project completed in the last three years were excluded from the exercise, Estate condition considered 'as low'.
- The Colleges with existing Condition Survey information less than five years old were included in the exercise and the SFC consultant used that existing information.
Note: *New College Lanarkshire falls into this Category.*
- Those Colleges with Condition Survey information more than five years old or Colleges with little or no available condition information, received a 'site visit

The Survey

The survey considered the nature and scale of works needed to bring the existing Estate to a well maintained condition (Condition B) i.e. generally sound, wind and water tight and to a state existing defects significantly worsening or compounding.

Backlog maintenance figures within the report for each Campus represented the minimum investment required to make good our existing Estate.

Note: *The Survey did not consider works and costs associated with 'fitness for purpose' or re-development and Estates enhancement. e.g. for changes in curriculum delivery.*

The College was asked to 'sense check' the main findings of the report, as summarised in the bullet points provided (x 6), and respond to the Scottish Funding Councils Technical Advisors, Gardiner Theobald.

The Response:

Our response has been returned to the Scottish Funding Council and copied to Gardiner Theobald highlighting significant 'differences' in the interpretation of priorities set in the summary. Revised cost figures associated with the current status of backlog and life cycle costing have also been submitted.

Many projects have been completed in response to the College Condition Survey recommendations but new and critical items concerning fabric, M&E and Systems etc. have emerged through the reviews of our Condition Survey carried out post-merger.

An opportunity to further discuss our response to the report will be followed up with a meeting with College staff and Gardiner Theobald.

Board members will be advised in due course of any issues arising from this exercise and response from the Scottish Funding Council.

The Scottish Parliament Education and Skills Committee - Infrastructure Report and Recommendations

The Committee report makes specific reference to the *Cole Report*, which was commissioned by the City of Edinburgh Council following the collapse of a wall at Oxfangs Primary School.

The Committee recommends that every evolved public body in Scotland studies the Cole report in detail and reviews their own Estate in light of its findings.

Specifically in the Post 16 Education Sector, the Committee seeks confirmation from the Scottish Funding Council acting with Colleges Scotland and Universities Scotland, that their sectors are fully aware of the findings of the Cole Report and that they have taken appropriate action to ensure that the College and University estates across Scotland are safe, including Halls of Residence.

A 'few extracts' from the Report Executive Summary conclusions and recommendations:

Quality Assurance

- Procurement practices provide sufficient assurance that contractors do not compromise safety for the sake of speed or reducing costs.
- Public bodies to act as “intelligent customers” and not to seek to minimise that role in ensuring that the Estates are safe.
- Public bodies must maintain a strong interest in the quality and safety of their Estates.
- Public bodies quality assurance should be risk based and have a focus on potential faults that would not be seen once the building has been completed.
Note: The report recommends that the Scottish Government produce guidance on a risk based approach to quality assurance and to ensure it keeps pace with contemporary construction techniques and incidents which uncover problems.
- Public bodies must have access to expertise of the design team to ensure that the design team ‘flag up’ any concerns about construction.
- Recommendations also include that the Scottish Government considers the role of Building Standards Verifiers (BSV) and how the industry supports them by supplying evidence that key elements of buildings have been built to specification.
- The report also recommends that the Scottish Government explores with representatives of the Construction Industry, Trade Unions and Skills Development Scotland, how to retain experienced bricklayers in the industry and attract young people into the trade. (*This clearly should not only focus on a single trade given the integration of skills associated with construction projects*).

Please note the above is only a brief extract from the report at this stage.

Colleges Scotland have intimated that they will work with the Scottish Funding Council and Colleges to respond to the Committees report by “the end of the year” and will collate the information ‘through a survey’ which will be issued to Colleges in due course.

Given the timescales associated with the Report and response, Colleges Scotland has been contacted for an update on when the College is likely to receive the Survey or format for reporting.

Board members will be informed of the College response in due course.
Your link to the report:

<https://sp-bpr-en-prod-cdnep.azureedge.net/published/ES/2017/10/2/School-infrastructure/ESS052017R11.pdf>

Recommendations

Board members are asked to:

- (a) Note progress of all matters highlighted.
- (b) Consider the content and recommendations raised in the The Scottish Parliament Education and Skills Committee - Infrastructure Report and Recommendations.