

Glasgow Kelvin College

Finance and Resources Committee - Meeting of 10 March 2026

Estates and Capital Update Report

**Report by Assistant Principal Estates, Corporate Planning and Governance 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 - Capital Planning/Expenditure for 2026/27 - Plans
- 4 - Fire Compartmentation and Fire Door – Update
- 5 - Fire Risk Assessment – Update
- 6 - CCTV/Alarm/Access Control - Tender
- 7 - Scottish Funding Council - Infrastructure Delivery Group
- 8 - 5 Year Fixed Electrical Testing
- 9 - Estates Works
- 10 - Mott MacDonald/Watts – Cladding Project Group and Steering Group
- 11 - Internal Opening Up Surveys/Structural Findings

2. Capital Planning/Expenditure for 2025/26

As previously reported, there is an available budget for 2025/26 of £652k.

The Capital Expenditure Plan for 2025/26 as at February 2026 is provided in **Annex 1** attached to this report. This is being worked through at present by the Head of Facilities and Environmental Sustainability and is largely on target for the 31 March 2026 deadline, although some carry forward is needed in order that noisy works can be completed over the Easter break periods. Some larger/more disruptive projects will require to be completed over the summer break so funds for these are being moved into the Estates Capital Projects 2026/27 plans. Where there has been a predicted underspend in a category for 2025/26, a new capital project has been added in. Liaison has taken place at all times with the Head of Finance, Alan Carr in order that he is content with these plans.

Photos of works undertaken to date are shown in **Annex 2** attached to this report.

3. Capital Planning/Expenditure for 2026/27 - Plans

Planning is well underway for the next round of capital spend and the plans for these funds are detailed in **Annex 3** attached to this report.

4. Fire Compartmentation and Fire Door - Update

The recommendations from previous condition/building surveys (Watts, May 2024 and Adman, January 2025) for improvements to fire doors and fire stopping at all three campuses have now been actioned. This was a significant project, with a total cost of around £230,000 over two capital budget years.

5. Fire Risk Assessment - Update

Fire Risk Assessments (FRAs) are carried out annually across all three campuses.

The recommendations from the most recent surveys range from minor housekeeping (e.g. moving waste-paper bins) to more significant (e.g. “daisy-chaining” of extension cables), with an online tracker used to monitor progress on remedial actions.

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 via the link in the portal as follows:

[Link - Progress Against Fire Risk Assessments February 2026](#)

6. CCTV/Alarm/Access Control - Tender

The Head of Facilities and Environmental Sustainability, working with the Procurement Manager, has recently launched a market engagement exercise aiming to bring together contracts for CCTV maintenance and upgrade, fire detection and alarms, access control and call points, all of which are currently separate contracts. This will inform a tender exercise later in the year when the current CCTV maintenance contract is due to expire. Combining these contracts, some of which only cover one campus, represents an opportunity not just to streamline maintenance and contract management, but to modernise the current systems and provide integrated cross-campus monitoring. It is intended that this exercise will also include alarms for workshop areas in the event of a Threat to Life incident.

Member of the Finance and Resources Committee will be kept informed accordingly.

7. Scottish Funding Council - Infrastructure Delivery Group

The College participates in the Scottish Funding Council's (SFC) Infrastructure Delivery Group and the Estates Managers Review Group. SFC is developing its approach to Infrastructure Investment Planning through six workstreams, due to deliver in Autumn 2026:

- 1: College Engagement
- 2: Baseline 2026
- 3: Scottish Capital Investment Model (SCIM)
- 4: Infrastructure Strategy
- 5: Future Operating Model
- 6: Alternative Funding Models

The College has volunteered as a pilot site for workstreams two and three, with the Assistant Principal Estates, Corporate Planning and Governance and the Head of Facilities and Environmental Sustainability participating in workshops to improve the baseline data collection process. Workstream three will focus on developing a shared approach to producing business cases for capital investment. The SFC Infrastructure Strategy is being worked on at present with an early draft of this document already submitted to SFC.

Furthermore, the Head of Facilities and Environmental Sustainability is, at present, populating the Navigator system with the data requested by the SFC.

8. Five Year Fixed Electrical Testing

The College's Planned Preventative Maintenance (PPM) contract with Dalkia includes periodic inspection of key building mechanical and electrical assets, working to SFG20 standards. SFG20, which is the industry standard for building maintenance scheduling, based on legislation and good practice guidance.

The recommendations from the most recent five-year testing of the fixed electrical systems continue to be actioned, alongside ongoing testing and maintenance of both fixed and portable electrical appliances.

9. Estates Works

The following section gives an overview of various Estates works ongoing across all campus buildings.

Springburn Campus

Toilets - Refurbishment of the main ground floor toilets (male and female) has now been completed. In the remainder of the capital budget year, refurbishment of the third-floor ladies toilets (beside the jewellery studios) and the accessible toilet (located off the ground floor science department corridor) will be completed.

Air conditioning – New air conditioning units have been installed in seven classrooms and two staff offices (ICT offices). This work was done in response to feedback from teaching staff.

Car park – The car park entry and exit barriers have been replaced, with the new barriers incorporating enhanced safety mechanisms. New bollards have also been placed around the corner from Flemington Street into the car park to ensure sufficient turning space for minibuses and other large vehicles.

External lighting – The lighting in the staff car park and front concourse areas have been upgraded to LED bulbs.

Redecoration – Paintwork in key public reception spaces has been refreshed, including reception, timetabling/admissions offices and main toilet entrance area.

High level access works – Non-teaching days in February were utilised to complete works requiring rope access. This included gym hall roof inspections and high-level window repairs above the canteen.

A water burst occurred on the roof of Springburn Campus on 10 February 2026 which soaked through to balconies on floors 4, 3 and 2. This was quickly repaired and investigations are underway to prevent any reoccurrence.

East End Campus

Air conditioning – The ‘construction pod’ has been fitted with new air conditioning to improve the working environment for staff and students.

External lighting – The lighting in the car park has been upgraded to LED.

Dust extraction – The dust extraction system serving the construction workshops has been inspected and a tender exercise begun for a full replacement system. This is planned for installation during the summer break.

Easterhouse Campus

Toilet refurbishment – The full refurbishment of the ground floor (male, female and inclusive) and third floor (female and inclusive) toilets will be completed by the end of March 2026. The significant capital investment in toilet facilities has been made in response to student feedback through surveys and ‘Meet the Manager’ sessions.

Walk-in chiller – The walk-in chill used by Catering faculty is becoming beyond repair. A new chill has been ordered and will be installed during a non-teaching period.

Roof investigations and repairs – Some water ingress occurred on the top floor during recent inclement weather. Investigations and repairs are underway to address an issue with the gutters; the volume of recent rainfall was a factor in this event and roof maintenance checks will be increased.

Vandalism

Vandalism continues to occur regularly with Springburn toilet areas the worst affected. Recent instances of vandalism include blocking of a wash-hand basin with a disposable vape, wash-hand basins being kicked off walls and cubicle doors being kicked off their hinges. As well as the time taken to remedy these issues, this has a significant impact on Estates budgets. Following discussion with the Head of Finance, a cost code has been established specifically for vandalism-related repairs to enable increased visibility and monitoring of the total cost of vandalism to the repairs budget.

Estates – Procurement

Ensuring good practice and compliance in the procurement of contracts and repairs/refurbishment works forms a significant proportion of the Estates management team’s work. Emergency works can be carried out at short notice with approval from Procurement advisers; other works will generally only be commenced after obtaining quotes from multiple contractors.

The Estates team is currently planning works for non-teaching periods, including Easter and summer breaks, including undertaking a décor survey of the Springburn Campus to develop a prioritised scope of works.

10. Mott MacDonald/Watts – Cladding Project Group and Steering Group

Meetings continue to take place on a regular basis. The Cladding Project Group involves - J Evans, Vice Principal Resources and Corporate Development, L Clark,

Assistant Principal Estates, Corporate Planning and Governance, C Reid, Head of Facilities and Environmental Sustainability, G Ross, Watts (Service Manager), and from Mott MacDonald - Andrew Ross, Project Manager, Darren Baird, Lead Architect and Gary Wright, Architect.

The Steering Group is Chaired by Jeanette Evans, Vice Principal Resources and Corporate Development, and also includes J Campbell, Principal and CEO, L Clark, Assistant Principal Estates, Corporate Planning and Governance, C Reid, Head of Facilities and Environmental Sustainability, Jon Craig, Student President, Ryan Shearer, Lecturer and EIS representative, Jennifer Lavery, Digital Skills and Systems Developer, representing support staff and the Board and G Ross, Service Manager, Watts.

On Friday, 6 February 2026, J Evans, L Clark and C Reid visited the offices of Mott MacDonald to receive a presentation on replacement cladding options, demonstrating how the various options would look on the Springburn Campus building. Various samples were provided and these have been brought back to the College for further scrutiny.

11. Internal Opening Up Surveys/Structural Findings

In order to prepare a full and detailed tender, Mott MacDonald required the College to remove a small section of the internal plasterboard wall from various points across our Springburn Campus in order that their professional teams could obtain a full picture of all requirements.

Around twenty different locations were selected for inspection, with additional openings made during the day of the on-site survey. Following inspection, all openings were immediately closed up and made safe.

Mott MacDonald have liaised with College senior staff in regard to their findings which will be fed into the tender design phase to ensure comprehensive remediation of the building.

Mott MacDonald have recommended further on-site intrusive investigations which are being scheduled at the time of writing this report.

12. Resource Implications

As members are aware, there is a substantial resource implication in terms of the cladding panels at Springburn Campus. The College were delighted to receive the offer of £589,500 for the SFC - College Emergency Capital Maintenance Funding FY 2025-26 – Stage One which was allocated to fund the Project Management and Design costs relating to the cladding project.

A fuller report on cladding and all related matters is being prepared for the Board of Management meeting scheduled for 18 March 2026.

College funds, time, effort and resources are being expended on rectifying vandalism issues which is both frustrating and wasteful.

The volume of rainfall being experienced will necessitate that roof check maintenance schedules are increased to try and prevent water ingress into our buildings.

13. Impact on Students

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

Intrusive inspections are taking place across Springburn Campus and this has resulted in a little disruption; wherever possible, these inspections are planned outside teaching times. There will require to be further intrusive inspections as referred to in this report, which are unavoidable.

The vandalism, as detailed within this report, detracts from the warm and welcoming environment the College aims to create. Estates and cleaning personnel strive to rectify issues as soon as they emerge to minimise impact.

Matters related to cladding removal and re-instatement are being fully and carefully considered as part of the project and updates will be given in relation to this matter throughout the project.

14. Risk and Assurance

This report seeks to provide Finance and Resources members with re-assurance that the College is ensuring the recommendations and requirements contained within external reports received are being acted on and appropriately monitored.

Members of the Finance and Resources Committee will be kept apprised of developments with the capital plan, cladding and other estates related matters as we strive to ensure that the College is well maintained, safe, welcoming, clean and tidy.

15. 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 a Springburn Campus.

16. Data Protection

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

17. 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.

When the Springburn cladding project is complete and insulation is replaced as part of these remediation works, this is expected to vastly improve how effectively the building retains heat.

18. Recommendations

It is recommended that members note the content of this report, link and annexes.

19. Further Information

Further information can be obtained from Lisa Clark, Assistant Principal – Estates, Corporate Planning and Governance - lisaclark@glasgowkelvin.ac.uk or Claire Reid, Head of Facilities and Environmental Sustainability – creid@glasgowkelvin.ac.uk

**Lisa Clark, Assistant Principal – Estates, Corporate Planning and Governance and
Claire Reid, Head of Facilities and Environmental Sustainability
Glasgow Kelvin College
March 2026**

Annex 1

Estates Capital Plan – 2025/26 – Progress Against Spend

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 1 February 2026 (£'000)
Springburn Campus					
Worn flooring replacement	Various communal spaces – this will need to be c/f to avoid disrupting studies	Quotes being received	20,000	21,500	
Fire Door Works and Fire Stopping Works	Defects to be rectified	COMPLETED	110,000	64,000	80,000
Fire Stopping Works	Compartmentation repairs and restorations required.	High priority works completed prior year. The remainder included in the tender awarded as per above.	80,000		
Removal of Roller Shutters (H&S issue)	Remove and rectify space, new door and frame walls.	COMPLETE	10,000	9,000	9,000
Creation of meeting/training room using existing 129A/B	Includes ICT, replacement of worn furniture and replacement kitchen items	COMPLETE Boardroom created including all furniture, technical items and vision panel doors.	30,000	18,000	18,000
Refreshed and replenished kitchen areas outside 129A/B and 4 th floor area	Kitchen area outside Boardroom was in with above item and now has been extended to include another area.	Quotes being obtained and work can be planned before the end of March 2026.		26,000	
Refresh paintwork in communal areas	Ongoing			18,500	16,000

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 1 February 2026 (£'000)
Lift Upgrades and Repair	Lift nearing end of life and emergency call line needs an upgrade from analogue to digital	COMPLETE i.e. line replacement	15,000	10,000	2,000
Toilet Upgrades	Plumbing required and installation of anti-vandal toilets	Ground Floor Male/Female – completed. 3 rd floor ladies and ground floor accessible due for completion end of March 2026.	110,000	103,000	65,000
CAD Drawing Update Full Building	Requirement to have up-to-date drawings of building floor plan	Liaison taking place with contractor	3,000	1,500	
Air conditioning for classrooms	Faculty request to improve teaching environment in five classrooms	COMPLETED	20,000	40,000	40,000
LED Replacement	New LED lighting in car park and front concourse – H&S matter	COMPLETED		17,000	18,000
Dust Extraction System	Dust Extraction System – new space that needs this	This is no longer required due to proposed curriculum changes.		0	0
Car Park Barrier Renewal		COMPLETE Broken barrier – needed to be replaced.		14,000	14,000
Easterhouse Campus					
Fire Door Works	Defects to be rectified	COMPLETE	45,000	47,500	50,000
Fire Stopping Works including Boiler Room	Compartmentation repairs and restorations required – new pipework required too	Contract awarded	33,000	15,000	6,500

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 1 February 2026 (£'000)
Lift Upgrades and Repair	Lift nearing end of life and emergency call line needs an upgrade from analogue to digital	COMPLETE i.e. line upgrade	15,000	2,000	2,000
Toilet Upgrades	Cubicle, sinks and tap replacement including accessible toilet	Due for completion end of March 2026	80,000	100,000	93,500
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	COMPLETE	8,000	3,000	3,000
CAD Drawing Update Full Building	Requirement to have up-to-date drawings	Liaison taking place with contractor	1,500	1,500	
Full Building	Replace Colt Smoke Extract System	P.O. Raised. Investigation completed. Remedial work currently being planned	7,000	12,000	2,500
Catering	Replacement walk-in chill and freezer rooms	Award letter sent – this has been scheduled in over Easter to minimise disruption.		25,000	26,000
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					
Fire door - works	Defects to be rectified	Contract awarded	40,000	25,000	35,000
Fire stopping – works – including the server room	Compartmentation repairs and restorations required – additional work identified and being planned	Contract awarded	22,000	12,000	5,000

Glasgow Kelvin College Estates Capital Plan – Academic Year 2025-26					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed at 1 February 2026 (£'000)
CAD Drawing Update Full Building	Requirement to have up-to-date drawings	Liaison taking place with contractor	1,500	1,500	0
Lift Upgrades and Repair	Lift nearing end of life and emergency call line needs an upgrade from analogue to digital	COMPLETE i.e. line replacement	0	2,000	2,000
Window replacement	Replacement of windows that cannot be repaired	COMPLETE	0	10,000	7,000
Dust extraction system	Dust extraction system to replace worn system.	Quotes being obtained – this will be carried forward to next capital spend			
Air conditioning in construction pod		COMPLETE		12,000	5,500
LED Replacement	New LED lighting in car park and front area – H&S matter	COMPLETE		11,000	10,500
Total to Spend - £652K			£681,000	£652,000	£540,500

KEY

New Item Added
In Progress
Complete
Cancelled

Annex 2
Photos of Capital and Other Estates Works

Springburn Campus

Paint refresh at Springburn

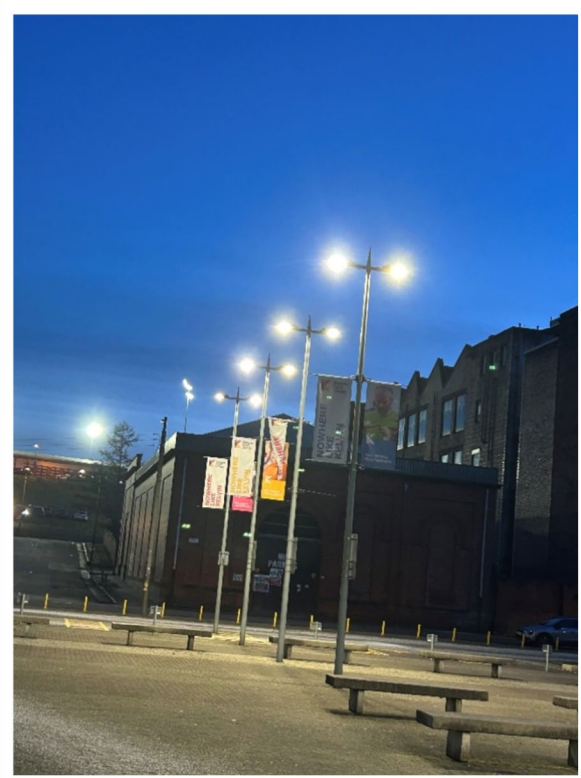


New Barriers - Springburn Car Park

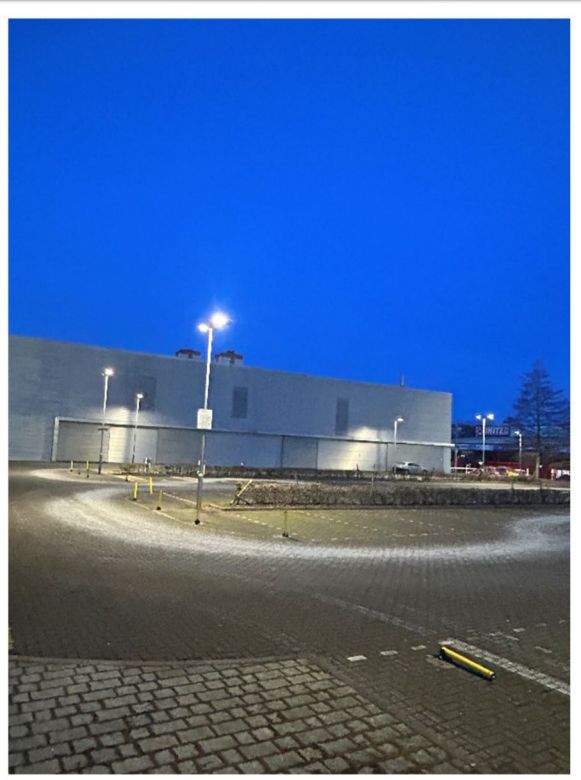
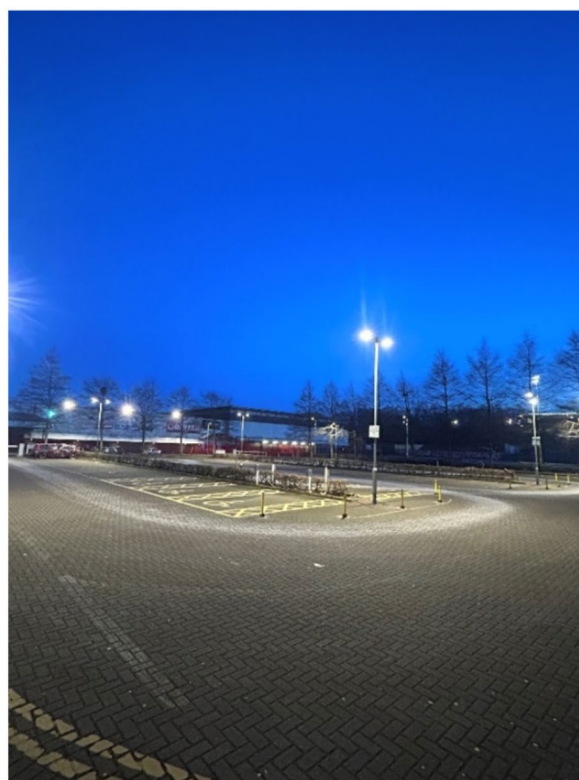


New LED Lighting at Springburn

Front of College

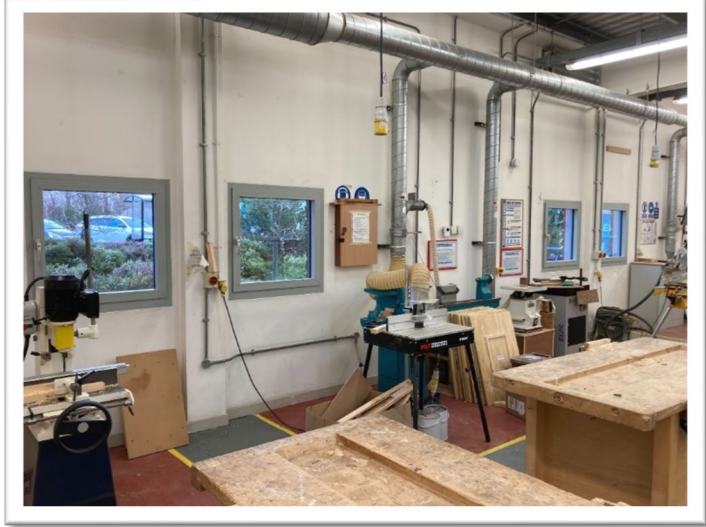


Staff car park



East End

Replaced windows in Construction Area



Annex 3

Estates Capital Planning/Expenditure for 2026/27 - Plans

Glasgow Kelvin College Estates Capital Plan – For 2026/27					
Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed (£'000)
Springburn Campus					
Worn flooring replacement	Various communal spaces – c/f from ECP25/26	Quotes being received	21,500		
Office doors install			15,000		
4th Floor Kitchen	Re-vamp of kitchen areas		15,000		
Rain Water Harvesting	Invigoration of Rain Water Harvesting System		45,000		
Reception area	Reception area - windbreak works		15,000		
Workshop Creation	Railway/Engineering Workshop Creation		15,000		
Faith Room - Larger	Nail Bar in Springburn converted to Quiet Room - Male & Female		15,000		
Boiler Machinery Replacement	Boiler machinery to be upgraded in HVAC Room		80,000		
Brickworkshop – Remove Partition	Remove partition to make whole area refrigeration		15,000		

**Glasgow Kelvin College
Estates Capital Plan – For 2026/27**

Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed (£'000)
Toilet Refurbishment	Toilet Refurbishment Outside Boardroom		20,000		
Easterhouse Campus					
Toilet Refurbishment			30,000		
Partition of large teaching staffroom	Partition of large teaching staffroom and creation of meeting room		15,000		
East End Campus					
New Brickwork Area	Creation of outdoor brickwork area		180,000		
Door/Window Replacement	Staff area		10,000		
Dust extraction system			60,000		
Other					
H&S - Martyn's Law Alarms	Alarms needed for workshop areas		15,000		

Glasgow Kelvin College
Estates Capital Plan – For 2026/27

Project	Description	Status	Initial Budget (£'000)	Revised Forecast (£'000)	Committed (£'000)
CCTV/Integrated Alarms	To bring separate contracts together and integrate across all campus locations		95,000		
TOTAL			661,500		