Item 12
For Discussion and Noting

Glasgow Kelvin College

Finance and Resources Committee Meeting of 29 September 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 2026/27
3 - Capital Planning for 2027/28
4 - Fire Risk Assessment - Update
5 - CCTV/Alarm/Access Control/Martyn's Law & Campus Security – Update
6 - Scottish Funding Council
  - Infrastructure Delivery Group
  - College Emergency Capital Maintenance Funding FY 2026-27 Application for Springburn Campus Cladding Remediation Works
7 - Estates Works
8 - Break in at East End Campus
  - Police Observations
  - Police Recommendations
9 - Cladding Update
  - Mott MacDonald/Watts – Cladding Project Group and Steering Group
  - Internal Opening Up Surveys/Surveys/Structural Findings Astute Fire Risk Appraisal External Walls Planning Application
10 - Games Hall – Water Ingress

2. Capital Planning/Expenditure for 2026/27

Work is progressing at pace with the Estates Capital Planning Expenditure for 2026/27. An update on this plan is detailed in **Annex 1** attached to this report.

Photographs are contained within **Annex 2** attached to this report.

3. Capital Planning/Expenditure for 2027/28

The College has £500k for estates capital works over FY 2027/28. Planning is taking place at present.

4. 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 measures (e.g. moving waste-paper bins) to more significant actions (e.g. addressing the "daisy-chaining" of extension cables), with an online tracker used to monitor progress on remedial actions.

In relation to the 142 actions identified through these surveys, progress was monitored through a planner overseen by Estates Management and the Health and Safety Manager.

The actions arising from the surveys have now been substantially completed, with only a small number remaining outstanding. The remaining actions relate to fire doors and are being addressed by the external contractor, Omni. The work is underway, with completion dependent on the delivery of the required parts. Omni have confirmed that 85% of the work, across all three campuses, has now been completed.

An updated summary showing the number of outstanding actions, campus, risk rating and due date for completion is provided via the link in the portal below:

Link 01 - Progress Against Fire Risk Assessments September 2026

5. CCTV/Alarm/Access Control/Martyn's Law & Campus Security – Update

CCTV/Alarm/Access Control

Claire Reid, Head of Facilities and Environmental Sustainability has completed a tender exercise in relation to upgrade CCTV; alarms and/or flashing lights will be installed as part of this programme of works in order that staff and students in the workshop areas can be alerted quickly if a serious incident does occur at any campus. Lisa Clark successfully secured £25k from the insurance Risk Management Fund to install these alarms in workshops; now that the contract is awarded this has been claimed.

In addition to streamlining contract management, bringing the CCTV, fire detection and intruder alarm systems together under one maintenance contract provides a platform for future systems integration and more efficient building systems management.

Martyn's Law & Campus Security

The College Support and Risk Manager has been delivering sessions on Martyn's Law to staff at the start of the Academic Year. She has also produced a short video which covers all key points, and which will be placed in a dedicated area on the College Intranet and on Moodle too.

It is the intention to run an actual live demonstration/test of this system with the providers AG Lockdown, this will be planned for a time when teaching staff are present, but students are not – suggested month for this is November 2026.

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

6. Scottish Funding Council (SFC)

Infrastructure Delivery Group

The College continues to participate in the Scottish Funding Council's (SFC) Infrastructure Delivery Group and the Estates Managers Review Group.

The College has provided all data required for the Navigator system and has participated in follow-up meetings.

The SFC Infrastructure Strategy document has been drafted over the summer and is in the process of being finalised before submission is made to the Scottish Funding Council. Publication is expected in November 2026.

SFC College Emergency Capital Maintenance Funding FY 2026-27

The College submitted three separate Expression of Interest submissions for the above capital funds.

The SFC invited the College to progress to Stage 2 in respect of the Springburn Campus Cladding Remediation Works.

The College fully submitted a Stage 2 application as requested and met the deadline of 9 September 2026. The funds requested are for £2.73m. The outcome of this application is currently awaited and is expected in October 2026.

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

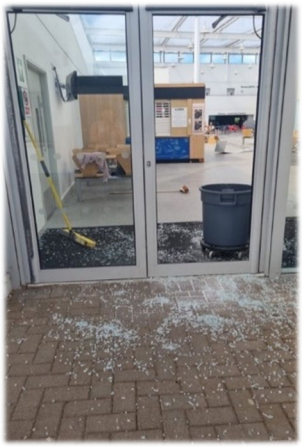
7. Estates Works

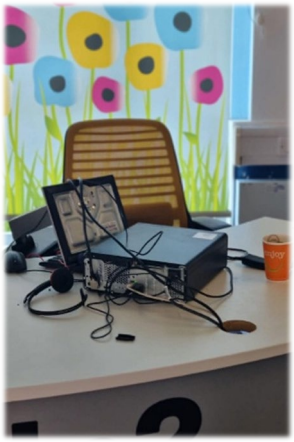
There was a plethora of Estates works ongoing across all campus buildings over the summer period ahead of the new Academic Year.

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

8. Break-in at East End Campus

There was a break-in at East End Campus on Sunday, 28 June 2026. The Police caught the intruder; however, he had caused quite a bit of damage to the College estate i.e. smashed doors and windows, caused damage to the furniture, signage, the College minibus and car bark barrier. Estates have re-instated the campus over the summer period and all damages have been rectified.



Following the break-in, the College accepted the offer of a site visit by an officer from Police Scotland's Safer Communities team. This visit took place on 2 July 2026 and provided a useful review of the incident and of current crime prevention and safety measures in place at East End Campus. As well as the discussion during the site visit, the police officer provided a follow-up report, which concluded that based on the behaviour of this individual during the incident it was not considered that the College was specifically targeted by this individual. The following observations were made by the Police Scotland's Safer Communities team:

Police Observations

- A well-functioning and robust alarm system is currently in place at the site. Evidence to support this is the fact that the alarm system was activated as soon as the first window was smashed and this was before the intruder entered the building. The reporting procedures in place allowed the alarm company to inform a member of staff and Police immediately of the activation.
- During the incident a member of staff attended at the scene. Fortunately, when the member of staff arrived the Police were already in attendance and dealing with the intruder. The method of entry into the building was via a glass Fire Door, which was smashed by the intruder using a brick. From here the intruder gained access to the main Foyer Area. Fortunately, the Alarm system in place detected the intrusion immediately and was activated.
- All other doors leading from the Foyer Area were secured which prevented the Intruder from moving to other parts of the campus and causing further damage. This procedure of ensuring internal doors are secured when the College is closed is very good 'Compartmentalisation' and probably contributed to preventing the intruder causing more damage.
- The securing of construction tools in locked cabinets within locked rooms was further evidence of good security procedures being implemented throughout the building.
- The campus and grounds are very well covered by CCTV both internally and externally, however, the CCTV System in place is not currently monitored and does not have a 'notification' facility.

Police Recommendations

- If/when upgrading the current CCTV system in place, consider having the CCTV monitored by a Security Firm. Note: the new system will have the ability for estates staff to monitor any building before entering.
- Review Policy for member of staff/keyholder responding to an Alarm activation. Taking into consideration when the member of staff/keyholder should attend alone, when to enter the building and when to contact Police.
- Consider installing 'Dusk to Dawn' external lighting around the exterior of the building. This lighting system activates automatically and turns on external lights as ambient daylight reduces (Sunset). The lights remain constantly on until the lights sensor detects that the natural light is brightening (Sunrise) and the lights are automatically turned off. A well-lit building is a deterrent for any would be intruder.

It should be noted that Claire Reid, Head of Facilities and Environmental Sustainability has advised estates staff not to enter a building if they are called out to an alarm and it is evident that someone is inside. The advice is to call the Police.

Steve Young, Health and Safety Manager is reviewing the health and safety arrangements for on-call. The CCTV upgrade will also bring further improvements, allowing estates staff to check buildings before entering.

9. Cladding Update

A full and detailed cladding update report is presented at every Board of Management meeting.

Mott MacDonald/Watts – Cladding Project Group and Steering Group
Meetings of both groups continue to take place on a very regular basis.

Questions in relation to the Invitation to Tender have been drafted.

Internal Opening Up Surveys/Surveys/Structural Findings
There have been many intrusive surveys carried out in order that a full and detailed Invitation to tender can be prepared.

During one of the intrusive technical inspections, it was uncovered that the curtain walling (glazing) has also not been correctly installed; this is on top of the incorrectly installed cladding panels, so the curtain walling bracketry will require to be changed which will involve drilling out the current brackets and installing new brackets. An acoustic survey in regard to the drilling that will be required for this also took place.

A further meeting with the acoustic specialist is currently being scheduled to further explore her findings and the potential noise/disruptive impact this drilling could have.

Astute Fire Risk Appraisal External Walls
Scottish Fire and Rescue Service carried out an audit in relation to the above report that was sent to them. The findings from this audit are detailed in the report in the portal – listed as per below. These action items being worked through by the Health & Safety Manager and Head of Facilities and Environmental Sustainability:

Link 02 - Scottish Fire and Rescue Service Report

Planning Application
The application for the re-cladding works has been lodged with Glasgow City Council on 21 July 2026. The planning application was validated on 5 August 2026, and it will take approximately 8 weeks until the outcome of this is known. It is expected that a tender will be issued in late autumn with costs therefore known by early 2027.



(The new look cladding panels)

If funding allows, it is the intention to have lighting installed on the building in order that it is clearly visible upon entering Flemington Street and to improve the concourse area and landscaping.

Finance and Resource Committee members will be updated accordingly.

10. Games Hall – Water Ingress

On Wednesday, 6 May 2026 it was noted that the Games Hall floor in Springburn was warping. Investigations quickly revealed that there was water ingress within the tanking system just under the wooden floor level. Investigations revealed that this was caused by a water leak from a toilet cistern which was running under the floor and which was sitting within the tanking system.

Lisa Clark has liaised with the College insurance provider and a loss adjuster, the loss adjuster attended Springburn Campus on 12 May 2026 to review the damage.

This is an incredibly unfortune and unwelcome incident given that this entire wooden floor was replaced only in October 2024 following a flooded sink from the floor above. The removal of this Games Hall from use causes severe disruption to the sports curriculum and external lets. External sports facilities have been rented.

Costs in regard to this this latest episode of water ingress are being gathered by Alan Carr, Head of Finance.

At the time of writing this report, quotes have been obtained and the area is being dried out. Additional advice was taken on 14 September 2026 and again on 17 September 2026 in relation to how this drying process can be accelerated and the potential costs for this. Liaison is continuing with the loss adjuster.

Finance and Resources Committee members will be kept apprised of developments.

11. Resource Implications

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

A fuller report on cladding and all related matters is being prepared for the Board of Management meeting scheduled for 30 September 2026.

It is hoped that the application to SFC for £2.73m for the cladding panels replacement will be successful.

The College has had to rent external sports facilities and cancel external lets who use the Games Hall; this all has a financial implication.

It is anticipated that all costs (direct and indirect) and income losses as a result of the games hall floor will be recovered from insurance, subject to deduction of the excess.

Due to ongoing wars/global conflict, we are aware that building contractor and material costs are rising and a recent 7% uplift in expenses has been experienced and contractors are only holding the price on quoted provided for a very limited period of time. This is being factored into capital planning plans.

12. Impact on Students

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

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. The impact on students is being factored into the risk register and planning is underway. Drilling noise may cause significant disruption so any contractor appointed will potentially need to undertake such work outwith busy study times.

The Games Hall being under water again is causing a negative impact on students and external sports facilities have had to be rented.

13. 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, the Games Hall and other estates related matters as we strive to ensure that the College is well maintained, safe, welcoming, clean and tidy.

14. 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.

15. Data Protection

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

16. 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.

17. Recommendations

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

18. 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
September 2026

KEY

New Item Added
In Progress
Not Started
Complete
Cancelled

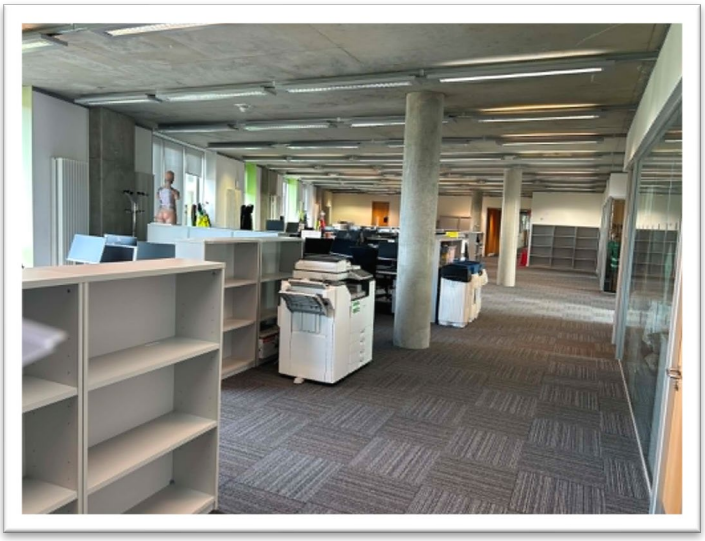
Estates Capital Maintenance Plan 2026-27

Project	Description	Status	Initial Budget (£)	Revised Forecast (£)	Committed at 03/09/2026 (£)
Springburn Campus					
Worn flooring replacement	Various communal spaces – c/f from ECP25/26	To be completed during non-teaching weeks	21,500	21,500	2,748
Office doors install	Jeanette/Robin's room	No longer being undertaken	15,000	-	-
Rain Water Harvesting	Invigoration of Rain Water Harvesting System	No longer being undertaken	45,000	-	-
Reception area	Reception area - windbreak works	Planned for October break	15,000	45,000	-
Workshop Creation	Railway/Engineering Workshop Creation	Completed	15,000	17,500	14,108
Faith Room - Larger	Nail Bar in Springburn converted to Quiet Room - I	Completed	15,000	-	-
Boiler Machinery Replacement	Boiler training equipment to be upgraded in HVAC	Awaitng spec from Faculty	80,000	80,000	-
Brickworkshop – Remove Partition	Remove partition to make whole area refrigeration	Completed	15,000	-	-
Toilet Refurbishment	Toilet Refurbishment Outside Boardroom	To be completed during non-teaching weeks	20,000	50,000	-
Fire Doors	Replacement and remediation of non-compliant doors and seals	85% complete		20,000	-
Creation of 6 new office/communal working spaces	To accommodate new staff and create areas for existing staff	80% complete. 2nd and 3rd floor completed. 4th floor due for completion end September 2026.		80,650	80,650
New cycle shelter	To replace broken shelter	Completed but now being funded by Cycle Scotland		-	3,223
Easterhouse Campus					
Toilet Refurbishment		Toilet refurbs were completed in previous financial year	30,000	-	-
Partition of large teaching staffroom	Partition of large teaching staffroom and creation of meeting room	Completed	15,000	6,214	6,214
Dance Floor Installation		Completed		63,023	63,023
Full building	Replace Colt Smoke Extract System	Completed - awaiting invoice		9,500	9,500
Window replacement	Replacement of windows that cannot be repaired			3,000	-
Relocation of HR office and creation of new board meeting room	New Includes worn furniture replacement	Due for completion 25th September 2026		25,000	2,210
East End Campus					
New Brickwork Area	Creation of outdoor brickwork area	SCIO Application being submitted to support this work. Plans being produced and project manager	180,000	3,000	2,960
Door/Window Replacement	Staff area	Completed	10,000	3,562	3,552
Dust extraction system		Completed	60,000	65,706	65,706
Other - Cross Campus Works					
H&S - Martyn's Law Alarms	Alarms needed for workshop areas	Contractor appointed	15,000	42,000	-
CCTV/Integrated Alarms	To bring separate contracts together and integrate across all campus locations	Contractor appointed	95,000	35,000	-
Project Management	To provide expert advice		-	35,000	-
TOTAL			**646,500**	**605,655**	**253,894**

[1] The reported figure of **£605k** is lower than the figure presented to the May 2026 Finance and Resources Committee, reflecting a reduction in the value of the underspend carried forward.
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Springburn

Clear out and reconfiguration of 2nd and 3rd Floor Staff Rooms



Cleaner and Roomier Layouts

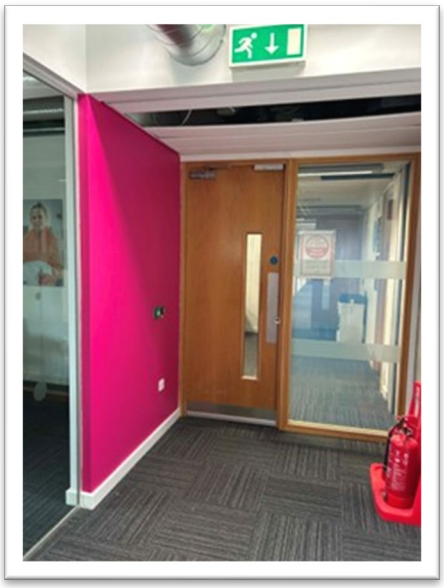


Creation of two new offices in each staffroom



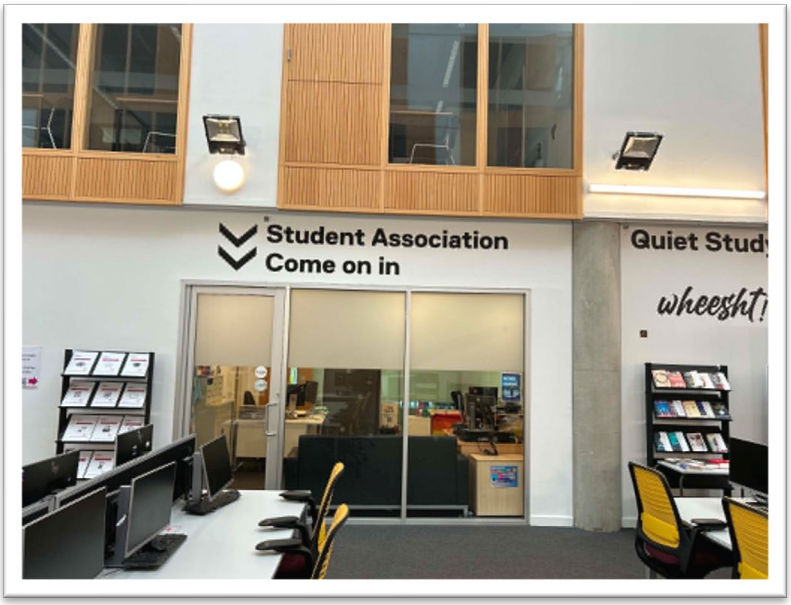
Quiet booths, 2nd floor



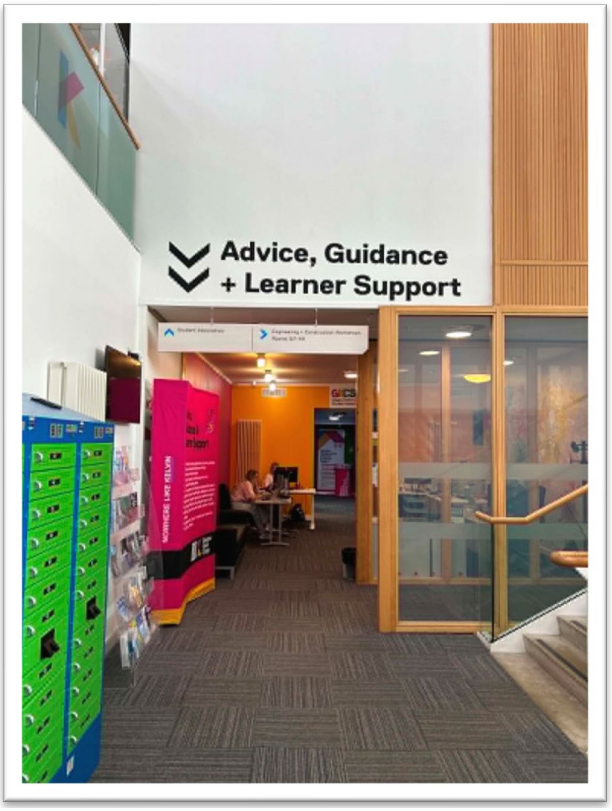


Refreshed entrances in College colours

Room/Area Swap - Student Services and Advice, Guidance and Learner Support

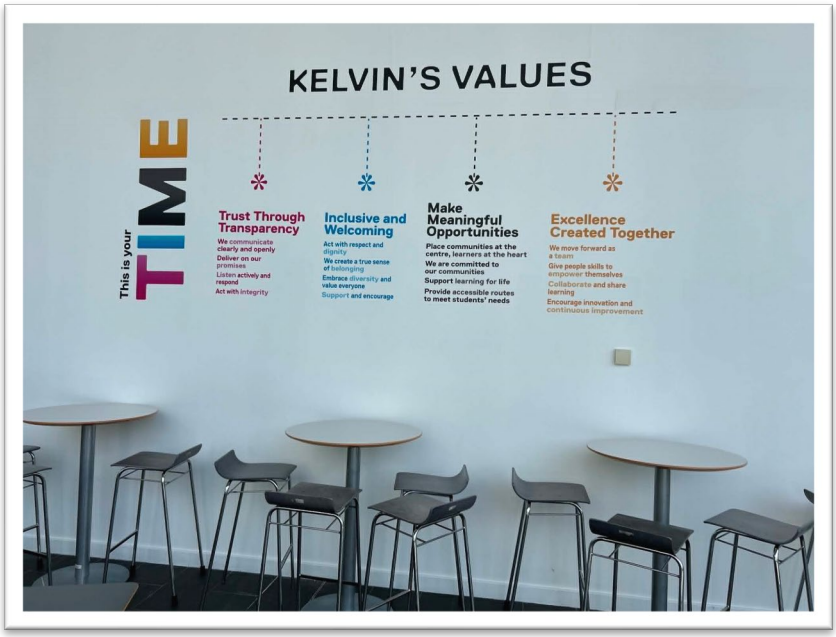


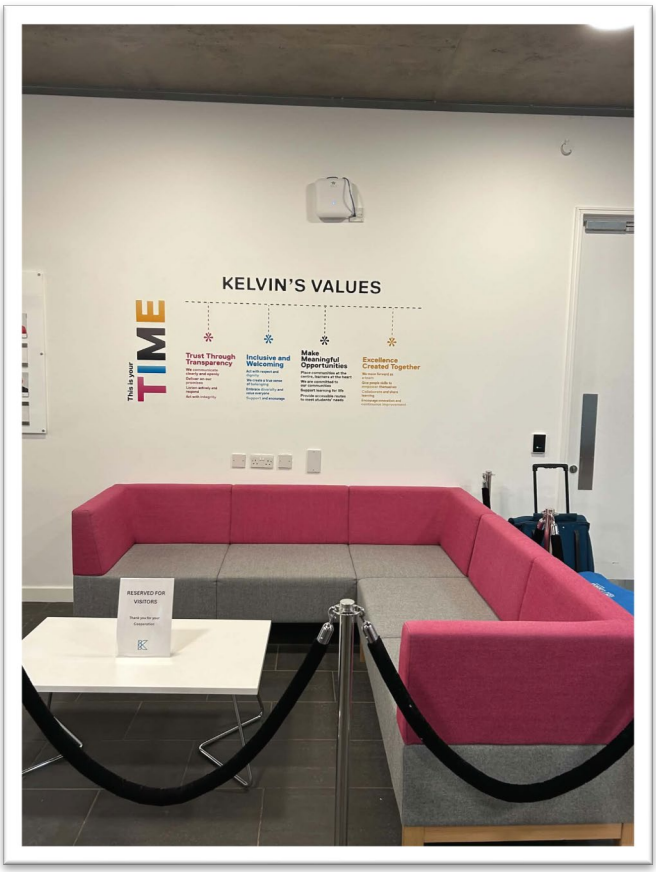
Student Association now located in Library



Advice, Guidance and Learner Support relocated to open plan area

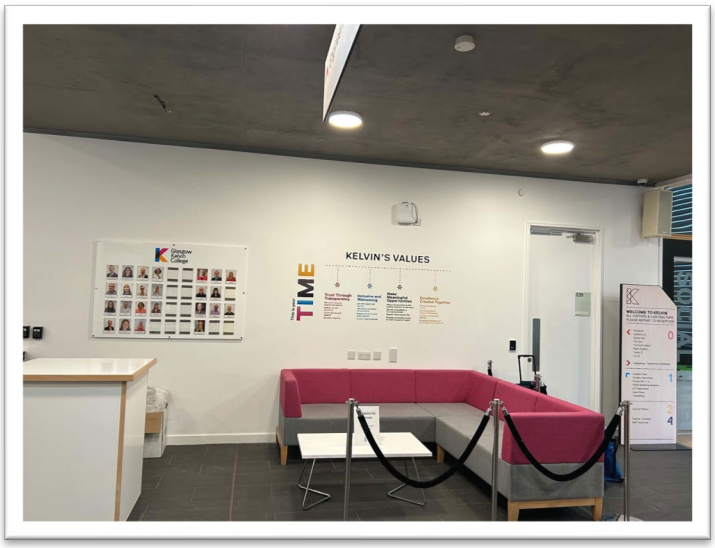
College Values Displayed around the Campuses

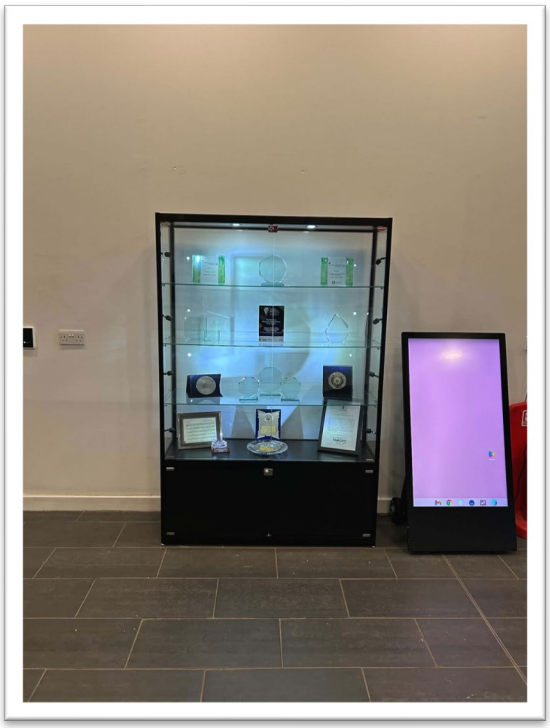






Refreshed Reception Area with Photo Board and New Display Case





Creation of New Offices on 4th Floor



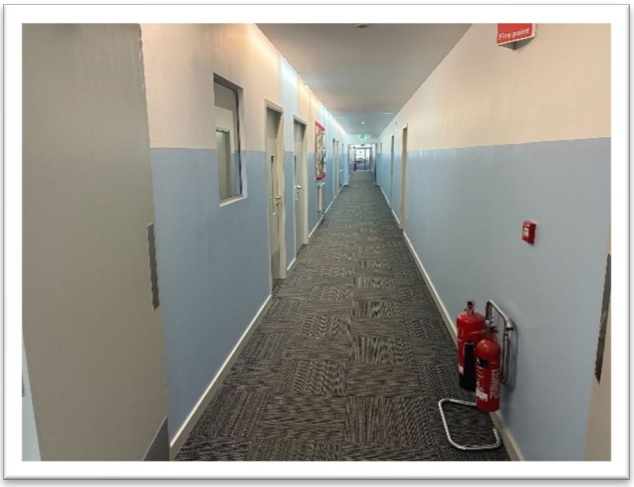
East End



Refurbished common room seating



Refurbished library seating





Ground and First floor repaint



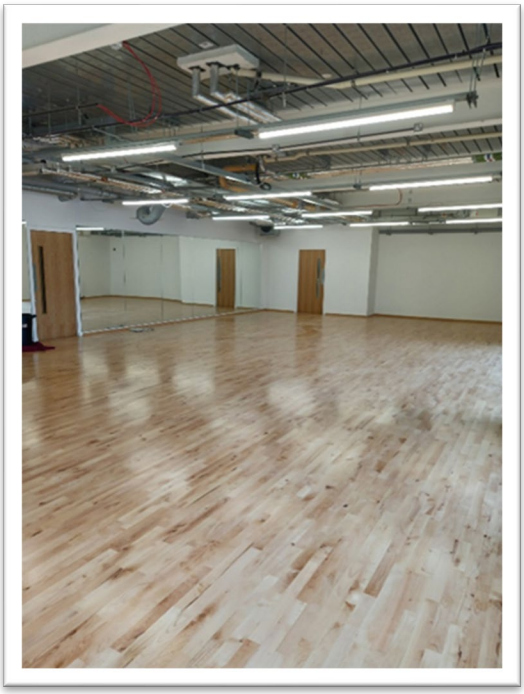
LED Lighting replacement in MF14

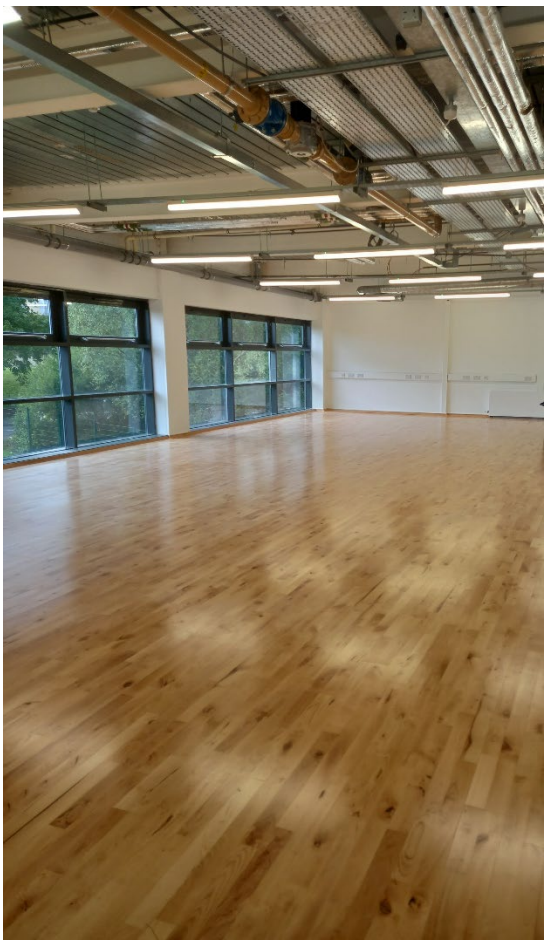




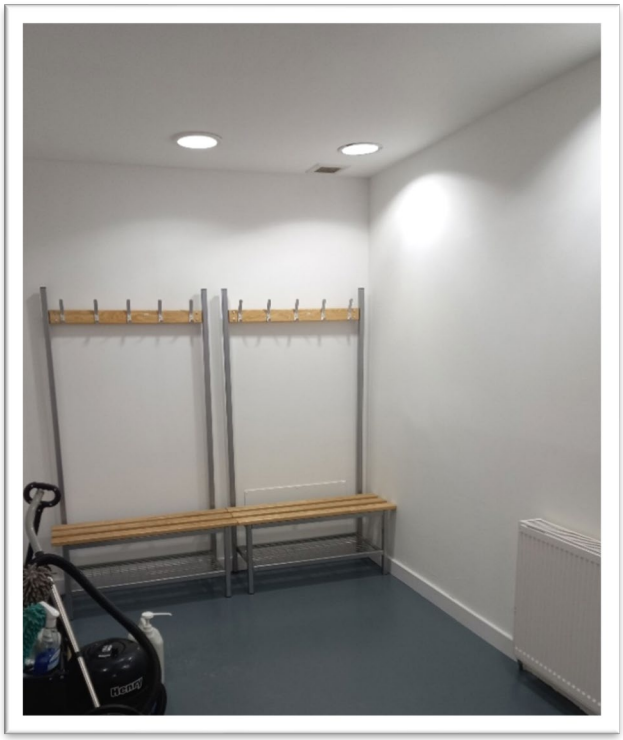
New extractor system

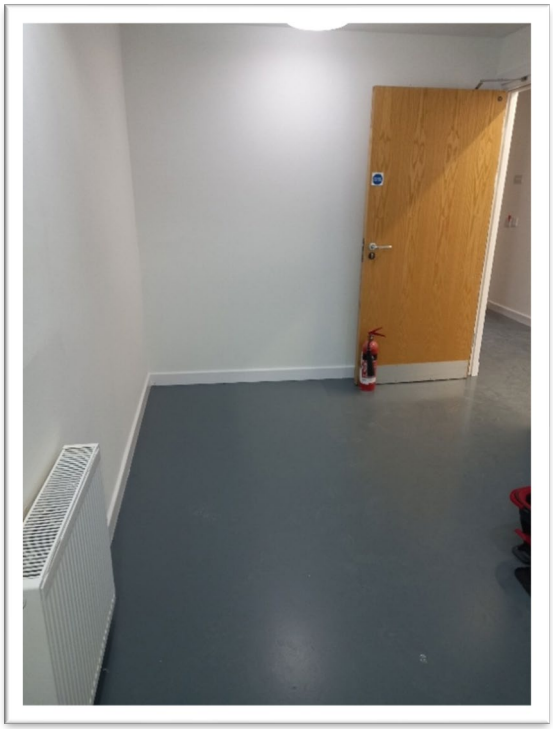
Easterhouse Campus





Conversion of construction to dance area – newly painted and new floor.





Dance – New changing room and office