

**BOARD OF MANAGEMENT  
[PROPERTY & ESTATES COMMITTEE]**

Minute of the Meeting of the Property & Estates Committee held on Thursday 15 May 2008 at 8.30 am in the Boardroom.

**PRESENT:** A G Hyslop, C M Scott (Chair), J Scott, J Hamilton, D McCrindle

**IN ATTENDANCE:** R W Paterson, J Pugh, S Harris (Currie & Brown), J McMahon, M Wright (Minute Secretary)

**ITEM**

**ACTION**

1. **APOLOGIES**

C M Thomson (Secretary to the Board), S Bruce.

2. **DECLARATION OF INTEREST**

None.

3. **MINUTE OF PREVIOUS MEETING AND MATTERS ARISING**

The minute of the previous meeting held on Thursday 13 March 2008 was approved.

The following matters arising were discussed:

**VAT**

Mr McMahon confirmed that he was to meet the VAT

**ITEM****ACTION**

consultants in coming weeks. Mr Paterson sought early advice in order to take any potential savings into account in the project budget;

**SB/JMCM**  
**Immediate**

**Heating System in Deanston Corridor**

Mr Harris confirmed that he had received a report from Buro Happold which indicated that initial surveys had not been as robust as necessary and further work would be required to gain 100% efficient working.

He suggested that given the reduction in the 'problem area', effectively to two classrooms, the College should continue to operate with temporary heating during the winter period.

Mr Harris did not envisage any like difficulties in the new estate.

4. **NEW ESTATE: SCOTTISH FUNDING COUNCIL:  
CONDITIONS OF GRANT ACTION PLAN**

Members had received a copy of the updated document

Mr Scott asked Mr Paterson and Mr Harris to focus on changes in the conditions of grant action plan.

With respect to Condition 2 Mr Hyslop confirmed that efforts to secure other sources of funding were ongoing but with the absence of European Structural Fund support he did not feel that significant alternative capital funds might be found. He indicated that the original fundraising consultant had resigned and this had led to slippage. He undertook to refresh this process. Mr Paterson reported good progress with respect to revenue opportunities.

**AGH**  
**Immediate**

With respect to Condition 5 Mr Paterson expressed concern at the consultant's assessment (at 47) of BREEAM rating which would result in a 'good' rating. Mr Harris confirmed that he would continue to press the consultant (ARUP) to assess the College with a view to a 'very good' rating (a score of 55).

**SH**  
**Immediate**

**ITEM****ACTION**

With respect to Condition 9 Mr Paterson confirmed adjustments to the project monitoring arrangements.

5. **NEW ESTATE**

(i) **Project Manager's Report No 14**

Mr Harris provided members with an update on progress. The following matters were discussed:

- a one week slippage in construction continued to prevail. Mr Harris confirmed that there had been early ground problems which had caused the slippage;
- Mr C Scott sought clarification with respect to staff crossover between the College project and the Victoria project;
- it was confirmed by Mr Harris that the remaining value engineering issues have been re-examined to complete the design and achieve some further potential cost reductions;
- Mr Harris confirmed that the total project cost is £35,900,666; and
- Mr Paterson confirmed that the College was continuing to discuss nursery provision with Little Scholars nursery. Mr Scott sought and was given clarification with respect to the costs associated with building a nursery which require to be met by the College. He expressed his concern and intimated that his understanding had been that the Balfour Beatty contract included both nursery provision and the contingency fund when submitted to the Funding Council. A full and lengthy discussion took place and the Principal assured members that he was confident he would secure other sources of funding from a range of possible options without the need to use contingency funds. Following discussion it was agreed to adjust the total project cost figures to include the provision of a nursery.

**FD/SH  
by next  
meeting**

**ITEM****ACTION****6. CLERK OF WORKS APPOINTMENT**

A copy of an appointment letter relating to the above had been sent to members and noted for information.

**7. CAMPUS REDEVELOPMENT COST REPORT NO 2**

Members had received a copy of the above documentation prepared by Doig & Smith.

Mr Paterson informed members that following a tender exercise, Premis Transition Management have been appointed to carry out relocation services to Phase 1 of the new build.

**RWP  
passim**

**8. SCOTTISH FUNDING COUNCIL:****(i) Capital Grant: Loan Support Element**

Members had received a copy of correspondence from the Scottish Funding Council relating to the above innovative arrangement for future funding of the Scottish FE Estate.

**9. STANDING ITEM - HEALTH & SAFETY MANAGEMENT GROUP MINUTES: 28 FEBRUARY 2008**

Members had received a copy of the above minute for information. Mr Pugh outlined discussions which had taken place on the 'cycle to work' initiative.

**10. ESTATES PROJECT FINANCIAL ANALYSIS AS AT 30/04/08**

Mr McMahon tabled the above document which indicates the balance remaining towards the College contribution to the New Build.

The Principal informed members of the recent 3 year capital grant funding announcement which he is optimistic may negate the requirement for borrowing.

**ITEM****ACTION**11. **DATE OF NEXT MEETING**

Thursday 26 June 2008 at 9.30 am.

Checked	
Dispatched	
Draft Approved (Chair)	
Dispatched (Members)	

Copied to Library	
Copied to Assistant Principals	