

Board of Management

Meeting of the Finance & Physical Resources Committee

MINUTE OF ADDITIONAL 3rd MEETING HELD ON THURSDAY 27 JANUARY 2022 AT 1700 HRS (FPRC3)

Present	
Karen Kelly (KK) (Convener)	Bernadette Savage (BS)
Paul Little (PL)	Lesley Woolfries (LW)
Ronnie Quinn (RQ)	
In attendance	
Paul Clark (PC)	Stuart Thompson (ST)
Mark Drummond (MD)	Ann Butcher (Minute)
Apologies for absence	
Stuart Patrick (SP)	

Item FPRC3-1	Apologies for Absence	
Paper No:	Lead: Convener	Action requested: Note
Decision/Noted	Apologies were received from SP.	

Item FPRC3-2	Declarations of Interest	
Paper No:	Lead: Convener	Action requested: Note
Decision/Noted	There were no declarations of interest.	

Item FPRC3-3.1	Estates Masterplan	
Paper No: FPRC3-A	Lead: S Thompson	Action requested: Approve
Discussion/ Matters Arising	<p>ST provided the Committee with an overview of the current and future estates plans over the next 10 years advising that the paper provided was a 'live' document and would continuously evolve.</p> <p>Background information on funding, maintenance and annual costs of both City and Riverside campuses made through the NPD contract (delivered through GLQ holding company) was welcomed, and was considered particularly useful for new members. Further details on proposed estates plans and priorities were provided and discussed.</p> <p>ST further advised on the ongoing financial challenges including the continued operating financial losses and lack of annual SFC capital funding which may impact future investment decisions.</p> <p>KK requested that additional information on the decision-making process, including all options considered prior to the final proposed</p>	

recommendations also be provided to a future meeting. RQ requested that a comprehensive table detailing the entire College estate (with holistic content and information on ownership, leasing, tenancy, ongoing issues including overage of the North Hanover Street building) also be provided.

LW requested that a more developed Estates Masterplan be progressed to include an overarching vision, option appraisals (evaluated against criteria) and information on justifications for change, linked to strategic ambitions. EQIA assessment information should also be attached as an Appendix.

Referring to previous comments, LW further requested that the overall estates campus information be provided via visual interactive map format showing footprints with pull out data and relevant stats. RQ added that justification scoring for options should also be included.

PL advised that the paper was an evolving internal document providing advice on various estate components and would not be available for public consumption. Referring to potential financial constraints, he informed the Committee that the proposed development of the estate would be over the medium to long-term, and the current financial crisis should not affect the future estates vision of the College. He appreciated all feedback and input from members and informed members that dedicated expertise might be sought through the appointment of an external Project Director.

KK summarised the Committee's discussions, highlighting that whilst the paper as presented provided useful supplementary information, this was not yet a fully developed estates masterplan. She requested that a detailed estates masterplan framework be developed incorporating all development opportunities including additional information as discussed.

ST further provided the Committee with a brief overview on the distinction between asset ownership and responsibility to maintain, replace or enhance the current assets within the existing City and Riverside Campuses within the scope of FES (under the NPD contract) and the College. The relationship between change requests (low, medium and high value) and the potential reconfiguration of both general and specialist teaching spaces and further additional estates projects currently ongoing were noted. Recognising that this information was useful, LW advised this would not be required within the final estates masterplan document. RQ suggested that bullet point information of any current and ongoing change requests be provided. This was agreed.

Development Projects.

The proposed development projects referred to in the paper were individually reviewed.

Existing Riverside and St Luke's Student Accommodation

The update reportage was noted. The proposed additional Hall of Residence accommodation was detailed within the overall estates proposals.

Charles Oakley Building (COB)

ST provided an overview of background and update information relating to the current poor condition of the COB. Potential risks in holding onto the

building (due to its dilapidation) and options for development and disposal were highlighted. The recommendation to retain the building and reassess the options once the pandemic restrictions have eased was proposed.

RQ requested that given the funding to cover costs would be exhausted within 2 years, additional information on the criteria used to reach the various options including timelines would be required. LW requested that decision gateways should be included, along with a full options appraisal. ST will consider engaging with an external development company to discuss a full options appraisal for COB.

LW further highlighted the current risk relating to replacement of broken windows and requested reassurance that adequate measures have been taken to ensure health and safety. ST updated members on the costs for replacement and the steps taken to ensure public safety. KK requested further detailed advice and recommendations be submitted and a decision for immediate action could then be taken.

An update will be provided at the next meeting of the FPRC meeting. LW and RQ agreed to provide further input if required.

Riverside Campus

ST updated the Committee on the identified need for expansion of facilities at Riverside campus to address needs within the STEM and wider maritime sector. An initial concept and full business case are being developed which will include specialist teaching and research spaces; conference facilities and student accommodation.

RQ requested a scoring matrix to support the final proposal be provided and recommendations for identified need be included at the end of the proposal. This was agreed.

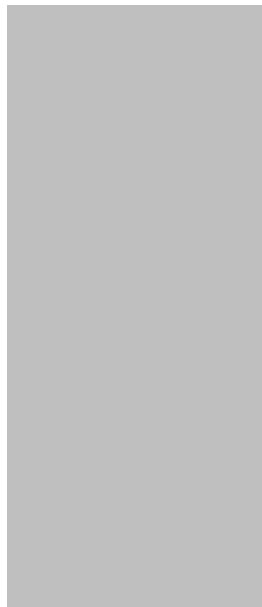
LW queried the proportion of project area with particular reference to the Hall of Residence. She also reminded of the current operational position and future financial challenges and queried the timeline for presenting a business case to the Scottish Government. PL highlighted the advantages a new innovation and research centre would provide to the overall infrastructure of Glasgow. A Project Director will need to be appointed and a full estates masterplan developed with submission of plans likely to be made early next year (2023).

Resource Efficient House (REH)

ST referred to ongoing updates provided within the Facilities Management Reports submitted at Finance and Physical Resources Committee meetings. ELT made the decision to progress the development of the REH as a joint initiative between Tigh Grian and Zero Waste Scotland. LW welcomed the unique opportunity to enhance the learning experience and was comforted that planning application had been submitted. LW also suggested that the Project Management Office become involved in the process. ST will provide further updates on utility services.

201 St James Road Purchase (former Phoenix Centre)

The Committee were informed that the opportunity to purchase 201 St James Road had now passed (closing date 27 01 22). The proposal will be removed.



KK noted the paper submitted (which is to be retitled) was a ‘live’ document and a work in progress, and confirmed that, in its current format, the Committee was not in a position to consider or agree the proposed developments. Based on discussions made, KK requested that the next version of the document include all agreed changes and should be aligned to the wider strategy of the College.

Given the relevance of expertise, PC suggested that Nicola Cameron be invited to attend the next meeting of FPRC to provide added input. This was agreed.

KK thanked ST for the work in progress information which provided a good basis for discussion and welcomed the positive approach to comments made for developing the paper, and resubmission at the next meeting.

An overview of discussions will be made at the next Board Planning event in February.

Decision/Noted

- To implement all recommended changes for submission at the next meeting of the FPRC.
- To include options appraisal (with criteria/scoring) for COB at the next meeting of the FPRC.
- To provide an overview of discussions at the next Planning event in February.
- To invite NC to the next meeting of the FPRC.

Item FPRC3-4 Any Other Notified Business

Paper No:	Lead: Convener	Action requested: Note
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Decision/Noted

None.

Item FRPC3-5 Disclosability of Papers

Paper No:	Lead: P Clark	Action requested: Verbal
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Decision/Noted

That the disclosability status of the paper as described on the cover sheet (Non-disclosable) be retained.

Item FPRC3-6 Date of Next Meeting

Paper No:	Lead: Convener	Action requested: Note
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Decision/Noted

Wednesday 9 March 2022

The meeting closed at 1840 hours.

ANNEX TO THE MINUTE

ACTION POINTS ARISING FROM THE MEETING

Item	Description	Owner	Target Date
FPRC3-3.1 27 01 22	Estates Masterplan: Implement all recommended changes for submission at the next meeting of the FPRC.	ST	09 03 22
FPRC3-3.1 27 01 22	Estates Masterplan: Include options appraisal (with criteria/scoring) for COB at the next meeting of the FPRC.	ST	09 03 22
FPRC3-3.1 27 01 22	Estates Masterplan: Provide an overview of discussions at the next Planning event in February.	KK	23 02 22
FPRC3-3.1 27 01 22	Estates Masterplan: Invite NC to the next meeting of the FPRC.	PC	ASAP

ACTION POINTS ARISING FROM THE MEETING

Item	Description	Owner	Target Date
FPRC2-3.1 01 12 21	MA, Forecast Financial Plan: RAG rate initiatives.	ST/MD	09 03 22
FPRC2-3.2 01 12 21	Annual Report & Accounts 20-21: Submit EA Letter of Representation at next Board meeting.	ST	15 12 21
FPRC2-3.5 01 12 21	Capital Planning: Capital Expenditure be a standing item at all future meetings.	ST/MD/PC	Ongoing
FPRC2-4.4 01 12 21	Estates Masterplan Update: Schedule an Extraordinary meeting of FPRC.	PC	Jan 2022
FPRC2-4.5 01 12 21	IT Progress Report: Consider alternative options prior to passing to debt recovery agency.	BA	Ongoing
FPRC2-4.5 01 12 21	IT Progress Report: Arrange communication advice as required.	BA	Ongoing
FPRC1-4.3 29 09 21	Forecast Financial Plan 2021-22: To provide a progress report on additional initiatives.	ST/MD	09 03 22
FPRC4-3.3 02 06 21	My Development: Update Business Case as agreed.	JFG	ASAP