



**South  
Lanarkshire  
College**

East Kilbride

**FINANCE AND RESOURCES COMMITTEE**

<b>DATE:</b>	February 2022
<b>TITLE OF REPORT:</b>	Facilities and Estates Update <b>Reference 18-22</b>
<b>AUTHOR AND CONTACT DETAILS</b>	Stella McManus, Depute Principal <a href="mailto:Stella.mcmanus@slc.ac.uk">Stella.mcmanus@slc.ac.uk</a>
<b>PURPOSE:</b>	To provide the Finance and Resources Committee with a summary of in-year performance to date.
<b>KEY RECOMMENDATIONS/ DECISIONS:</b>	<p>The Board is asked to note the following updates:</p> <ul style="list-style-type: none"> <li>• progress of the backlog maintenance works, the plant room and the lift shaft.</li> <li>• New issue regarding the cladding to front elevation gable end and the gutters.</li> <li>• contract performance review</li> <li>• sustainability measures</li> </ul> <p>The Board is asked to support the following recommendation:</p> <ul style="list-style-type: none"> <li>• To undertake a full building survey to inform an estates plan of works over the next few years.</li> </ul>
<b>RISK</b>	<ul style="list-style-type: none"> <li>• That the backlog maintenance work impacts negatively on the student or staff experience</li> <li>• That there is a failure to adhere to statutory and legislative health &amp; safety requirements</li> <li>• That the cladding issue becomes a significant health and safety concern resulting in further repair work.</li> </ul>
<b>RELEVANT STRATEGIC AIMS:</b>	<ul style="list-style-type: none"> <li>• Highest quality education and support - providing a high-quality environment for staff and students</li> <li>• Sustainable behaviours – environmentally sustainable behaviours.</li> </ul>
<b>SUMMARY OF REPORT:</b>	<ul style="list-style-type: none"> <li>• To note the progress of the Backlog Maintenance Improvement works, the plant room and lift repairs.</li> <li>• A few panels next to the front of entrance of the building have come loose. This has now been repaired and the area is safe. A fire inspection is taking place in order to update our risk assessments and next step is have a cladding survey to check the integrity of the area. First reports are that the issue is localised to this area.</li> <li>• A new issue has emerged and causing water ingress which is due to our box gutter membrane having deteriorated. Next steps is an inspection to understand the work required.</li> <li>• An update on our service providers and their RAG status and noting that some providers are part of the procurement processes in train.</li> </ul>

## **1. INTRODUCTION**

- 1.1 The focus of the Facilities Department has been on the completion of the backlog maintenance works project relating to the roof and the air handling units, as well as the other issues which have emerged such as the plant room and the lifts. New issues relating to the cladding and gutters are included in this paper.
- 1.2 In addition, the Facilities Department continues to ensure a COVID-secure environment through maintaining existing arrangements while preparing for the return to campus, as well as continuing its work on contract monitoring to ensure that all facilities contracts are up to date, compliant and provide value for money.

## **2. BACKLOG MAINTENANCE WORKS**

### ***2.1 Progress Update: Roof and Air Handling Units***

- 2.3 The roof work has been completed with the exception of snagging, which when completed final tests will be done by the roof coating manufacturer. However, at the time of writing there have been further leaks into our third-floor archive room, lift shaft and the training restaurant. The cause of this is not the roof but is due to our box gutter membrane being compromised.
- 2.4 The next steps are to undertake further inspection to assess what the best course of action is needed to address this which will include an examination of the guttering around the building. I will provide the Committee with further updates when this piece of work is completed, as well as any potential costings. Note that this has to be addressed quickly due to the risk of water ingress seeping into our newly insulated roof which could potentially risk our new roof warranty.
- 2.5 The air handling unit replacement project has been completed, with the engineer supporting the college over the next 12 months in case of any issues.

## **3 THE PLANT ROOM**

- 3.1 As per the last report, stage one of the 5 year plant room project is being progressed, which is the installation of the new water tank and overflow system. Consultation is being carried out to check how the overflow system should be installed.

## **4 LIFT SHAFTS**

- 4.1 The report on our lift shaft has shown that the structural work will take about ten days to complete, which means that it can only be done in a holiday period. The aim is to have this work finalised over the Easter break, however, at this stage not sure if this will be possible as the box gutter repair work may need to be completed first to stop any water ingress. Again will keep the Committee informed.

## **5 CLADDING**

- 5.1 During the recent storms cladding panels had loosened and fallen off the building, to the right of the main entrance. Civil and structural engineers have been on site to assess the area and repair the area to ensure that it is safe.

5.2 Our next steps are to undertake a thorough inspection of our cladding to ensure that there are no risks to any other panels becoming loose. Initial inspection shows that the risk is likely localised to this area of building. This is due to the “chimney like space” internally in the structure which has caused there to be uneven pressure exerted on the fixings from inside and outside so over the years the fixings have become loose.

5.3 An updated fire risk assessment is currently being undertaken at the time of writing and will be presented to the next Committee.

5.4 It is also our recommendation that full building survey is completed in order to inform an estates plan of works over the next few years. This will also allow any potential urgent work to be caught early.

## **6 CONTRACT MONITORING**

6.1 As reported in May 2021, the College Leadership Team have been working with the college’s Procurement function to progress the updating of contracts, the introduction of contracts where required and moving contracts to collaborative frameworks where appropriate. This helps to ensure that the college is compliant with relevant legislation.

6.2 Each contract review starts with a list of key objectives and identifies opportunities to improve, both in terms of the current contract itself, and in feeding into future contract negotiations, and key achievements. The review uses a scorecard format and will identify key improvement actions, with timescales and responsibilities stated. Any issues and risks identified will be raised with the supplier and a system of measuring and monitoring KPIs will be introduced. Examples of this would be:

- Shortages reported;
- Deliveries missed or late;
- Quality of service or goods;
- Invoice accuracy;
- General customer satisfaction as reported by the end user.

6.3 Our high level / large volume maintenance and repairs are contracted out to specialist businesses and are obtained via tendering process in collaboration with the College’s procurement professional. These items and contractors are shown in the table below alongside their RAG ratings.

6.4 Table 2: Service Providers

RAG Rating		Expense - Supplier	Progress to Green: Key Actions
Last Quarter	This Quarter		
		Gas - Supply – Total Gas	
		Gas - College Infrastructure – ECG	Currently amber due to Plant Room issue, review of all maintenance and service in train.
		Electricity – Supply – EDF	
		Electricity – Feed in Tariff – Scottish Power	
		Electricity – College Infrastructure – Docherty Electrical	Tender process in train. Moved to green after Facilities put in place a monitoring system for current v completed works. Risk is small business v workload.
		Elevators - Kone, maintaining all 5 elevators	Excellent response times and experienced engineers
		Mechanical & Ventilation – ECG	Currently amber due to Plant Room issue, review of all maintenance and service. provision
		Kitchen equipment, including refrigeration units – React Catering Services Ltd	Good response times recently and a more robust control system has been implemented by the Estates team.
		Water – Supply – Business Stream	
		Water – College Infrastructure - ECG	Service provision is under review, PPM queries, quality of service from the mechanical side .
		Roof Management Ltd	Part of schedule to progress with Procurement.
		Laundry Equipment PPM & Reactive – JLA	Recently JLA have been called up for various PPM repairs and they have been excellent in relation to service times
		CCTV – SSCL/ DANTE	No longer providing service support. FM needs to progress with Procurement
		Security Systems Access control) – SSCL/ DANTE	No longer providing service support. FM needs to progress with Procurement
		Security Systems (Alarms ) – Connolly Security Services	Good progress made, reactive and responsive, faults fixed in a timely manner.
		Fire Systems – Connolly Security Services (Fire Division)	Good progress made, reactive and responsive, faults fixed in a timely manner.
		Pest Control – Environmental Services Pest Control Ltd	Very good service provision, reactive and always to a high standard
		Machine Maintenance – Inhouse	Currently being reviewed, key actions include growing the in-house skill set and planned preventative maintenance.
		Mobile phones – EE	Currently under review for new contract award by Procurement
		Telephones – Quantum Telecom and Inhouse	Limited support, Value for money needs to be assessed and

			alternative telephony solution could be considered
		Waste & Recycling – Enva now Biffa from January 2022	A new contract has been awarded to BIFFA and due to commence in January 2022. Expect this to change to green in next quarter.
		Ground's maintenance – Idverde now IPSUM Grounds Maintenance from February 2022.	A new contract has been awarded to IPSUM Grounds Maintenance and due to commence in February 2022. Expect this to change to green in next quarter.

6.5 Two suppliers have moved to green due procurement being completed and new companies engaged, the rest are unchanged and some of the above services are also part of the ongoing procurement processes that are in train.

6.6 Our interim Head of Estates is working closely with our APUC procurement contact and is working through each contract in turn that needs to be updated.

## 7 SUSTAINABILITY

### 7.1 Table 2: Solar Panel Production

Reporting Period	Construction Wing	Annex	Low Carbon House	Total Kwp
Apr–Jun 2020	14,025	4,741	652	19,418
Jul–Sep 2020	13,303	3,450	473	17,226
Oct-Dec 2020	3,567	612	117	4,296
Jan-Mar 2021	172 (FAULT)	1,011	183	1,366
Apr-Jun 2021	171 (FAULT)	4,345	585	5101
Jul - Sept 2021	1,378	3,931	555	5,864
Oct- Dec 2021	1,828	476	109	2,413

*NOTE: Quarter year comparison is low due to a fault with one of our arrays. This has been fixed, however the output won't have reached its full potential.*

7.2 The Solar PV panel figures are as expected for this time of year (not including the total column due to the fault). Note that this reporting period is usually one of our lowest energy production periods, due to more the lack of daylight hours. Since the college opened it has generated 422,222 Kwh of electricity in total, enough to power 143 homes for a year.

7.3 The table below shows the waste collected in the last three months, split by category. Recycling categories are every row except for “General Industrial Waste”. There is no unusual activity.

7.4 Table 3: Waste Categories

Category of Waste	Oct-21	Nov-21	Dec-21
Cardboard	0.17	0.13	0.01
General Industrial Waste	12.22	14.58	14.84
Glass Packaging	0	0	0
Mixed Construction and Demolition Waste	0	0	0
Mixed Recycling	0.53	0.43	0.13
Recovered from General Waste / RDF	3.96	5.46	2.46
Wood	1.34	2.74	0
Wood Fines	0.64	1.24	0
Biodegradable Kitchen / Canteen Waste	0	0	0
Mixed WEEE	0	0	0
Other Batteries and Accumulators	0	0	0
<b>Total</b>	<b>18.86</b>	<b>24.58</b>	<b>17.44</b>

## 8 ENERGY CONSUMPTION: ALL BUILDINGS

8.1 Table 4 below provides an overview of energy consumption across the estate over the last 3-year period, across all the utilities: gas, electricity and water. The change in the utilisation of the building will obviously affect the comparisons, but the table is designed to compare the movement in the quarter over the prior year equivalent, and the current rolling year over the prior year equivalent.

8.2 Electricity usage has decreased, whereas gas and water have increased. We are working with our renewables Curriculum Manager to look further at how we can report on these figures.

8.3 Table 4 Energy Consumption

Finance and Resources Committee				
Estates Report - February 2022				
Energy Consumption - all buildings				
	Usage in kWh	Movement over prior year quarter	Rolling Year	Movement over prior rolling year
<b>Gas - kWh</b>				
Jan - Mar 2019	522,541	-23%	1,523,877	-14%
Apr - Jun 2019	339,949	4%	1,535,774	-14%
Jul - Sep 2019	250,064	13%	1,564,445	-9%
Oct - Dec 2019	500,643	11%	1,613,197	-4%
Jan - Mar 2020	636,674	22%	1,727,330	13%
Apr - Jun 2020	145,432	-57%	1,532,813	0%
Jul - Sep 2020	220,102	-12%	1,502,851	-4%
Oct - Dec 2020	408,878	-18%	1,411,086	-13%
Jan - Mar 2021	555,678	-13%	1,330,090	-23%
Apr - Jun 2021	330,348	127%	1,515,006	-1%
Jul - Sep 2021	205,185	-7%	1,500,089	0%
<b>Oct-Dec 2021</b>	<b>249,945</b>	<b>1</b>	<b>1,341,156</b>	<b>-5%</b>
<b>Electricity - kWh</b>				
Jan - Mar 2019	635,936	-3%	2,221,890	-1%
Apr - Jun 2019	474,459	-8%	2,177,952	-5%
Jul - Sep 2019	431,202	-5%	2,156,326	-4%
Oct - Dec 2019	562,561	-8%	2,104,158	-6%
Jan - Mar 2020	574,224	-10%	2,042,446	-8%
Apr - Jun 2020	225,865	-52%	1,793,852	-18%
Jul - Sep 2020	299,521	-31%	1,662,171	-23%
Oct - Dec 2020	472,746	-16%	1,572,356	-25%
Jan - Mar 2021	775,982	35%	1,774,114	-13%
Apr - Jun 2021	368,153	63%	1,916,402	7%
Jul - Sep 2021	283,081	-5.49%	1,899,962	14%
<b>Oct-Dec 2021</b>	<b>127,306</b>	<b>-73.07%</b>	<b>1,554,522</b>	<b>-1%</b>
<b>Water Consumption - cubic metres</b>				
	Usage in m3	Movement over prior year quarter	Rolling Year	Movement over prior rolling year
Jan - Mar 2019	2,872	-6.2%	10,751	0%
Apr - Jun 2019	2,230	-26.1%	9,962	-9%
Jul - Sep 2019	2,185	13.9%	10,229	-7%
Oct - Dec 2019	2,628	-10.7%	9,915	-9%
Jan - Mar 2020	2,225	-22.5%	9,268	-14%
Apr - Jun 2020	628	-71.8%	7,666	-23%
Jul - Sep 2020	1,109	-49.2%	6,590	-36%
Oct - Dec 2020	203	-92.3%	4,165	-58%
Jan - Mar 2021	74	-96.7%	2,014	-78%
Apr - Jun 2021	201	-68.0%	1,587	-79%
<b>Oct-Dec 2021</b>	<b>1,665</b>	<b>50.1%</b>	<b>2,143</b>	<b>-67%</b>