



South  
Lanarkshire  
College

East Kilbride

## FINANCE AND RESOURCES COMMITTEE

<b>DATE:</b>	April 2022
<b>TITLE OF REPORT:</b>	Facilities and Estates Update
<b>REFERENCE</b>	39-22
<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>• Preparation for the removal of COVID-19 legislative restrictions.</li><li>• The near completion of the roof project</li><li>• Movement regarding planning for the plant room work.</li><li>• The completion of the planned lift work over the Easter break.</li><li>• New charts reporting on energy, waste, water and gas.</li></ul> <p>The Committee is asked to provide feedback on reporting for the energy usage.</p>
<b>RISK</b>	<ul style="list-style-type: none"><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>• The Facilities team have worked hard to ensure the college is prepared for the removal of COVID-19 legislative requirements.</li><li>• The roof has been tested and no issues to date have been found. Only one outstanding repair remains, which is the box gutter above the archive room.</li><li>• The plant room work is being planned for the summer to reduce disruption.</li><li>• The planned lift shaft strengthening work has been completed over the Easter break. All lifts are now back in use with no restrictions.</li><li>• The building conditioning survey has two potential quotes and is being progressed to provide a plan of work.</li></ul>

	<ul style="list-style-type: none"><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><li>• Service providers for grounds maintenance and waste management have just completed their first quarter with no major issues.</li><li>• After taking on board feedback from the Committee additional charts have been to show the energy used and generated by the college and how much we offset.</li><li>• Additional charts have also been done for waste and for gas and water usage.</li></ul>
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## **1.0 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 COVID-19 UPDATE**

- 2.1** The Facilities team have worked hard to prepare the college for the removal of legislative requirements in line with Scottish Government's eight guiding principles to managing COVID-1 in a college setting, which can be found [here](#).
- 2.2** Furniture has been returned to classrooms and communal spaces including the canteen. The college is promoting our own "Respect Campaign" and the Scottish Government's "Distance Aware" one to support any student or staff member who wish to wear a mask or have their personal space respected. However, the college is still encouraging lateral flow testing and hand sanitising for all on campus.

## **3 BACKLOG MAINTENANCE WORKS**

### **3.1 *Progress Update: Roof***

- 3.2** The roof is still undergoing final checks and is due to complete by the end of April. To date water penetration tests were carried out to ensure the areas previously affected by water ingress were no longer a risk. There were no issues found during the testing. The final written report on these tests is still being awaited before final sign off. As well as this the box gutter which is located above the archive room will need to be repaired as this has contributed to water ingress previously.
- 3.3** Once these tests have been received, the final inspection has been undertaken by the Project Manager, Contractor and a representative from South Lanarkshire College. This will ensure a comprehensive visual inspection to have the works signed off and concluded.

## **3 THE PLANT ROOM**

- 3.1** There are preliminary meetings planned for the week commencing 2<sup>nd</sup> May to agree the project plan for the initial plant room works. These works are expected to take place during the summer break. This work must be carried out during the summer to ensure minimal disruption and to identify any periods that it may be beneficial for all campus staff to work from home. This may be due to the system potentially needing to be drained or if there were to be no water supply for any period of time that would impact personnel.

## **4 LIFT SHAFTS**

4.1 Lift shaft strengthening works took place during Easter break with minimal interruption to staff on campus. We are currently awaiting the final report to confirm the conclusion of these works, and this is expected to be received by Friday 22<sup>nd</sup> April 2022 from RSV Design structural engineers.

4.2 Initial reports are the works were completed as planned and have been completed. The fabrication company and lift engineers worked exceptionally well to conclude this work within the time period.

## **5 CLADDING**

5.1 As reported at the last Committee the cladding panels underwent some storm damage causing them to loosen and fall 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. A building conditioning survey is currently being commissioned via procurement processes to inform an estates plan of works over the next few years. This will also allow any potential urgent work to be caught early.

5.2 We are still awaiting on the external fire risk assessment being completed. Will circulate to the Committee when in receipt with of it.

## **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 1: 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 review of all maintenance and service level agreements
		Electricity – Supply – EDF	
		Electricity – Feed in Tariff – Scottish Power	
		Electricity – College Infrastructure – Docherty Electrical	Docherty Electrical has just ceased service provision to SLC due to the owner now becoming employed and ceasing to trade. In process of writing a specification for services and a tender process will follow.
		Elevators - Kone, maintaining all 5 elevators	Excellent response times and experienced engineers Outstanding support during lift shaft works
		Mechanical & Ventilation – ECG	Currently amber due review of all maintenance and service level agreements
		Kitchen equipment, including refrigeration units – React Catering Services Ltd	Response time is as expected, some follow up repair calls have been needed. Currently on watch list by FM
		Water – Supply – Business Stream	
		Water – College Infrastructure - ECG	Adequate service by ECG for Water testing. Will keep under review
		Roof Management Ltd	Part of schedule to progress with Procurement.
		Laundry Equipment PPM & Reactive – JLA	JLA have provided excellent service in recent months both in quality and response
		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. Under review by FM
		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	Good service provision and very reactive
		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. Progress with IT for new solution
		Waste & Recycling – Biffa now hold the contract from January 2022	Biffa took over contract January 2022, some teething issues but these were quickly remedied. Will continue to review as new supplier
		Ground's maintenance – IPSUM Grounds Maintenance now hold the contract as from February 2022.	A new contract has been awarded to IPSUM Grounds Maintenance commenced in February 2022. Initial visits have demonstrated high quality service. Will review as new supplier

6.5 Both the grounds maintenance and waste and recycling new contracts have now started, and those areas that are now red are going through procurement processes. 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

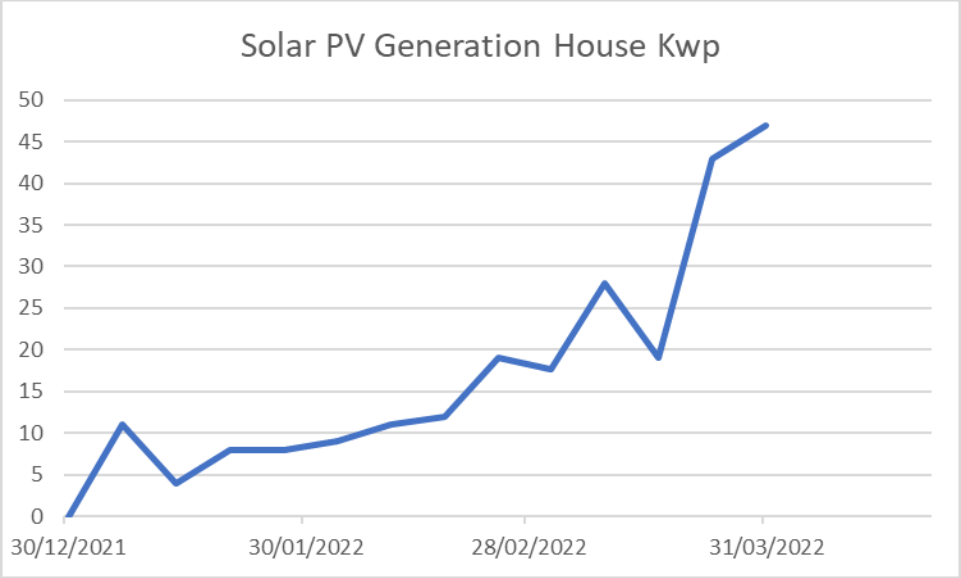
Reporting Period	Construction Wing	Annex	Low Carbon House	Total Kwp
Apr–Jun 2020	14,025	4,741	652	19,418
Jul–Sep 2020	13,303	3,450	473	17,226
Oct-Dec 2020	3,567	612	117	4,296
Jan-Mar 2021	172 (FAULT)	1,011	183	1,366
Apr-Jun 2021	171 (FAULT)	4,345	585	5101
Jul - Sept 2021	1,378	3,931	555	5,864
Oct- Dec 2021	1,828	476	109	2,413
Jan – Mar 2022	7501	1301	236	9038

*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.*

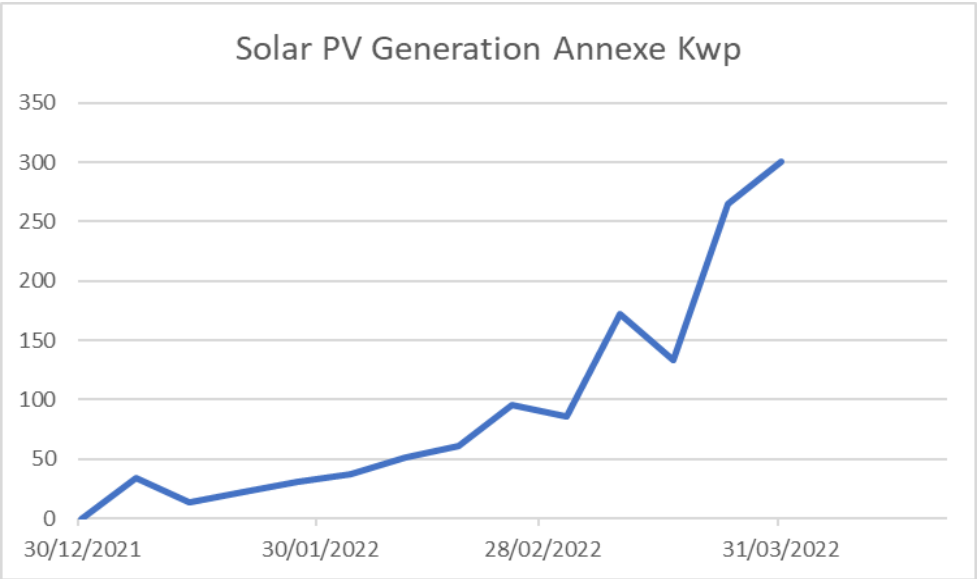
7.2 The Solar Photovoltaics (PV) panel figures are as expected for this time of year (not including the total column due to the fault). Note that this reporting period will see an increase in generated hours due to increase in daylight hours. Feedback from the Committee on “bringing this data to life” has been helpful and new reporting graphs are being used for the first time in this report for PV generation and usage in Kwh/p with

work in progress. Our Curriculum Manager for Renewables and Plumbing has been very helpful in providing the following charts to show the electricity being generated and used by the college. The charts clearly demonstrate the increase in Kwh/p due to the increase in daylight hours.

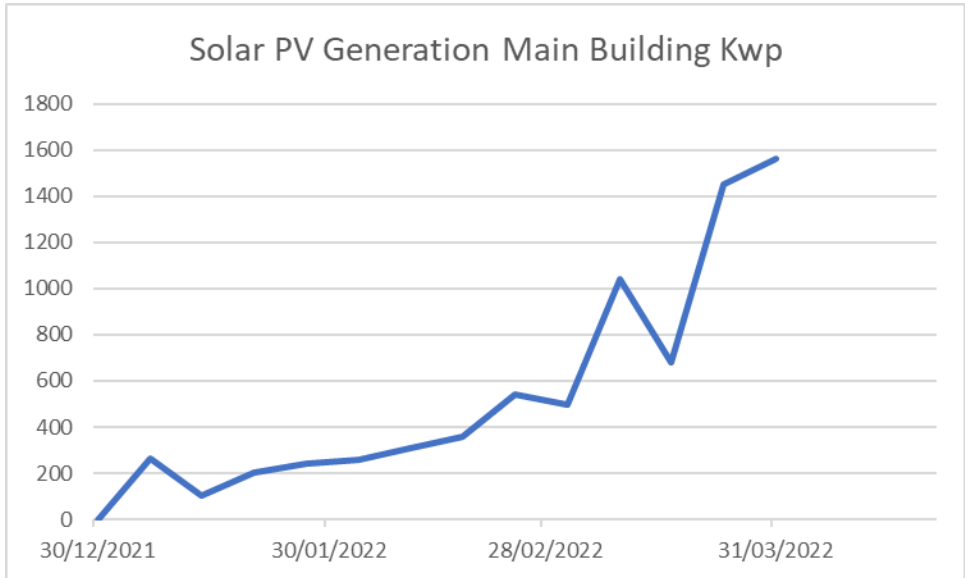
7.3 Chart 1: Solar PV for the Low Carbon House



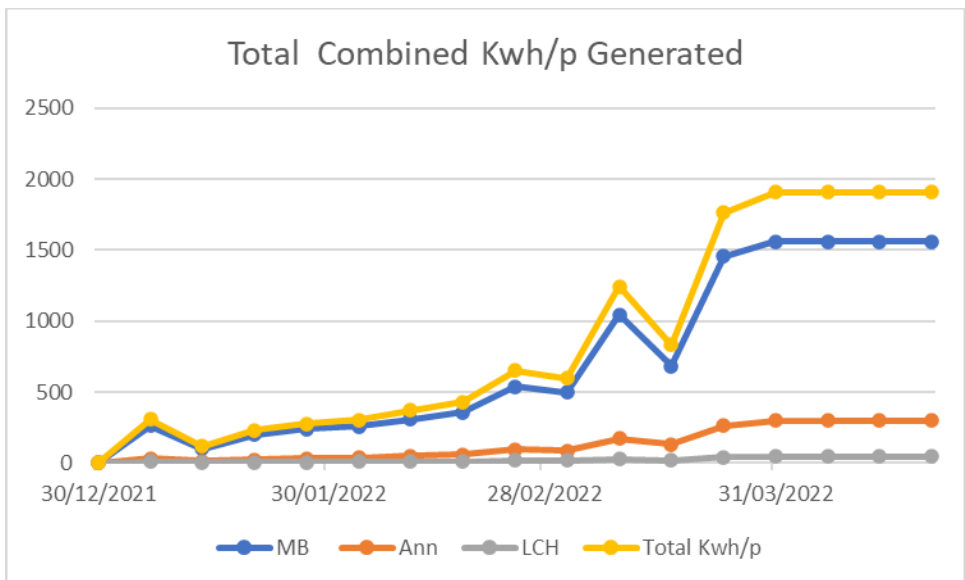
7.4 Chart 2: Solare PV for the Annex



7.5 Chart 3: Solar PV Figures Main Building



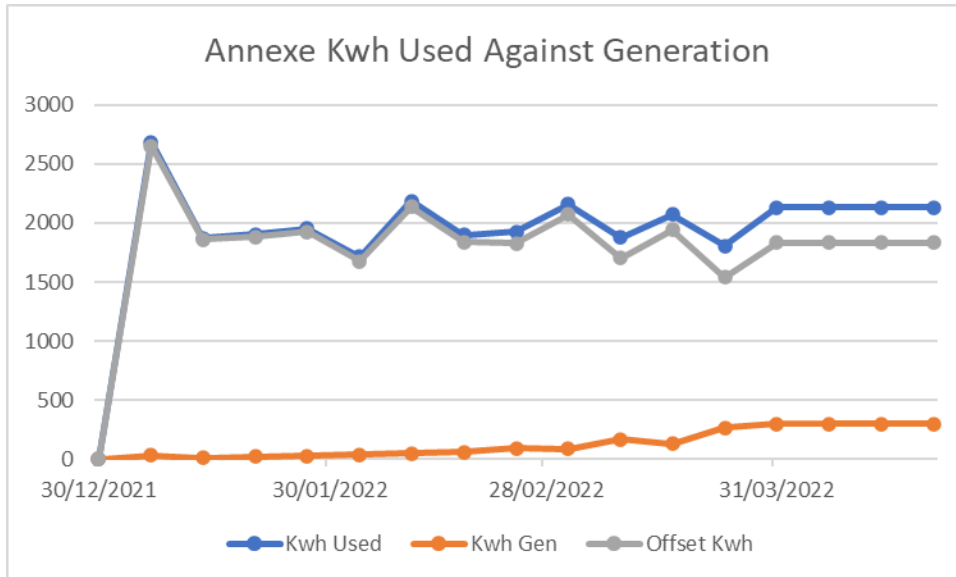
7.6 Chart 4: Total Solar PV Figures Combined



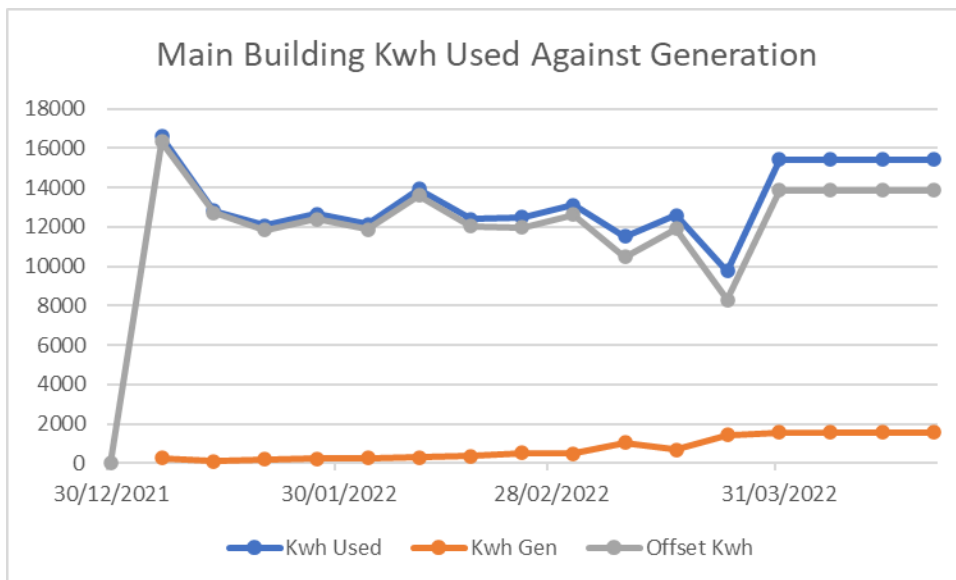


7.7 Charts 5 and 6 show how much of what we have generated for the annex and the main building can be offset against what we actually use in these buildings. A recommendation for the college to help support our efforts to achieve net-zero would be to add additional solar PV panels to the construction roof area, to consider adding a covered walkway with solar panels to the annex or installing an off-grid car charging point using electricity we generate.

7.8 Chart 5: Annex Kwh Used Against Generation

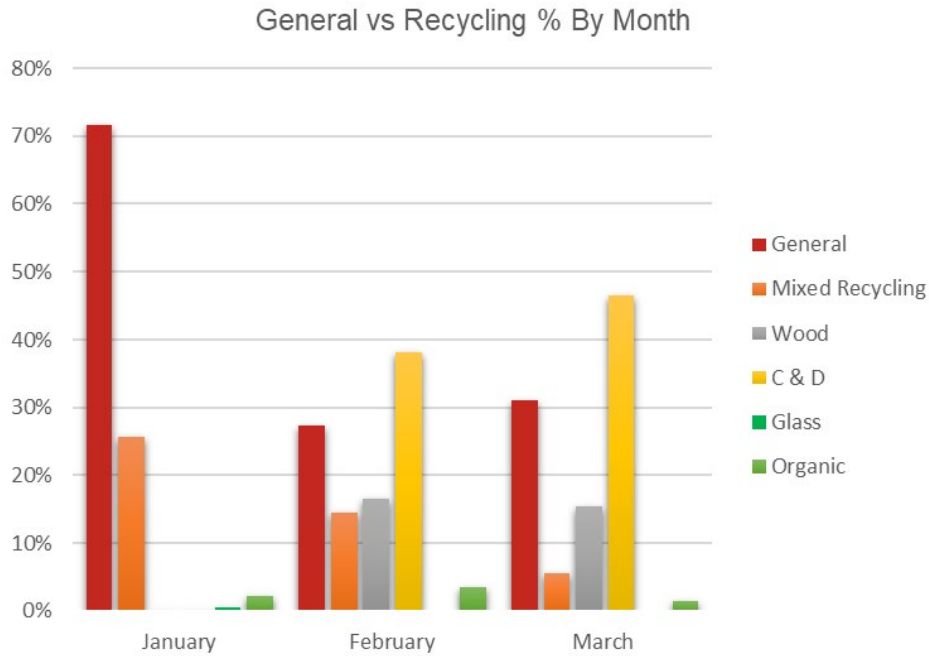


7.9 Chart 6: Main Building Kwh/p Used Against Generation

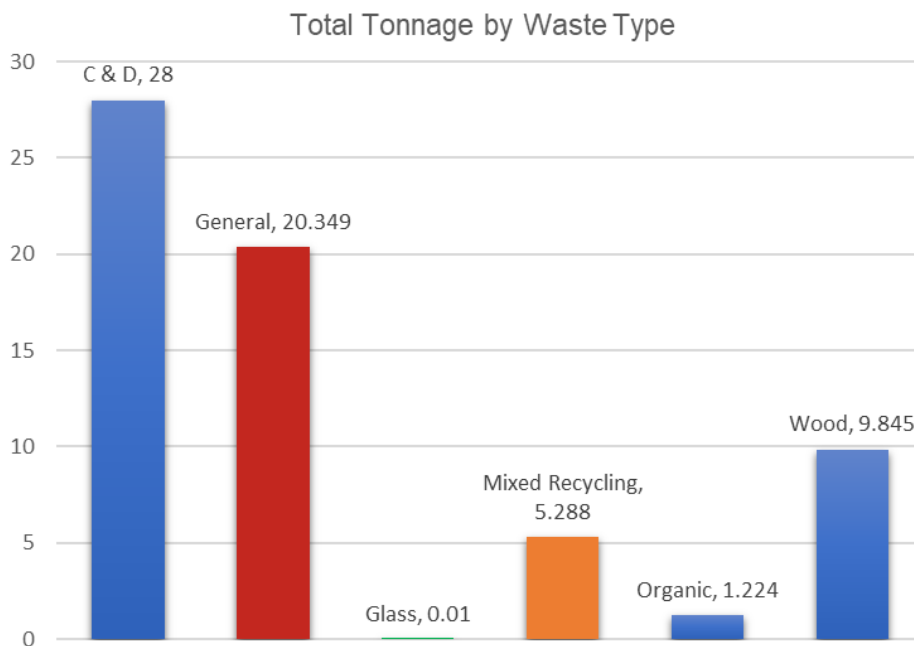


8 The graphs show in detail a breakdown of the waste categories from our new supplier Biffa, who were awarded the waste management contract from January 2022. Our previous supplier was ENVA. Note that the category “C&D” refers to “Mixed Construction and Demolition” waste.

8.1 Chart 7: General Vs Recycling



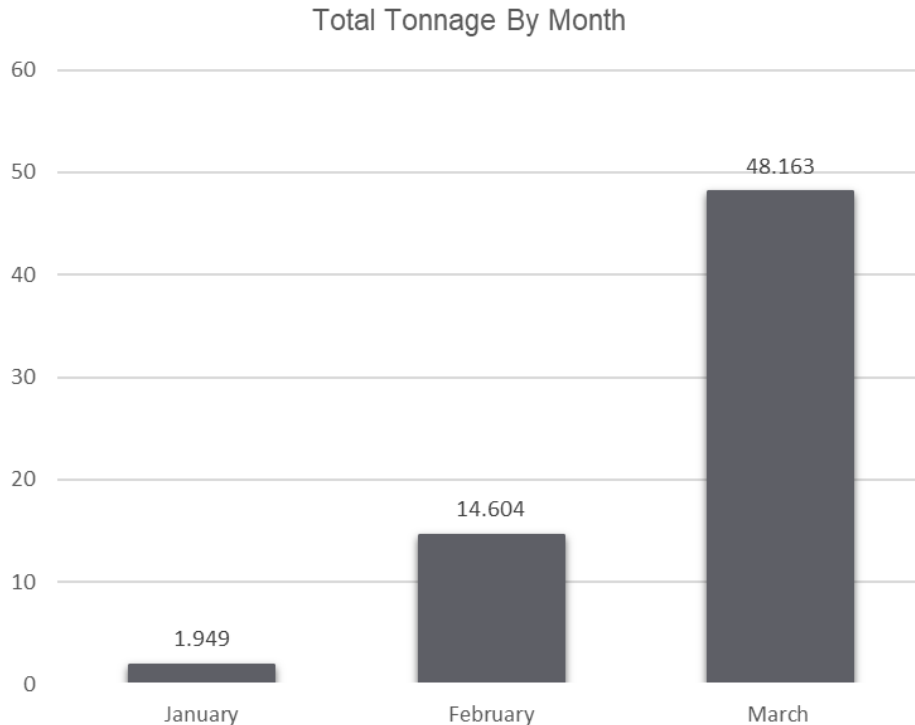
8.2 Chart 8: Total Tonnage by Waste Type



8.3 Actions to take forward with Biffa are to understand if any more of our “General” or “C&D” waste could be recycled. In addition, further investigation is required to

understand why our monthly tonnage in March increased so significantly. However, some of our contracts used our skips to remove waste from the college and there were also additional students on campus.

#### 8.4 Chart 9 Waste: Monthly Tonnage



### 9 ENERGY CONSUMPTION: ALL BUILDINGS

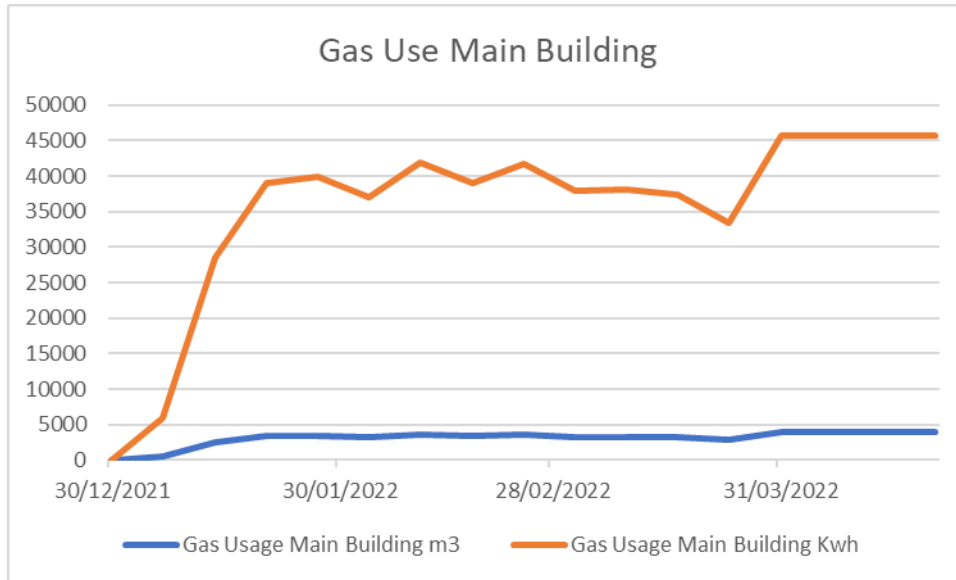
9.1 Table 3 below provides an overview of energy consumption across the estate over the last 3-year period, across all the utilities: gas, electricity and water. The change in the utilisation of the building will obviously affect the comparisons, but the table is designed to compare the movement in the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

9.2 There are also charts to demonstrate the rolling gas and water consumption so that is easier to read in line with the electricity charts already provided. Input from the Committee would be appreciated to understand if the table or charts are preferred.

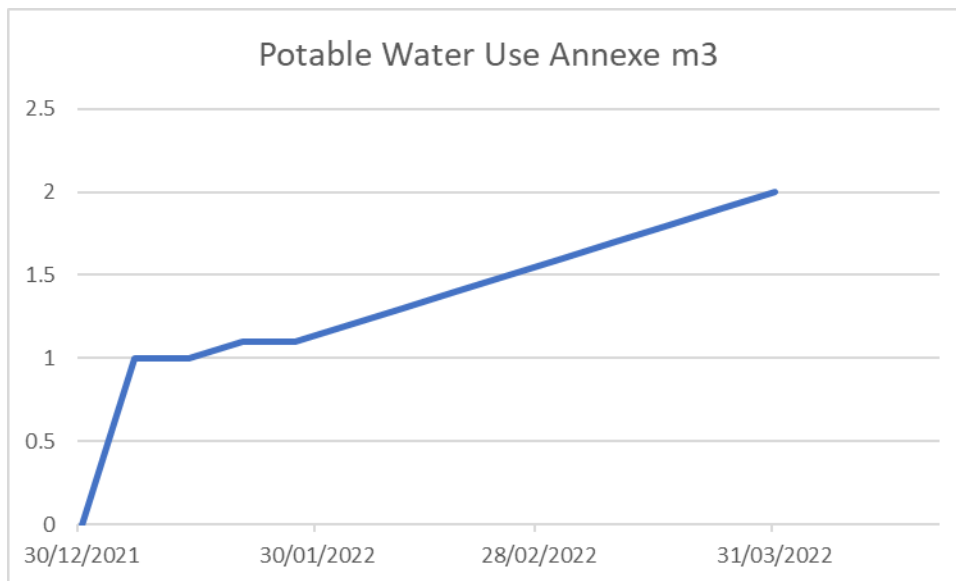
9.3 Table 3 Energy Consumption

<b>Finance and Resources Committee</b>				
<b>Estates Report - April 2022</b>				
<b>Energy Consumption - all buildings</b>				
	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%
Oct-Dec 2021	249,945	1	1,341,156	-5%
<b>Jan-Mar 2022</b>	<b>551,090</b>	<b>0</b>	<b>1,336,568</b>	<b>-13%</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%
Oct-Dec 2021	127,306	-73.07%	1,554,522	-1%
<b>Jan-Mar 2022</b>	<b>193,702</b>	<b>-144.06%</b>	<b>1,748,224</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%
Oct-Dec 2021	1,665	50.1%	2,143	-49%
<b>Jan-Mar 2022</b>	<b>2193</b>	<b>96.6</b>	<b>4,133</b>	<b>51.27</b>

9.4 Chart 10: Gas Use Main Building



9.5 Chart 10: Potable Water use Annexe



9.6 The low water usage in the annexe is due to all toilet flushing coming from the rainwater harvesting system.

9.7 Potable Water use Main Building

