

Committee	Finance and General Purposes		
Date paper prepared	05/05/2026	Date of committee meeting	10/06/2026
Subject	May F&GP 8.1 Update on 2025/26 planned works		
Author	Doug Rattray – Head of Infrastructure		
Action requested	Approval sought		
Purpose of the paper	The purpose of this paper is to update the committee on the list of capital projects approved to be undertaken in 2025-26. Original approval for these works was sought in the Sept 2025 committee meeting in the paper titled Estates Capital Works Plan 2526 . Further updates have been presented in Nov 2025 and Feb 2026.		
Summary of the paper	Those approved essential projects have generally progressed into initiation or completion. Some works have been pushed back into our planning for 2026/27, including those identified previously (Stornoway Heat Decarbonisation project) and those associated with the delayed sale of the property in Wick. We have been successful in securing £320k in external grant funding applications this year, and the associated projects are progressing in line with our planned programme.		
Consultation	Consultation has been ongoing within the estates team, APUC and with staff / functions affected by the planned works.		
Resource implications	Estates team and APUC staff time will be required for engagement of professional services and facilitating and overseeing on-campus works once underway.		
Risk implications	Failing to maintain the college estate and undertake essential works in a timely manner has a range of consequences, affecting the college staff, the student body and other users. These include but are not limited to: • Safety risks associated with structural issues • Increasing costs of deferred works due to developing issues • Deferred costs being unaffordable at a future date alongside newly emerging works • Estates team being understaffed to manage deferred works programmes. • Energy inefficiency of outdated systems • Aesthetic degradation of buildings and eventual loss of functionality • Reputational damage where deterioration is visible		

Link with strategy	These works link directly to the Infrastructure Strategy.
Equality, Diversity, and Inclusion	This report has been written to be readily understandable and accessible to all readers, including those with disabilities or impairments, in line with the Equality Act 2010. It is assumed that the works listed herein will have no direct equality, diversity and inclusion impact other than by enabling the planned operation of the college.
Island Community Impact	Not required in this instance.
Paper status	☒ Open – The paper may be circulated to non-members of the committee and published online without restriction. ☐ Restricted – The paper must not be circulated to non-members or published online until after the committee meeting. ☐ Confidential - The paper must not be circulated beyond the committee members and should not be published online. Some information is considered commercially sensitive. [Please note papers may still be subject to Freedom of Information requests – see below].
Freedom of information	Open

F&GP Paper

May F&GP 8.1 Update on 2025/26 planned works



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Introduction

This paper provides an update on the list of capital projects approved to be undertaken in 2025-26. During the last previous quarter (update to Estates Capital Works Plan 25/26 [Update Feb 2026] paper):

- Our project to overhaul the control system for the lift in the Dome building, Thurso is in advanced planning. The works are to be awarded to RJ Lifts, (value of £28,794 within a budget of £30,000). Works are anticipated to be completed during the 2026 summer break and be completed within approximately 1 week, ensuring minimal disruption.
- Our project to fully replace the lift in the Tower building, Thurso is in mobilisation. We are currently preparation for starting site works. The works have been awarded to Caltech Ltd., (value of £96,984 within a budget of £100,000). Works are anticipated to start at the end of June and be completed prior to the return of staff and students in the new academic year.
- Our project to replace the biomass boiler and associated control system for our campus in Fort William is also at an advanced stage of mobilisation. The works have been awarded to Easy Heat Systems (value of £213,567 within a budget of £213,567). Works are anticipated to begin at the start of June with a 6 week on-site works window prior to commissioning. Scheduling the works during June-August will allow us to minimise the impact of downtime, minimise disruption and ensure that essential heat is available to the campus prior to the winter period.

Of the remaining approved works:

- Those approved essential projects have generally progressed into initiation or completion.
- Some works have been pushed back into our planning for 2026/27, including those identified previously (Stornoway Heat Decarbonisation project), those being integrated into a larger future project (install CCTV and access controls) and those associated with the delayed sale of the property in Wick.

Throughout the year, we have been successful in securing £320k in external grant funding applications this year:

- Funding application to CPBI fund (£90k) has been successful. Project is now completed.
- Two funding applications to SFC Emergency Grant funding (£230k) have been successful and are mobilising in accordance with our planned programme.

Project Schedule

The Estates Capital Works plan for 2025-26 is presented below.

Table 1: 2025-26 Planned Capital Works Programme (All values are £ (including VAT))

Project	F&GP Approved Budget (Feb 2025)	Anticipated Cost (2025-26)	Funding Source (value)	
			SFC CAPEX	Other
Oil Boiler Replacement, STW Delayed until 2026/27	~~100,000~~	0,000	0,000	CnES / HIE
E-Block Roof Works, STW Planned for completion Summer 2026	121,200	121,200	121,200	
LapSafe Cabinet & IT Solution, Thurso** Held back to provide contingency against cost inflation	32,000	32,000	32,000	
Install Emergency Lighting, FW Completed	12,000	12,000	12,000	
CCTV & Access Controls, FW Delayed until 2026/27	30,000	0,000	0,000	
Dome Lift Control System Overhaul, Thurso Planned for completion Summer 2026	30,000	28,794	28,794	
Tower Lift Overhaul, Thurso Planned for completion Summer 2026	100,000	96,984		SFC Em. Grant (96,984)
Biomass Boiler Replacement, FW Planned for completion Summer 2026	213,567	213,567	83,567	SFC Em. Grant (130,000)
Café Development (Caithness Demo), Thurso Completed	90,000	90,000		C-ness Demo (90,000)
CFEE Bridge Flat Roof, Thurso Delayed until 2026/27	50,400*	0,000		Sale of Wick
Asbestos Removal and Reinstate Admissions Windows, Thurso Delayed until 2026/27	£10,000*	0,000		Sale of Wick
Value of Funded Projects			277,561	316,984
Value of Funded Project (All Sources)			594,545	
Value of Tentative Projects				32,000

* Subject to the sale of the UHI NWH property in Wick.

** Tentative Projects

Table 2: CDEL/RDEL Spend Analysis

	CDEL	RDEL
Value of Projects (SFC Capex)	277,561	
FW Curtain Wall Project (part funded from 25-26 CAPEX)	113,877	
SFC FE Capital Grant Allocation 2025/26	819,000	
Remaining Value (RDEL potential)		427,562

Individual Project Updates

E-Block Roof Sectional Replacement

These works were approved to proceed within a budget of £121,200 at Nov 2025 F&GP.

The preferred supplier, CBES, are being engaged with to provide a final quote as well as a programme of works. It is anticipated that the works will be scheduled for Summer 2026.

LapSafe Cabinet and IT Solution

The LapSafe Cabinet and IT Solution is a plug and play fixed asset provided by our framework supplier HP. These works are planned to be completed in the second half of the academic year subject to funding availability.

These works are more discretionary in nature, and the college retains flexibility regarding whether and when to proceed with them. As such these works are being held back to provide contingency against cost inflation in other more essential planned works. The project is listed as *tentative* in Table 1.

CCTV & Access Controls (Fort William)

This project was to assess and upgrade the physical security needs at our Fort William campus following repeated incidents of vandalism caused by student misconduct on campus. The campus does have CCTV but the coverage is not extensive and the campus is very open to the public.

These works are more discretionary in nature, and the college has held this work back throughout 2025/26 to retain flexibility regarding whether and when to proceed with them.

It's currently anticipated that this project will be replanned to 2026/27 and be included within a broader scope of works to implement improved physical security measures across our three main campuses, proportionate to the need on each campus and with due regard to the requirements of Martyn's law.

Dome Lift Control System Overhaul

The company RJ Lifts have been engaged with to carry out these works. It is anticipated that the works be scheduled for Summer 2026 to minimise disruption to the nearby learning support class who rely heavily on this lift for an accessible route between their classroom and the café area.

Tower Lift Overhaul

This project is funded through SFC Emergency Capital Grant fund application, submitted in Sept 2025 and awarded in Nov 2025. The lift is currently operating on a restricted-use basis in which only goods are able to be transited between floors, not personnel. This has created a real accessibility concern for user of this building including students, staff and visitors.

Caltech Ltd. have been appointed to provide a full overhaul of the lift and associated control system, bringing into service a new fully-functional lift. Works on site are scheduled to start mid-June and be completed prior to staff and students returning from their summer breaks.

Biomass Boiler Replacement

The biomass boiler replacement project has been awarded to Easy Heat Systems at the cost of £213,567 inclusive of VAT. The project has received £130,000 of SFC Emergency Grant funding support and the remaining cost is derived from the College's capital allocation.

This project is to replace the biomass boiler, the primary heating system for the campus, which has been identified as being at end-of-life. This biomass boiler is undersized and regularly in fault which has had a significant impact on the comfort levels on campus, particularly during the cold winter months. The project

also includes replacement of the BMS system with a modern, fit-for-purpose integrated heating control system alongside various fire-safety related improvements to the plant room.

Works on site are planned to start in June 2026 with a construction window of 6-weeks. Completion of these works will deliver a significant improvement to occupants of the building and ensure that the College's main campus in the West Highland region remains fit for purpose for educational delivery.

CFEE Bridge Flat Roof / Admissions Windows

These works have been scoped out as to be completed in exchange for the transfer of a UHI NWH owned property in Wick that has been on the market for several years. We remain in negotiation with the contractor GMR Henderson and were hoping that this reciprocal exchange could be finalised in 2025/26.

It's currently anticipated that this project will be replanned to 2026/27 subject to the availability of the contractor who has indicated that at this time, they do not have availability to attend to this opportunity.