

Committee	Finance and General Purposes		
Date paper prepared	06/05/2026	Date of committee meeting	10/06/2026
Subject	May F&GP 8.2 Outline plan for 2026/27		
Author	Doug Rattray – Head of Infrastructure		
Action requested	Endorsement sought		
Purpose of the paper	seeking endorsement of project list subject to approval of budgets The purpose of this paper is to provide a high level overview to the committee of capital projects planned for 2026/27.		
Summary of the paper	The works include various projects that have been carried forward from 2025/26 due to delay, reassessment or change of scope; various new works arising in response to known maintenance needs; various discretionary spend items that may be delivered based on their strategic benefit and capital availability.		
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 scoping works, engagement of professional services and facilitating and overseeing on-campus works once underway. Project management resource may be required depending on the project load.		
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 • Energy inefficiency of outdated systems • Aesthetic degradation of buildings and eventual loss of functionality • Reputational damage where deterioration is visible		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 8.2 Outline Plan for 2026/27



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Introduction

This paper provides an overview of the capital works planned for 2026/27. The works include various projects that have been carried forward from 2025/26; various new works arising in response to known maintenance needs; various discretionary spend items that may be delivered based on their strategic benefit and capital availability; and acknowledges that some works may arise following receipt of reports generated in an on-going estate condition review.

It's assumed that in 2026/27, the College may be offered flexibility once again to reallocate a portion of its capital allocation to offset RDEL categorised maintenance activities.

Project Schedule

Table 1 outlines the planned works for 2026/27 including indicative costs and funding sources. The projects are described in more detail in the subsequent sections.

Table 1: 2026-27 Planned Capital Works Programme (All values are £ including VAT)

Project	Anticipated Project Costs	Funding Source			Priority
		Capital Funds	Grant Support	External Funding	
Stornoway Campus Heat Decarbonisation Project	1,554,000	250,000 – 300,000	50%	CnES / HIE 500,000 – 600,000	1
Asbestos Removal Dornoch	40,000	40,000			2
Extensive suite of repairs to College carparks	50,000 – 60,000	50,000 – 60,000			2
CFEE Bridge Flat Roof / Admissions Windows*	50,000 – 60,000	0,000		Sale of Wick	2
Physical Security Improvements (main campuses)	60,000	60,000			2
Installation of EV Charging Infrastructure	64,000	48,000	Up to £2,000 per socket		3

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

The total expected value of works funded through the College's capital grant allocation for 2026/27 is in the range of £448k to £508k. This includes approximately £108k of projects that are more discretionary in nature and may not proceed in 2026/27 should it be more appropriate to hold them back.

Priority 1 – essential/critical – works that are required to maintain safety, statutory, compliance, operational continuity or prevent significant asset failure.

Priority 2 – important/planned – works that are necessary to maintain asset condition, operational effectiveness or strategic objectives, but can be reasonably planned over medium term.

Priority 3 – desirable/discretionary – works that are beneficial but not essential to current operation, compliance or asset protection.

Project Overviews

Stornoway Campus Heat Decarbonisation Project

The company M-Four have carried out the survey and feasibility study in 2025 reviewing the condition of the existing assets (generally ranging from D(poor) to E(unserviceable)) and outlining the various options for replacement. The preferred option is to replace the aged oil boilers and associated control with a hybrid system integrating modern gas boilers supplemented by ASHPs and on-site PV, reducing the carbon emissions by approximately 50% and allowing the project to bring in additional grant funding support. The overall cost of the project is estimated (pre-market testing) at £1,295,600 ex VAT. With anticipated ~50% grant funding support (Scottish Heat Network Fund), the capital requirement reduces to £731,195.

CnES and HIE have been engaged with as prospective funders for the project. No firm commitments have been made yet but both organisations have indicated that they'd be willing to support the project to a third of its value in 2026/27 pending internal assessment, implying a cost implication of between £250k to £300k to the College. A joint project team has been set up with UHI NWH and CnES, in which we are currently exploring project financing options and undertaking due diligence review of the preferred option.

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. The value of these works is estimated to be £50k to £60k that could be offset in completing this arrangement.

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.

Extensive suite of repairs to College carparks

A number of College carparks have been identified as being in a deteriorated condition including (Thurso, Stornoway, Dornoch and Fort William). Full surveys will be undertaken internally and this work shall be packaged to be completed in 2026/27. It's currently anticipated that this package will include a large suite of repairs in Thurso and Stornoway and minor repairs and relining also required in Fort William and Dornoch. It's estimated that the works will cost £60k-£80k to complete.

Asbestos Removal Dornoch

The proposed project at Burghfield House involves the licensed removal of asbestos-containing materials from the boiler room to allow the safe continued operation and maintenance of building services infrastructure. The works are required to address the risks associated with the presence of deteriorating asbestos materials within a confined plant environment, reducing long-term operational risk to staff, contractors, and building users. The project is expected to include asbestos removal and disposal, and associated making-good works, with an estimated total project cost in the region of £40k.

Physical Security Improvements (3 main campuses)

In 2025/26, £30k was allocated to a planned project to improve the physical security assets (CCTV and access controls) for our Fort William campus. This was in response to a perceived heightened risk of unwarranted access to this campus (being based centrally within a busy town) and various incidents of vandalism on campus.

These works were delayed in 2026/27 in order to rescope the works to include Stornoway, in which our CCTV system is ageing, and Thurso that is generally lacking in physical security infrastructure. These three campuses are those that will be considered in-scope for the Standard Tier of Martyn's law and therefore making proportionate improvements to the physical security controls on these campuses will aid in the College demonstrating compliance.

Last modified: 28/09/2026 14:45

Commented [DR1]: Contingency planning:
Confirmed 1 boiler is capable of supporting full campus.
Confirmed F-block fed by redundant heat system
Temp increase PPM frequency
Hold critical spares
In-house staff training
Engage boiler company on question of emergency temporary boiler laydown.

It's anticipated that the works, which may include CCTV systems, card-swipe access controls, cloud hosting will cost approximately £60k.

Installation of EV Charging Infrastructure

The College does not currently host any functional EV charging infrastructure. The works planned for 2026/27 will involve the installation of EV chargers in various locations across our estate based on need and location. In estimating costs, it is assumed that two chargers will be installed at each of our main campuses (Fort William, Stornoway and Thurso) and two chargers in Alness, due to its central location.

It's estimated that EV charger unit cost is approximately £8k and that the College would be eligible to reclaim up to 75% of costs (to a maximum of £2,000 per charger) through the UK Gov run Workplace Charging Scheme for state funded education institutions. The total cost is estimated at £48k.

It should be noted that whilst this infrastructure will be primarily serving our staff and students, there will also be income associated with those chargers placed in publicly accessible locations, particularly in Thurso and Fort William.

Emerging Projects

UHI NWH is currently undertaking a round of condition surveys across our estate, funded through targeted consultancy support made available by SFC. AtkinsRealis is undertaking the surveys and the resulting reports will provide us with up-to-date elemental lifecycle costs and may also highlight high priority backlog maintenance issues that would benefit from immediate attention.

We're expecting to receive those condition survey reports in June/July 2026 and therefore emerging projects may be brought to F&GP for review in Sem 1 of 2026/27 recommended for inclusion in our planned portfolio of projects.

There may be some opportunity to fund any emerging works through the SFC Emergency Capital Grant fund into which we have made four successful applications in the previous two years. Indications are that this fund will be available once again in 2026/27.