

Committee	UHI North, West and Hebrides Board
Subject	Estates and Facilities Project Update
Action requested	<input type="checkbox"/> For information only <input type="checkbox"/> For discussion <input checked="" type="checkbox"/> For recommendation <input type="checkbox"/> For endorsement <input type="checkbox"/> For approval
Summary of the paper	The purpose of this paper is to provide F&GP with an update on grants and funds received and/or offered to date to support estates and facilities developments across the North West and Hebrides campuses
Resource implications	None
Risk implications	Ensuring we have a complete audit trail for decisions previously agreed with the three previous colleges,
Date paper prepared	13 th October 2023
Date of Board / Committee meeting	F&GP 1 st November 2023
Author	Debbie Miller, Interim VP Operations
Link with strategy Please highlight how the paper links to the Strategic Plan	
Island communities	The rural and islands college merger may have an impact on the Western Isles and islands covered by West Highland College that is different to other communities. As part of the merger process, the University will undertake an Island Communities Impact Assessment.
Status (e.g., confidential, non-confidential)	Non confidential
Freedom of information	Yes
Consultation How has consultation with partners been conducted?	Consultation with executive, estates and engineering teams involved in the development of grants and sales

RECOMMENDATION

It is request that the committee recommend the SFC Energy Efficiency Grant for approval to the Board of Management.

For the various building projects, these have been in planning or development for some time and therefore the committee is asked to note the various stages of progress.

Finally, the committee is asked to note the issues we have just experienced at our Dornoch campus on part of a flat roof and to be advised we are monitoring the situation carefully, taking advise from appropriate professionals and will update committee as we gain further information.

Grants

SFC Energy Efficiency Grant

An offer has been received from SFC Energy Efficiency Grant to what was the North Highland College for £60k to carry out energy efficiency surveys across four of our campuses. The purpose of the funding for the surveys is to enable the building of a pipeline of investment-ready, strategic heat decarbonisation and energy efficiency projects across the public sector.

As of 1st August, this project had not been taken forward, neither can I find evidence in any previous NH committee of acceptance of this grant. I am therefore requesting that the F&GP committee recommend to the board that this grant is accepted. (*Grant offer in reading room.*)

APUC advisors are currently working to secure a compliant tender and best price for the surveys for both the Hebrides Energy Efficiency Grant, (previously recommended by NWH F&GP Committee and by the NWH BoM on 13th September 2023.) and the North Highland grant.

The Interim VP Operations has also been in discussion with SG officials to negotiate on the number of buildings which will be supported in the North depending on the prices secured through APUC to take this work forward.

We are currently anticipating £75k of spend for Hebrides which has been approved and based on previous quotes, a worst-case scenario for North of £95k for two North sites. Please note £60k for each area comes from the energy grant offer with the remainder coming from the current capital grants budgets, i.e., £50k coming from this budget. However, we do hope once APUC finalise quotes this will reduce.

Once the surveys have been complete and we have the outputs we will then be able to bid back into the fund for up to £5M of grant to support the solutions suggested in the surveys.

Mallaig Development

The development of the Mallaig campus has been in the planning since 2017 with the West Highland Board of Management approving the project development subject to suitable funding being identified. Estates reports were provided to the West Highland Board of Management in May 2023 which were approved. We were advised by Jackie Wright, West Estates Consultant by email on 10th October that a stage one

application (for £1m) to the Vacant & Derelict Land fund has been successful and we are invited to lodge a stage 2 by 17th November. We will update the board further once the Stage two application has been submitted and a full funding package has been agreed.

Fort William Campus Update

This most recent project has been submitted previously through F&GP Committee and the Board of management for approval. As at the time of writing this report we are still awaiting a date to present their project along with others for funding from the Inverness City Region Deal underspend.

Stornoway Campus Redevelopment Project

There are no significant issues to report on this project at this time. The next project board meeting will be held on the 1st November and the Vice Principal, Operations is the Project Sponsor with the Director of External Engagement Hebrides as her depute when needed.

Former An Cotan Nursery Building

Estates team are preparing a programme of external and internal works with estimated costs to make the building ready for prospective tenants. The works will be largely internal, mainly painting and decorating and can be undertaken by internal team. There are currently two interested parties to lease the available space.

NWH Campus and Locations and Estates Strategy

The VP Operations is currently reviewing all college centres, with 5 still to visit prior to Christmas. Centres include a range of owned, leased or annual room hire. A more detailed paper with recommendations will be taken to the F&GP early in 2024 on the best way to serve our communities with the facilities we have which will be in line with the proposals from the curriculum review.

NWH Campus Dornoch

I would like to make the committee aware of a potential issue with the roof of our Dornoch campus which has had a very recent leak, notified 16.10.23. The damage caused by the leak is partially being covered by our insurers, i.e. they will cover the internal damage in an office but not all of the external damage as part of the problem was due to a blockage in a downpipe, which was found to contain a dead bird. The volume of rain water was such that guttering could not cope.

I am raising the issue at this time as there is a suggested risk that the whole roof of the campus, the older part will, need replaced in time, estimated at £1M over 5 years. I will provide further surveyor's reports and keep committee updated as we gather evidence on this issue.