

**Minute of the Estates & New Campus  
Development Committee Meeting  
held at the Kilwinning Campus at 5.30 pm  
on 26 February 2015**



**Present:** Waiyin Hatton (Chair)  
Angela Alexander  
Emma Hall  
Willie Mackie  
Alan Walker  
Tom Wallace

**In attendance:** Brendan Ferguson (Board Secretary)  
Michael Breen  
Jackie Galbraith  
Jane McKie  
Eileen Mackin

**1. Welcome and Declarations of Interest**

The Chair welcomed everyone to the meeting. No declarations of interest were received.

**2. Apologies**

Apologies were received from Julie Bradley, H Dunk, Marie Macklin and Bernadette McGuire.

**3. Minute of the meeting held on (*Paper 1*)**

Subject to an editorial amendment noted by the Secretary, the minutes of the meeting held on 23 October 2014 were approved as a correct record.

Proposed: A Walker  
Seconded: W Mackie

**4. Matters Arising**

There were no matters arising which were not already covered on the agenda for this meeting

## 5. 2014/15 Capital Expenditure Position as at December 2014 (*Paper 2*)

M Breen introduced the above standing item and noted that the total actual and committed spend for the period was c £1.5 million, leaving a balance of c £330K for the period to 31 March 2015.

**The Committee noted the capital expenditure position as set out in the above document and further noted that this represented SFC funded expenditure and was not related to the capital expenditure being funded by the Ayrshire College Foundation.**

## 6. Surplus Land and Properties: Current Position Paper (*Paper 3*)

Following on from previous discussions held at this Committee, M Breen stated that the purpose of the paper was to bring members up to date with developments. The Committee welcomed the progress being made in relation to the sale of the two properties in Content Avenue, Ayr (to the rear of the Ayr Campus).

The Committee also noted and discussed the information provided in relation to the land at Newton on Ayr and Moffat House in Saltcoats. A useful discussion took place on the timing of the sale of the land at Newton Ayr and the Committee agreed that Shepherd Commercial should be given flexibility to negotiate closer to the market value of this land and its associated net book value in the College accounts.

A similar discussion took place in relation to Moffat House, with members recognising the particular issues related to the sale of this property and its associated land.

The following was agreed.

**The progress in relation to the sale of the two properties in Content Avenue in Ayr was welcomed and the Committee approved the College to continue to act with Slater Hogg and McKinstry Solicitors in progressing the sale of these properties within the previously agreed pricing strategy.**

**In relation to the land at Newton on Ayr, the Committee approved a strategy of Shepherd Commercial continuing to pursue a sale with interested parties and being permitted to negotiate to the land's net book value as contained in the above paper. If no progress towards a likely sale was made by April 2015, the matter be returned to and further considered by this Committee at the May 2015 meeting.**

**In relation to Moffat House, Shepherd Commercial be permitted to negotiate to the property's net book value as contained in the above paper. If no progress towards a likely sale was made by April 2015, the matter be returned to and further considered by this Committee at the May 2015 meeting.**

## **7. New Campus Project Update (*Paper 4*)**

E Mackin introduced the above paper and the Committee was very pleased to hear that McLaughlin & Harvey (Principal Contractors for the New Campus Project) had performed outstandingly under the Considerate Constructors Scheme (CCS) audits and were in contention for a national award.

The Committee was also pleased to note the progress being made and that, with one third of the Project complete, it remains on schedule. A number of questions were asked and satisfactory responses received, particularly in relation to the funding for the disposal of the existing Holehouse Road Campus.

**The Committee was pleased to note the content of the above paper.**

**The Contractors, McLaughlin & Harvey were congratulated for their performance in the CCS audits and for being in contention for a national award as a result.**

**It was noted that the Scottish Funding Council had provided some funding to support the development of project brief for the disposal of the Holehouse Road Campus. It was also noted that the project brief is currently under development in liaison with the Scottish Futures Trust.**

**It was further noted that work is ongoing to facilitate discussions with Network Rail, East Ayrshire Council and Addaction group to explore potential joint ventures to possibility of upgrade the Kilmarnock Railway underpass.**

## **8. New Campus Technical Update (*Paper 5*)**

E Mackin took the Committee through the above paper and the Committee noted that good progress continues to be made.

**The Committee noted the contents of the above paper**

## **9. New Campus BREEAM Update (*Paper 6*)**

E Mackin introduced the above paper which members noted. The Committee reiterated its support for the BREEAM standard of Outstanding which the Project is targeting at its completion.

**The Committee noted the above report and maintained its support for the BREEAM stretched target of Outstanding at Project completion.**

#### **10. New Campus Community Benefit Update (Paper 7)**

E Mackin introduced Paper 7 which members noted and welcomed. A number of questions were asked and satisfactory responses were received. In particular the Committee noted and welcomed the news that of the 16 sub-contracts awarded, 13 were awarded to local businesses.

**The Committee noted and welcomed the above paper.**

**The Committee noted the above update and, in particular, the fact that a number of contracts had been awarded to local businesses, located within 35 miles of Kilmarnock. The Committee asked if the Project Director could consider ways to circulate this fact as they saw this as a real positive for the local community.**

#### **11. Non NPD Costs Financial Report at December 2014 (Paper 8)**

M Breen introduced the above paper and stated that spending had been in line with expectations. M Breen informed the Committee that following discussions, the SFC had indicated agreement to the re-profiling the funding within the capital grant along the lines proposed by the College.

**The Committee noted the above paper and welcomed the news concerning the re-profiling of the sums contained within the Capital Grant and Budgets.**

#### **12. New Campus Risk Register at January (V4) at February 2015 (Paper 9)**

E Mackin introduced the New Campus Risk Register and confirmed that it been approved by the New Campus Project Board on 4 February 2015. E Mackin informed the Committee that one risk C3 had been decreased following completion of the majority of the groundworks.

**The Committee noted and approved the New Campus Risk Register (V4).**

**In approving the New Campus Risk Register the Committee recognised that under the NPD contract structure a number of the typical risks in a building contract were transferred to Project Co. As the contract neared completion there would be a number of Risks for Ayrshire College in respect of migration, decant and decommissioning.**

**The Committee noted that prior to transfer to the New Campus, staff would require to be notified well in advance of the requirements of transfer and what they would be permitted to bring with them. This was recognised as a critical factor in a smooth and successful migration.**

### **13. AOB**

M Breen reported that in light of current uncertainties surrounding funding for 2015/16, plans for proposed projects could not yet be brought forward for consideration by the Committee. When the funding position was clarified fully costed proposals would be brought forward

**The Committee noted the above report and agreed that if clarification of the funding position is received, the estates proposals be forwarded to W Hatton and T Wallace for consideration and approval prior to being forwarded to the Finance Committee for onward recommendation to the Board of Management.**

### **14. Date of Next Meeting**

**The Committee agreed that the next meeting scheduled for 21 May 2015 be held at the site of the new Kilmarnock Campus to celebrate the end of the first year of construction of the New Campus Project.**