

**Minute of the Estates & New Campus  
Development Committee Meeting  
held at the Irvine Royal Skills Centre of  
Excellence at 5.30 pm on 23 October 2014**



**Present:** Waiyin Hatton (Chair)  
Angela Alexander  
Nicki Beveridge  
Julie Bradley  
Heather Dunk  
Emma Hall  
Willie Mackie  
Robin Northcote  
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 Marie Macklin and Bernadette McGuire.

#### **3. Minute of the meeting held on 19 August 2014 (*Paper 1*)**

The minutes of the meeting held on 19 August 2014 were approved as a correct record.

#### **4. Matters Arising**

Page 3 Item 7 – The Chair confirmed that agreement had been reached in liaison with the Chair of the Finance Committee and the Board Secretary on a revision to the ENCDC term of reference as set out in the Action below.

##### **Action:**

**The Committee recommends to the Board of Management that the current term of reference – “Co-ordinate with the Finance Committee to establish the financial viability of proposed estates projects” – be amended to read:**

***“To consider the strategic robustness and viability of proposed estates projects and to ensure that when the Finance Committee considers the financial viability of the same proposals, the covering paper properly reflects the views of this Committee”.***

#### **5. Irvine Royal Academy Project Update (*Paper 2*)**

The Committee reflected that their presence at the Irvine Royal Skills Centre of Excellence was a celebration of the completion of phases 1 and 2 of the Project and the handover which had taken place a few days previously. The Project had been completed on time and within budget and students were already in situ.

The Committee recognised the tremendous support received from North Ayrshire Council in achieving completion and handover within the short timescale since Project initiation. Committee members had undertaken a tour of the new facility prior to the start of this meeting and had been impressed by the quality of what they had seen and the ambience of the Centre. The Committee warmly congratulated all parties involved in the Project completion.

**The Committee noted the above paper and stated that their presence within this excellent facility for this meeting was testament to the fact that phases 1 and 2 of the Project were now complete. The Committee congratulated all parties involved and considered the delivery of the project within such a comparatively short timescale to be an outstanding achievement.**

**In particular the Committee wished to recognise the commitment of North Ayrshire Council, without whose full support completion would not have been achieved at this time.**

#### **6. 2014/15 Capital Expenditure Position at August 2014 (*Paper 2*)**

M Breen introduced the above paper which, the Committee noted, showed that c £518K of the available funding had been committed at the date of the report. M Breen stated that future iterations of this regular reporting item would show significant further commitment of funding and added, in response from a question from T Wallace, that the Capital Expenditure commitment at this stage was in line with expectations.

**The Committee noted the Capital Expenditure position as at August 2014.**

#### **7. Surplus Properties – Options Appraisal Paper (*Paper 4*)**

M Breen introduced the options appraisal paper and reminded members that it had been prepared following a verbal report considered at the previous meeting of the Committee.

M Breen took the Committee through the paper, and the options therein were given detailed consideration by members. Following discussion, agreement was reached as follows.

## **Actions**

### ***Cottages in Content Avenue Ayr:***

- **Continue the current marketing strategy with Slater Hogg and make selling price adjustments where necessary.**

### ***Land at Newton on Ayr:***

- **Continue with the review being undertaken by solicitors of potential title restrictions in relation to the original terms of the donation of the land to Ayr College, with a view to ensuring that Ayrshire College complies with any documented terms.**
- **Shepherd Commercial pursue dialogue with each of the interested parties with a view to achieving the best commercial price available at or above the net book value of £375K within the next 6 months. If no progress has been made towards the selling of the land at or above the current net book value by February 2015, then the matter be returned to this Committee for further consideration of the options available.**

### ***Moffat House Campus, Saltcoats:***

- **Shepherd Commercial actively market the property for the next 6 months at their recommended market value of £300K. If no progress has been made towards the sale of the property at or above this value by February 2015, the matter be returned to this Committee for further consideration of the options available.**

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

E Mackin introduced the above paper and reported that the project was on time and on programme. E Mackin then took the Committee through the paper as written and confirmed that progress against milestones continues to be achieved and is monitored as part of the regular monthly meetings with the contractors. The only disappointment has been the ongoing delay in getting the webcam up and running as BT installation is still awaited. E Mackin reported that this was an issue for McLaughlin and Harvey in relation to their day to day operations and were pursuing actively with BT.

E Mackin also reported, in response to questions, that good progress was being made in terms of Community Benefits and that the BREEAM target of Excellence was still the official target although all parties have committed to striving to achieve the outstanding category.

## **9. Non NPD Costs Financial Report at August 2014 (*Paper 6*)**

M Breen introduced Paper 6 and took Members through the Non NPD Costs Financial Report at August 2014. M Breen explained that the cumulative expenditure to date was £1,328,578 with £3,790,090 remaining. M Breen noted that he had met with SFC recently to discuss the remaining budgets and it was agreed that the College would submit an updated budget profile covering both cost headings and timing of expenditure.

M Breen would provide an update at the next committee meeting once feedback had been received from SFC.

**The Committee noted the content of the above paper and welcomed the report on discussion with the SFC provided by M Breen.**

#### **10. New Campus Risk Register at October 2014 (*Paper 7*)**

E Mackin presented Paper 7 and outlined the process undertaken in producing V2 of the New Campus Risk Register. E Mackin explained that due to the contract structure post Financial Close, a number of “traditional” risks associated with the construction phase are the responsibility of the SPV. E Mackin outlined the current position stating that 33 separate risks are noted with one risk increased and one decreased.

**The Committee noted and welcomed the changes made from the previous iteration and approved the Ayrshire College New Campus Risk Register (V2) at October 2014.**

**The Committee also thanked E Mackin and her staff for all of their work in achieving the above revised Risk Register.**

#### **11.AOB**

W Mackie, Chair of the Board of Management reported that the SFC have reversed their previous intention to introduce self-insurance to the College Sector pending further consideration and that Colleges can continue with commercial insurance for the next three years.

**The above information was received very positively by the Committee.**

#### **12. Date of next meeting**

Thursday 26 February 2015, 5.30 pm at Kilwinning Campus