

**Minute of the Estates & New Campus
Development Committee Meeting
held at the New Campus Construction Site,
Kilmarnock at 5.30 pm on 21 May 2015**



Present: Waiyin Hatton (Chair)
Angela Alexander
Marie Macklin
Alan Walker
Tom Wallace

In attendance: Brendan Ferguson (Board Secretary)
Michael Breen
Jane McKie
Eileen Mackin
Donna Vallance

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, Emma Hall, Willie Mackie, Jackie Galbraith and Bernadette McGuire.

3. Minute of the meeting held on 26 February 2015 (*Paper 1*)

The minutes of the meeting held on 26 February 2015 were approved as a correct record.

Proposed: A Walker
Seconded: T Wallace

4. Matters Arising

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

5. Proposed Capital Expenditure Programme April 2015 to March 2016 (Paper 2)

M Breen introduced the above paper as presented and noted that SFC had cut 25% from the College capital/maintenance grant compared with the figure received for 2014/15. This had resulted in challenges in prioritising the works requiring capital expenditure in 2015/16, however in this second year of operation as Ayrshire College the Executive Management Team (EMT) had a clearer understanding of the legacy estates and facilities challenges which required to be addressed. Paper 2 set out those priorities for 2015/16 as discussed and agreed by the EMT.

Members discussed the proposals contained in Paper 2 at some length and explored the rationale underpinning their prioritisation. A number of probing questions were asked and responses received. In particular members wished to understand the position with respect to the roof of the Dam Park building, Ayr Campus. The Committee was informed that the roof was currently secure and would be maintained on a care and maintenance basis until such time as the College is in a position to agree a solution. Following discussion, the capital expenditure priorities were agreed as set out in Paper 2 subject to the actions listed below.

The Committee agreed the proposed Capital Expenditure Programme April 2015 to March 2016 subject to the following in relation to the issue of the “Hanger” Doors in the Aerospace Building as identified in the above paper.

- **The College discuss with its Insurers whether there is any recourse in relation to the closure and replacement of the Hanger Doors as result of matters outwith the control of the College.**
- **The College take steps to identify what may be happening in relation to other organisations similarly affected by this situation and whether there may be a united approach being taken against the supplier e.g. a class action.**
- **The College write to the supplier informing them that the enforced closure of the doors by the Health & Safety Executive (HSE) is having a detrimental effect on the business of the College and asking what action the supplier proposes to take.**
- **The College check the legal position of the College in relation to this situation and whether recourse to legal action would be feasible.**
- **The College note the Committee’s view that an early solution to this situation is required to enable it to resume full curriculum activities and that advice from the HSE should be sought.**

The Committee also noted that due to uncertainties around both the timing and potential sales receipt values, further consideration may have to be given by the Committee on a disinvestment strategy in relation to land and properties currently being marketed by the College.

6. Surplus Land and Properties: Update (Paper 3)

D Vallance introduced the above paper and took the Committee through it as written. A number of questions of detail were asked and satisfactory responses received. The following was agreed.

Property in Content Avenue: any offers received be circulated to the Committee for approval.

Land at Newton on Ayr: the College pursue a conditional missive with Lochay Homes with a 10% deposit secured and date for conclusion of the missive within 3 months. The Committee to be kept informed on the progress of the discussions and the likely net proceeds. At the same time, the College, through its agent, continue discussions with the adjoining occupier, Beggs, to ensure that this possible option remains should discussions with Lochay Homes not produce the desired result.

Moffat House: the College continue to work with Shepherd Commercial and obtain a further market valuation of the property over the summer. If the valuation is appropriate, then consideration be given to taking the property to public auction.

7. New Campus Risk Register (V6) at May 2015 (Paper 4)

The Committee noted that V6 had been approved by the New Campus Project Board and that, as with previous iterations of this Risk Register, the majority of the risks do not lie with the College. The Committee also noted that this position will change in the future as the College begins to plan the migration from the Holehouse Road building to the new campus in the next academic year.

The Committee noted and approved the New Campus Risk Register (V6) at May 2015.

8. 2014-15 Capital Expenditure Position at March 2015 (Paper 5)

Members noted the content of the above paper and that capital expenditure was within the available budget.

The above paper was noted by the Committee.

9. New Campus Project Update (Paper 6)

E Mackin introduced the above paper which members noted had been received by the New Campus Project Board.

The above paper was noted by the Committee.

10. Technical Update Report (*Paper 7*)

E Mackin introduced Paper 7 and Members noted the projection that the programme will be back on schedule by the last week in June.

The Committee noted the above paper.

11. New Campus BREEAM Update (*Paper 8*)

E Mackin introduced the above update which members noted.

The Committee noted the above paper.

12. New Campus Community Benefit Update (*Paper 9*)

Members noted and welcomed the continued high priority being given to community benefits by the new campus consortium.

The above paper was noted by the Committee.

13. Non NPD Costs Financial Report at April 2015

M Breen reported that the Non NPD costs remain as agreed by New Campus Project Board.

The Committee noted the above paper.

14. Date of Next Meeting.

The next meeting of the Committee would take place in the new academic year on a date to be approved by the Board of Management. The Committee agreed that the meeting should again take place at the New Campus site.