



SFC Corporate publication

College sector estates condition survey

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Summary: The purpose of this publication is to make available to colleges and other interested stakeholders the estates condition survey recently undertaken by Gardiner & Theobald on behalf of the Scottish Funding Council.

FAO: Principals of Scotland's colleges

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College sector estates condition survey

Introduction

1. Following an extended period of very significant investment in the college estate, earlier this year we commissioned Gardiner & Theobald to undertake the first independent review of the college estate in Scotland for 10 years. This publication makes available to colleges and other interested stakeholders the results of that survey.
2. In the rest of this document we have provided information on the background to this exercise, how it was performed and the key figures. We have also described how we will use this information as part of our wider work on college sector estate development.
3. We will use the information in this report to feed into the Scottish Government's Learning Estate Investment Plan, which will include examination of opportunities to collaborate across education and the wider public sector to support joined-up services and efficient use of assets. We will also work closely with the Scottish Government and Scottish Futures Trust to produce a framework for college sector estate development. This will include guidance on how colleges should develop their estates strategies in conjunction with local partners, and taking full account of the Scottish Government's Learner Journey review and new developments in curriculum delivery.

Background to the survey

Ten years of significant investment

4. Over the past ten years nearly £900 million has been invested in the college sector estate. The following table shows the capital value of the most significant new builds and major refurbishments completed in the last ten years:

College	Project	Total Project Cost £M
Ayrshire College	New campus NPD - Kilmarnock	48.5
Ayrshire College (formerly Ayr College)	Aeronautical Engineering Centre	4.0
Borders College/Heriot Watt University	New campus - Netherdale, Galashiels	28.2
City of Glasgow College	New campus NPD - Riverside & City	193.0
Dumfries & Galloway College	New campus	38.5
Dundee & Angus College (formerly Dundee College)	Major refurbishment of Gardyne campus	48.9
Edinburgh College (formerly Jewel & Esk College)	Milton Road campus development	57.0
Fife College	Levenmouth campus development	6.0
Forth Valley - Alloa	New campus	18.8
Forth Valley - Stirling	New Campus	27.5
Glasgow Clyde College (formerly Anniesland College)	Redevelopment of main campus, Anniesland Hatfield Road	50.2
Glasgow Clyde College (formerly Cardonald College)	Major refurbishment of campus	23.4
Glasgow Clyde College (formerly Langside College)	New campus	36.2
Glasgow Kelvin College (formerly North Glasgow College)	New build, Springburn	42.0
Inverness College UHI	New campus NPD - Beechwood & Balloch	45.0
New College Lanarkshire (formerly Coatbridge College)	Major refurbishment of campus	22.6
New College Lanarkshire (formerly Motherwell College)	New build, Ravenscraig	69.8

College	Project	Total Project Cost £M
North East Scotland College (formerly Banff & Buchan College)	Major refurbishment of main Fraserburgh campus	23.4
North East Scotland College (formerly Aberdeen College)	New – Altens construction facility	15.3
North Highland College UHI	Engineering Skills Centre & Centre for Energy/Environment	3.0
South Lanarkshire College	East Kilbride campus development	34.5
West of Scotland College (formerly Clydebank College)	New build - Queens Quay	34.7

5. That ten-year programme was a continuation of new investment made since 2000. Prior to these investments, the condition of the college estate was very poor, a legacy of many years of underinvestment.
6. Following such a major period of prolonged investment, it was necessary to take stock of the whole college estate.

How the survey was performed

7. Gardiner and Theobald was appointed by SFC in January 2017 to undertake an estates condition survey across Scotland’s colleges. This was the first independent review of the college estate in Scotland for 10 years. In order to comply with what was an extremely challenging timeline, and make best use of available information within the sector, the fieldwork was targeted towards colleges or regions where there were either partial or whole gaps in information or where available information was deemed to be out-of-date. This methodology was consistent with industry-standard approaches to such reviews.
8. For colleges with a campus capital project completed in the last 3 years, those campuses were excluded from the exercise. For colleges that held condition survey information less than 5 years old, that college information was used to inform the exercise. Where information was available but it was 5 years old or more and where there was little or no information, those colleges were surveyed.
9. The purpose of an estate condition survey like this is to assess the general fabric and services of a building and estimate the cost to bring that building up to a generally sound (wind and watertight) condition, defined by the Royal Institute of Chartered Surveyors (RICS) as ‘condition B’. It is important to

emphasise that these surveys take no account of any costs required to improve fitness-for-purpose or redevelopment and enhancement, such as curriculum changes, improved flexibility or space efficiency, digital/ICT infrastructure or carbon reduction measures.

10. Prior to publishing this report, the individual college reports were shared with each college. In several cases the aspects we discussed with colleges related to the relationship between this exercise, other assessments, and estates developments which are now taking place. This report reflects an assessment at a specific point in time and, as described above, has been conducted within specific parameters. This means that, when used for a particular purpose, the detailed information in the report will need to take account of the time of the assessment and the parameters used. Section 3 provides further information about how we will use the information in this report.

Summary

11. The report details the minimum investment necessary to bring the sector's existing estate up to an acceptable (wind and water-tight) condition and to maintain it at that level for a relatively short time period (up to 5 years). If tackled over a five-year period, the total backlog maintenance figure is around £360M.
12. The above does not take into account work that would not be undertaken where the relevant estate is being completely replaced or significantly refurbished. Also, the survey included SRUC so as to provide us with information about the condition of its estate. However, SRUC is part of the university sector.
13. In addition to an assessment of backlog maintenance, the survey also provides a comprehensive information base to feed into high-level considerations of complete replacement or significant refurbishment of campuses. This survey builds upon, and to an extent validates, an analysis undertaken in 2014 which identified, at that time, the major college campuses where the costs of addressing the backlog were uneconomic and where new build/significant upgrade represented best value for money.
14. Taken together, this helps identify campuses where complete replacement or significant refurbishment might be more appropriate. However, it has to be emphasised that the condition survey on its own cannot determine a programme of new build or significant refurbishment, which also has to take into account matters such as the need for college provision in an area, changes in curriculum delivery, etc. Neither can a condition survey provide a basis for identifying where facilities are required for new provision or services.

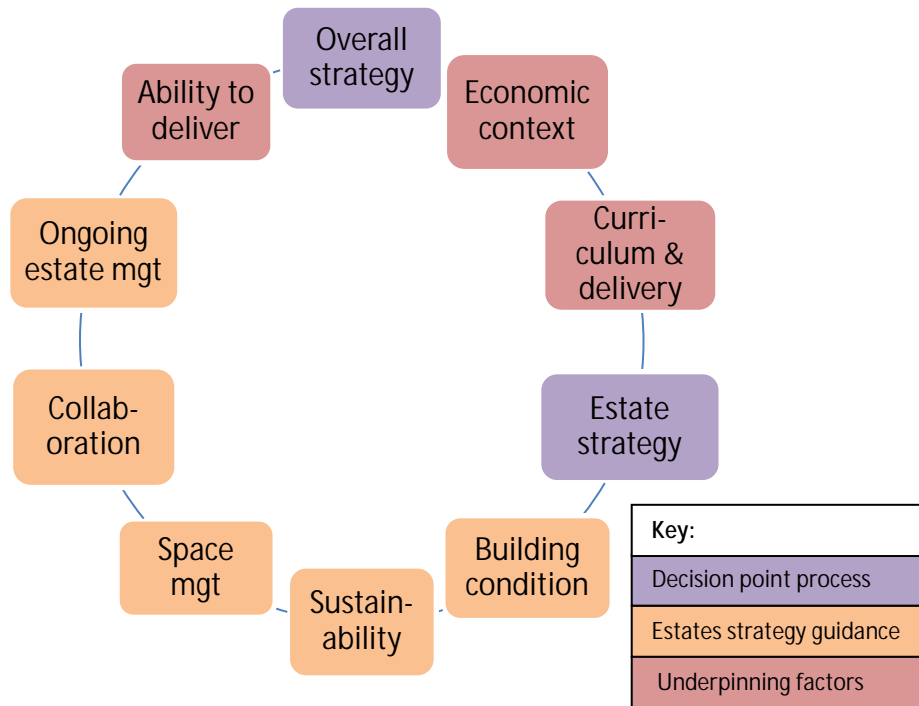
How we will use this information

15. There are many pressures on public sector capital funding and therefore we must be prepared to be flexible and innovative in how we plan for the college sector's future requirements, in terms of backlog maintenance, new build and significant refurbishment.
16. This analysis will feed into the Scottish Government's Learning Estate Investment Plan which will include examination of opportunities to collaborate across education and the wider public sector to support joined-up services and efficient use of assets. A good example of this approach is the new joint campus between Fife College and Fife Council at Levenmouth.
17. Working with the Scottish Government and Scottish Futures Trust, we will therefore produce a framework for college sector estate development to manage competing demands for estate development. This will include how colleges should develop their estates strategies in conjunction with local partners and taking full account of the Scottish Government's Learner Journey review and new developments in curriculum delivery. This will build on our existing guidance and processes as set out in:
 - The 'Capital Projects Decision Point Process'.
 - Associated 'Estate Strategy Guidance'¹.

¹ [Guidance for Capital funding and projects](#)

The key elements of this framework will include the following:

Framework for college sector estate development



18. The Scottish Funding Council is now discussing with Scottish Government colleagues options for how the college sector's requirements might be managed in the context of available funding and other aspects. We will also continue to monitor the ability of the sector to contribute to its capital investment needs through the use of Arm's Length Foundations and disposal proceeds. Finally, we will continue to investigate the potential for revenue-funded solutions for the college sector.

Appendix

Gardiner & Theobald's report: College Estate Condition Survey