



Property Update Paper

This paper notes any issues/developments with our estates. Where there is nothing to report, the relevant centre has been omitted from the report.

Property	Comment
Campbeltown Centre, Hazelburn	A report of pungent fumes in Hazelburn before Christmas, believed to be coming from a downstairs unit which is used for painting, has led to a request by our H&S Consultant for a visit from Environmental Health. We await their report although the fumes no longer seem to be causing a problem.
Dunoon Centre	New double-glazed windows were installed at the front elevation of the Dunoon Centre during the last quarter of 2017. The windows have greatly improved the appearance of the building and we are confident that fuel bills will reduce in due course as a result of the increased insulation.
Dunoon Portakabin	Roof renewed at the end of November 2017 as the old one was beyond repair. To renew it totally would have cost £20-30k. A partial repair was therefore carried out, with no guarantee that it will last more than 1-2 years at a cost of just under £10k
Dunoon, Unit 3, Sandbank	Lease renewed for one year in September 2017. This is the Engineering unit, but it is not ideal. The landlord is extremely fussy and forbids various activities. My preference would be for the lease to not be renewed for the forthcoming academic year.
Dunoon, Gatehouse Hair Salon, Sandbank	We have had plans drawn up to make limited alterations to an alternative unit at the Holy Loch Marina. These have been costed and approved and we are awaiting a start date from the builder. The new unit will provide much more space for students and staff and be more appealing to members of the public who use our facility.
Dunoon Library	A & BC are looking to sell these premises which we have previously identified as being the most suitable building in the area for us. The Queens Hall where the Library is to be based is nearing completion. A & BC has indicated that there is some interest in the Library building. They are looking to sell at a price of £400k. HIE has indicated that they would provide up to 50% of this cost. The sale of the premises at Lochgilphead should raise a further £90k towards this. A & BC staff have told me that there is considerable need for rented premises in Dunoon as there is a real lack of commercial property, so whilst this is an estimate I think we could get £15-£20k per annum in rental income from the existing premises. This could finance a loan for the remainder required for the purchase. The

	<p>loan we have in the books at the moment will be down at @ £36k by this year end, and should be paid off in 2 years.</p> <p>There is also the possibility of submitting a bid to the UHI Strategic Investment Fund. I believe the Dunoon project was scored highly when bids were being reviewed by our partners before the formal applications were submitted. We did not make a bid to the fund when the last round of applications was called, but I understand that there is a further round to go in by 28 Feb, and I think we should be submitting a proposal to that for the refurbishment costs for the Library. The current premises are not fit for purpose and cannot accommodate all of the students, support and teaching staff that it needs to accommodate.</p> <p>The Principal has expressed a concern though that a further application for this in February may detract from the bid we are having to resubmit for Helensburgh.</p>
Helensburgh Centre	<p>This is muddling along without the capital investment it needs. It is in need of decoration both inside and out, and some alterations are needed to improve it. However, a bid submitted for funding to the UHI Strategic Investment Fund has been returned for further information and is to be resubmitted to the fund at the end of February.</p>
Islay Centre	<p>This is full to bursting. I intend to try to speak to the Head of Islay High to see if there is scope for us to utilise better the room adjoining the College, but we would need to be clear that we were committed to carrying out the work before this discussion can take place. We need to cost for the alterations which would be required, and in Islay builders are not cheap or readily available. There are however changes that we <i>have</i> to make following our H & S Consultants visit to the premises where a number of issues were highlighted which remain outstanding. There are decisions which have to be made with regard to this centre.</p>
Lochgilphead CERC	<p>Heating issues requiring to be investigated as temperature fluctuations are causing problems again. An electrician has been asked to look at this, but we need a solution to heating for all of the buildings which constitute CERC because we are starting to use them for eg ceramics workshops and the art students are less inclined to cope with the often low temperatures in the workshops.</p> <p>A discussion with AliEnergy to see if they have a view on what systems would be suitable and eco friendly is being arranged.</p> <p>The Manager at Ali Energy has also advised that the wind turbine we have currently lying in a ditch for the want of someone to re-erect it might be better being sold. Her view is that CERC is not in the right place for a wind turbine due to it being surrounded by trees. We will pursue this.</p>
Lochgilphead, Oban Road	<p>We have received an expression of interest from MACPool to purchase the adjoining building at Oban Road in Lochgilphead which the College owns and currently leases to CAB. CAB's financial situation has changed and they have given notice to quit the lease. Although we would take a substantial hit, financially, if the price indicated by MACPool is their final</p>

	<p>bid offer, given current market conditions and the location of the building, it would appear that this may be our only viable opportunity to liquidate this asset. This is the subject of a separate paper.</p>
Oban Centre	<p>Costs have been acquired from McQueens to empty the storage unit which we rent from them and deliver the furniture to a place of our choosing in Oban, possibly WHHA. A decision is therefore required on this as soon as possible. Subsequently, we have decided to buy our own storage unit and site it at the Oban Centre and initial planning consent has been agreed with the Council.</p> <p>New automatic doors are being installed at the Centre over the Easter holidays. This improvement is long overdue and will cost around £20k.</p> <p>There are plots available at Glenshellach which are owned by HIE. We would like to put in a note of interest for these plots as we require more space in Oban for both students and to be able to have Support staff back at the Centre rather than in rented premises in the town.</p>
Oban Portakabin	<p>New water heater required. Costs currently being acquired by Centre Manager</p>
Tobermory Centre	<p>A meeting with the Head of Tobermory High has been arranged for 20th Feb about additional space for the College in the school. There were considerable issues with the current centre raised by our H & S Consultant. An update on this will be provided at the F & GP committee meeting</p>

Ailsa E Close

16/02/2018