



THE UNIVERSITY of EDINBURGH

ESTATES COMMITTEE

7 December 2016

Minute

Present: Vice-Principal Professor Jonathan Seckl (Convener)
Mr David Bentley, Lay member of Court
Mr Chris Cox, Vice-Principal Philanthropy & Advancement, Executive Director
Mr Alec Edgecliffe-Johnson EUSA President
Mr Hugh Edmiston, Director of Corporate Services
Dr Catherine Elliott, College Registrar, College Medicine & Vet Medicine
Mr Gary Jebb, Director of Estates
Mr Richard Kington, Director of Accommodation Catering and Events
Dr Catherine Martin, College Registrar, College Arts, Humanities & Social Sci.
Mr Gavin McLachlan, Chief Information Officer
Mr Phil McNaull, Director of Finance
Dr Bruce Nelson, College Registrar, College of Science & Engineering
Mrs Tracey Slaven, Deputy Secretary, Strategic Planning
Ms Sarah Smith, University Secretary

In attendance: Mrs Karen Adamson, Head of Estates Finance
Mr Graham Bell, Depute Director, Head of Estates Development
Mr Grant Ferguson, Head Estates Operations & Assistant Director of Estates
Mrs Jane Johnston, Head of Estates Planning and Special Projects
Ms Jenna Kelly EUSA VP Services
Mrs Angela Lewthwaite, Committee & Administration Officer (Secretary)

Apologies Mr Peter Budd, Lay member of Court

1 Minute (closed) **A**
The Minute of the previous meeting held on 14 September 2016 was approved.

2 Matters Arising

Item 7 - Roxburgh Place Learning and Teaching Centre. The project had commenced on site.

Item 9 - Residential Strategy 2016 – 2026 – The draft document, currently under review, would be presented to the next Committee together with the Estates Strategy.

Action: Director of Estates, Director of Corporate Services

Court at its meeting on 5 December approved:

Item 5 – ‘Building a New Biology’ – **Closed**

Item 4 – **Closed**

Item 4.4 – Closed

Item 9.1 - St Leonard's Street Student Accommodation - Agreement to enter into a 15 year Nominations Agreement for 579 rooms.

Court at its meeting on 26 September approved:

Item 9.2 - Proposed Student Accommodation at New Waverley to enter into a 20 year lease agreement for the 583 bed New Waverley site.

SUBSTANTIVE ITEMS

3 Estates Annual Capital Plan 2016-2026 – Partially Closed B

The Director of Estates advised the Committee that the probability of approval previously associated with Unapproved (U-A projects) had been removed to clarify the total commitment investment and allow competing unapproved projects to be prioritised. A pessimism bias of 10% for Year 1 (2016-2017) and 20% for Years 2-10 (2017-2026) for Approved and Partially Approved projects and 30% for Unapproved Projects in all years would continue to be applied to the whole programme to acknowledge potential delays. The Year 1 pessimism bias would change as the expenditure profile of projects becomes more certain.

The Director explained that Unapproved (U-B) projects had been removed from the plan. These are speculative, with minimum resources allocated, thus distorting the overall costs in the plan. A list of these projects would be maintained.

The Director of Finance stressed there were competing priorities and recommended incorporating 'Prioritisation Criteria' into financial and estates planning.

The Lay Member of Court requested an update of the implementation of the PwC Report to be presented to the next meeting.

It was agreed that a full list of capital projects within each category is provided at each meeting.

Action: Director of Estates

3.1 Finance Director's Update – Interim Ten Year Forecast (December 2016) B1

The Committee noted the latest iteration of the Ten Year Forecast, the projected cash movements over the next ten years and the impact on it of the scale of capital investment implied by the emerging Estate Strategy and its main building projects.

Action: Director of Estates and Director of Finance

- 4 Draft Residential Strategy 2016 – Paper withdrawn C**
- 5 Refurbishment of Level 6 and fit out of Level 9 for Informatics D**
 The Committee approved £2.4m funding on a 50/50 split between the College of Science and Engineering Reserves and University Corporate Resources, to complete the refurbishment of Level 6, the fit out of the shell space on Level 9 and some minor reconfiguration of other floors (above level 3) of the Appleton Tower.
- Action: Director of Estates; Registrar College of Science & Engineering
- 6 Easter Bush Infrastructure (2013 - 2018) – Closed E**
- 7 Murchison House F**
 The Committee noted the project update and approved £750k from University Corporate Resources to progress an asbestos removal contract and develop design proposals to RIBA Stage D (3) in support of a full Business Case with the outcome being reported to the March 2017 Committee.
- 8 School of GeoSciences G**
 The Committee noted the project update and approved £700k funding from College reserves to develop the GeoSciences design to RIBA Stage D (3) to support the preparation of a detailed Business Case.
- Action: Director of Estates; Registrar College of Science & Engineering
- 9 A Masterplan for Outdoor Sport – Partially Closed H**
 The Masterplan for Sports covers three sites, Peffermill, Firbush Outdoor Centre and Strathclyde Rowing Centre. The Committee noted the ambitious Masterplan and supported the direction of travel of the plan. Further work was required to include the wider University benefits, such as the student experience, income generation and community links.
- The potential release of up to 1.2 hectares of land at Peffermill Playing Fields identified in the Masterplan as suitable for a Student Accommodation development was noted.
- 10 Easter Bush Nursery – Closed I**
- 11 University Collections Facility- Closed J**
- 12 Disability Access K**
 The Committee noted the draft Accessibility Policy and supporting Guidance would require further consultations with key stakeholders. The Accessibility Policy would be re-presented to the Estates Committee for endorsement prior to progressing to Court.

The Committee requested that the Estates Department report back with specific access improvement proposals following detailed access surveys.

Action: Director of Estates

ROUTINE ITEMS

13 Estates Committee Sub-Group Approvals – Closed L

14 Development Trust Campaign Capital Project Update – Partially closed M

14.1 Capital Fund-raising Strategy M1

The Committee considered in detail the proposals as set out in the paper and approved the recommendation to establish a new 'External Funding' sub-committee of the Estates Committee to develop joint plans for priority external sources from a variety of funding sources for specific projects within the campus redevelopment Masterplan.

14.2 Policy for Naming of Buildings, Rooms, Facilities and Activities M2

Subject to one or two minor amendments, the Committee recommended approval of the revised Policy to Court.

Action: Vice-Principal Philanthropy & Advancement, Executive Director

15 Strategic Acquisitions & Disposals – Closed N

15.1 Midlothian Land Disposals – Closed N1

16 Small Works Bids 2017-18 O

The Committee approved the expenditure of £2.15m, under approved delegated arrangements, for the prioritised Small Works Programme for 2017-18.

Action: Director of Estates

17 Space Strategy Group P

The Committee noted that failure to supply sufficient teaching rooms should student growth escalate to 10% represented a risk to the University's business.

The Committee was advised that the accommodation at Roxburgh Place Learning and Teaching Centre was an important step to meeting the increased demand but was not a long term solution. The tight timeframe to deliver the project by September 2017 was further noted.

Action: Chief Information Officer; Director of Estates

ITEMS FOR FORMAL APPROVAL/NOTING

- 18 College of Medicine & Veterinary Medicine Summary Report** **Q**
The Committee noted the key estates initiatives, in particular, the renaming of the wider Bush Estate to Midlothian Science Zone (MSZ).

- 19 Residential Property Summary Report** **R**
The Committee noted the update on the live and planned refurbishment works programmed for existing parts of the residential estate.

The request to appoint a design team to progress with obtaining Planning Permission in Principle for the new purpose built student accommodation development at Peffermill, (circa £0.5m) was further noted. This project would be funded by Accommodation, Catering and Events.

Action: Head of Estates Planning and Special Projects and Director of Accommodation, Catering and Events

- 20 Central Area Building Opening Hours Group** **S**
The Committee endorsed extending opening hours of the University buildings listed below.

| | |
|------------------------|---------------|
| Medical School, Teviot | 08.00 - 22.00 |
| David Hume Tower | 08.00 - 22.00 |
| 50 George Square | 08.00 - 22.00 |
| Appleton Tower | 08.00 - 22.00 |
| Potterrow/Chaplaincy | 08.00 - 22.00 |
| Reid School | 08.00 - 22.00 |
| St Leonards | 08.00 - 22.00 |
| Charteris | 08.00 - 21.00 |
| Dalhousie | 08.00 - 22.00 |
| Paterson's Land | 08.00 - 22.00 |
| Thomson's Land | 08.00 - 22.00 |

There are no plans to change the opening hours for facilities at ECA.

The Committee further approved a request to extend the opening hours of Charles Stewart House from 08:00 to 18:00 hours.

Action: Director of Estates

- 21 Student Experience: 24 hour access to study space in the Main Library** **T**
The Committee endorsed the case for enhanced provision of 24 hour study facilities in the Main Library. The additional recurrent resources to implement this recommendation would be sought via the next planning round.

Subject to providing increased staffing levels, consideration would be given to implementing this arrangement earlier than March 2017.

Action: Chief Information Officer and Librarian to the University; Director of Estates; University Secretary

ANY OTHER BUSINESS

- 22** The EUSA President advised the Committee that Court at its meeting on 5 December had supported a request to establish a small working group to formulate a strategy for transportation – The Director of Estates confirmed this matter was under discussion.

Action: Director of Estates

Date of next meeting: Wednesday 22 March 2017 -09:30 – 12:30 to be held in the Raeburn Room, Old College.

Estates Committee papers are located at: <https://www.wiki.ed.ac.uk/display/UCC/Estates+Committee>

If you require this agenda or any of the papers in an alternative format e.g. large print please contact Angela Lewthwaite on 0131 6514384 or email Angela.Lewthwaite@ed.ac.uk