



THE UNIVERSITY *of* EDINBURGH

ESTATES COMMITTEE

24 May 2017

Minute

- Present:** Vice-Principal Professor Jonathan Seckl (Convener)
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
Mr Gavin McLachlan, Chief Information Officer and Librarian
Mr Phil McNaull, Director of Finance
Dr Bruce Nelson, College Registrar, College of Science & Engineering
Vice-Principal Professor Dorothy Miell, Head of College of Arts, Humanities and Social Science
Ms 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
Mr Steve Hubbard, Chief Executive, Student Association (Paper F)
Ms Jenna Kelly EUSA VP Services
Mrs Angela Lewthwaite, Committee & Administration Officer (Secretary)
Liz Reilly, Director of Philanthropy and Donor Relations, Development & Alumni
- Apologies** Mr David Bentley, Lay member of Court
Mr Peter Budd, Lay member of Court
Mr Chris Cox, Vice-Principal Philanthropy & Advancement
Mr Patrick Kilduff (EUSA President elect)

Estates Committee was advised that as both lay members of Court had unexpectedly been unable to attend, the Estates Committee Terms of Reference concerning quorum requirements were not being met. It was therefore agreed to proceed but to obtain the lay members opinions on any decisions taken.

Post-meeting note – The lay members of Court subsequently endorsed the decisions taken at the meeting.

1 Minute (closed)

Paper A

The Minute of meeting held on 22 March 2017 was approved.

It was noted that Mr Peter Budd would demit office at 31 July 2017

The Committee took this opportunity to place on record its thanks to him for his remarkable expertise in taking forward the estates agenda and contribution at Estates Committee meetings.

The Committee noted that this would be the last Estates Committee meeting for Alec Edgecliffe-Johnson, (EUSA President) and Jenna Kelly (Vice President Services), both were thanked for their excellent contributions.

2 Matters Arising (partially closed)

Item 3 – Policy and Resources Committee on 3 April 2017 approved the naming of the Student Accommodation and Outreach Centre, Holyrood Development as ‘O’Shea Hall.

SUBSTANTIVE ITEMS

3 Estates Capital Plan 2016-17 to 2025-2026 – Closed

Paper B

The Committee noted the latest iteration of the Estates Capital Plan 2016-17 to 2025-2026

3.1 Finance Director’s Update – Interim Ten Year Forecast (March 2017)

Paper B1

The Committee noted the summary of the latest (May 2017) interim iteration of the Ten Year Forecast (TYF). The version incorporated new information from the current Estates Capital Plan. An updated version of the TYF, once approved by Policy and Resources in June, would be presented to University Court and include the new three year plan for 2017/18 to 2019/20.

Action: Director of Estates and Director of Finance

4 Estates Vision 2017-2027

Paper C

Noting several amendments discussed, the Committee warmly endorsed and recommended approval to the University Court of the Estates Vision 2017-2027 which sets the strategic direction for development of the Estate. Following the University Court’s approval, a detailed Estates Strategy would be finalised to capture detailed plans for the implementation of the Estates Vision 2017-2027.

Action: Director of Estates

4.1 Development of a Residential Strategy 2017 – 2027

Paper C1

Noting the several amendments discussed, the Committee welcomed the detailed information presented in the Residential Accommodation Strategy 2017-2027.

The direction of travel to procure additional accommodation to meet the predicted student growth up to 2025/26 and anticipated shortfall of 1107 beds over and above the current demand in 2017/18 was endorsed, noting that the detail needs to be kept under review.

The Committee supported maintaining the current “mixed economy” of University owned, leased and short lease for the provision of accommodation be maintained in order to suit the varied needs of the student community.

The Committee also noted that a further development of the Residential Strategy would assist with discussion with the City of Edinburgh Council Planners.

Action: Director of Corporate Services, Director of Accommodation Catering and Events and Director of Estates

5 Integrated Travel and Transport Plan 2017 – 2021

Paper D

The Committee welcomed the University of Edinburgh Integrated Travel and Transport Plan 2017 – 2021 and approved the general principles. However there was a concern that targets may be unattainable and that the plan would require further development, including discussions with Lothian Buses before being presented to the Central Management Group.

Action: Director of Estates and Director of Corporate Services

6 Proposals for Investment in Student Facing Facilities – Partially Closed

Paper E

The Committee welcomed the paper and noted the proposals for investment in the student facing facilities had previously been considered at the Principal’s Strategy Group on 7 April 2017.

The proposals had been incorporated into the Estates Vision 2017-2027.

Action: Director of Estates

7 Student Centre – Full Business Case – Closed **Paper F**

8 Murchison House – Full Business Case – Closed **Paper G**

9 King’s Buildings Nucleus **Paper H**

The Committee approved funding of £600k from University Corporate Resources to procure a design team and develop the Phase 1 design to RIBA Stage 3 (D).

Action: CSE Registrar and Director of Estates

10 King’s Buildings Campus Infrastructure (2017 to 2022) **Paper I**

The Committee discussed the risks associated with the power outages and the existing infrastructure failings. Noting that £0.3m had already been approved, the Committee endorsed funding of £12.7m from University Corporate Resources and recommended to the University Court for approval in order to progress the King’s Buildings Infrastructure Project.

Action: – CSE Registrar and Director of Estates

11 Main Library Study **Paper J**

The Committee noted the recommendation to provide 2000 study spaces in the Main Library to meet current demand. It further noted the short to medium term recommendations contained within the Main Library Study.

The long term opportunity to expand the Main Library into the location of the current Business School was further noted.

The Committee approved £500k of funding from University Corporate Resources to commence an OJEU procurement process and appoint a Design Team to progress the design to the conclusion of RIBA Stage 2 (C) for the short to medium term development opportunities identified in the study to develop solutions for up to 1,500 study spaces.

Action: Chief Information Officer and Librarian and Director of Estates

12 New Teaching Rooms at High School Yards Former Nursery **Paper K**

The Committee approved funding of £500k from University Corporate Resources to deliver five new teaching rooms at the former nursery at HSY, following its acquisition in 2014.

ROUTINE ITEMS

13 Estates Committee Sub-Group Approvals

Paper L

The Committee homologated the Large Animal Research and Imaging Facility in the sum of £15,786,151.53 and Quartermile – Phase 3 Main Enabling Works in the sum of £3,609,184.54.

The Contract awards greater than £250k totalled £31.9m of works, services and goods were noted.

14 Development Trust Campaign Capital Project Update (Closed)

Paper M

The Committee noted the update.

15 Strategic Acquisitions and Disposals - Closed

Paper N

16 Teaching Rooms - Integrated Scenario Planning

Paper O

The Committee noted:

- the modelling analyses which incorporated relocation and growth of specific CSE, CMVM and CAHSS teaching and predicted a net increase of between 43-71 in general teaching space estate (across the five zones analysed) required over the next 10 years;
- an additional spread of 30-32 rooms is anticipated on the BioQuarter on the assumption that all existing Central area CMVM teaching relocates there;
- provided the Medical School relocates, overall there is predicted to be sufficient number of rooms across the estate on the basis of the scenarios presented, with the exception of Holyrood which shows an emerging deficit on the basis of proposed School of Health in Social Science (HiSS) relocation.

The Committee requested that some further modelling be carried out to ascertain the frequency of use between post-graduates and undergraduates.

Action: Depute Director, Head of Estates Development

ITEMS FOR NOTING OR FORMAL APPROVAL

17 College of Medicine and Veterinary Medicine Summary Report Partially closed **Paper P**

The Committee noted the success of the Medical Research Council Dementia Research Institute Centre funding application and approved £250k funding from University Corporate Resources for the Phase 1 reconfiguration of the Chancellor's Building.

18 Support Groups Summary Report **Paper Q**

The Committee approved £150k of funding from University Corporate Resources for professional fees to the conclusion of RIBA Stage 3 (D) for a new Health and Wellbeing Centre at No.7 Bristo Square.

It was noted that students should be involved in discussions as the project progresses.

Action: Director of Estates.

18.1 Emergency Phones **Paper Q1**

The Committee noted £0.7m of predicted underspend from the project to renew the University's telephone system and did not approve the reallocation of £300k of the forecasted project underspend towards the preferred option to provide emergency phones.

18.2 Sustainable Campus Fund: Performance Update **Paper Q2**

The Committee noted the paper.

19 Date of next meeting: Wednesday 13 September 2017 -09:30 – 12:30 to be held in Room 4.31/33, Informatics Forum, 10 Crichton Street