



Estates Committee

Wednesday 15 May 2024

Minute – Website Version

Note: This is an edited version of the full Estates Committee minutes. The majority of papers for Estates Committee are closed but where possible minute text has been provided. This may not be the full minute for each item.

- Present:** Frank Armstrong, Co-opted Member of Court
David Argyle, Vice Principal and Head of College of Medicine and Veterinary Medicine
Leigh Chalmers, Vice-Principal and University Secretary
Chris Cox, Vice-Principal Philanthropy and Advancement and Executive Director of Development and Alumni
Sue Currie, External Member
Iain Gordon, Vice-Principal and Head of College of Science & Engineering
Dave Gorman, Director of Social Responsibility and Sustainability
Kim Graham, Provost
Colm Harmon, Vice-Principal Students
Gary Jebb, Director of Place
Catherine Martin, Vice-Principal Corporate Services
Gavin McLachlan, Vice-Principal, Chief Information Officer and Librarian to the University
Sarah Prescott, Vice Principal, Head of the College of Arts, Humanities and Social Sciences
Alistair Smith, Co-opted Member of Court
Rona Smith, Director of Strategic Planning & Insight
Carina Svensen, Director of Accommodation, Catering and Events
Richard Terry, External Member of the Committee
Damien Toner, Director of Estates
- In Attendance:** Kym McCaul, Estates Governance and Committee Officer
Tommy Angus, Director of Estates Operations
Stephen Barnes, College of Arts Humanities and Social Sciences, Head of Operations and Planning
Anne-Marie Coriat, College Registrar, College of Medicine and Veterinary Medicine
Terry Fox, Director of Specialist Services, Finance
Grant Ferguson, Director of Estates Net Zero and Carbon Leadership
Jane Johnston, Director of Estate Development
Hannah King, Policy and Governance Manager
McGinty, Head of Internal Audit
McMath, Deputy Director, Stakeholder Relations, Communications and Marketing
Mark Munro, Director of Sport and Active Health
Veena O'Halloran, External Facilitator for an Effectiveness Review of University Court and its Committees
Steven Poliri, Estate Development Manager, Estates Development

Alma Riessler, EUSA Vice President
Zoe Stephens, Director of Estates Business Services
Tony Weir, Director of Information Technology Infrastructure
Helen Wood, Head of University Space

Apologies: Sharan Atwal, EUSA President
Lee Hamill, Director of Finance
Theresa Merrick, Director of Communications and Marketing
Mark Parsons, EPCC Director and Dean of Research Computing
Jo Craiglee, Head of Knowledge Management and IS Planning
Peter Mathieson, The Principal and Vice-Chancellor
Jennifer Milne, Deputy CIO
Anne Payne, College Registrar, College of Science and Engineering

1. Welcome & Introduction

The Convener welcomed:

- Lynn McMath, Deputy Director, Stakeholder Relations who was attending on behalf of Theresa Merrick, Director of Communications and Marketing;
- Veena O'Halloran, External Facilitator for an Effectiveness Review of Court and its Committees;
- Paul McGinty, Head of Internal Audit (agenda item 8);
- Mark Munro, Director of Sport and Active Health (agenda item 15); and
- Steven Poliri, Senior Estates Development Manager.

Apologies were noted by Estates Committee.

The Committee noted the order of business had been moved to discuss agenda item *28 Strategic Acquisition* between agenda items 13 and 14.

The Convener noted this was Gary Jebb, the Director of Place, 41st and last meeting of Estates Committee before his retirement at the end of May. On behalf of the Committee the Convener thanked Gary for his contribution, hard work and dedication he has shown to the University and the Estates Department over the past 10 years.

2. Minute

Estates Committee approved the minute from 13 March 2024.

3. Action Log

Estates Committee agreed to close all actions.

4. Matters Arising

The Convener advised that since the last meeting of Estates Committee on 13 March 2024, University court considered the following item on 22 April 2024:

Reinforced Autoclaved Aerated Concrete (RAAC)

- Approved funding to remediate buildings impacted by RAAC.

The Convener further advised that Estates Committee held a seminar on 29 April 2024 for the University Digital Strategy and Digital Estate and the below points were noted:

- Full minutes from the Seminar were being prepared and would be published on the Estates Committee wiki and issued to the next meeting of Estates Committee for formal approval;
- The Seminar agreed that comments from members should be incorporated into the Strategy before it progressed to Knowledge Strategy Committee, Policy and Resources Committee and University Court;
- The Seminar was supportive of the Strategy and commended the work that had been undertaken; and
- It was agreed to recommend the draft roadmap, of the Digital Estate, for onward approval to Policy and Resources Committee and University Court.

Action: Committee Secretary

5. Key Decision Forward Plan

A forward plan was presented listing the reports that were expected to be presented to Estates Committee in the coming year and the decisions that would be required by Estates Committee.

Estates Committee noted the Key Decisions Forward Plan.

6. Estates Annual Capital Plan 2023 to 2029

An update of the Capital Plan for the six-year period 2023 to 2029 was presented. It set out the movements in the Capital Plan compared with the Capital Plan presented at Estates Committee in March 2024, the forecast for 2023-24 and the requests for funding sought at this Estates Committee. The paper also noted the financial impact of construction inflation on the plan.

An overview was provided of the status of each request in the Capital Plan, how it would be funded and if further approval was required. At this meeting of Estates Committee there were large funding requests for Estates Projects of which most were University funded and some were externally funded. Estates Committee noted this and acknowledged that the total requests for funding at the meeting were substantial.

Concern was raised that a number of funding requests were not planned for in the approved Capital Plan. It was advised that the funding requests presented to Estates Committee were affordable but approving requests would reduce the freedom to approve other projects in the Capital Plan. This would be fed into the planning process for the development of a New Capital Plan.

During discussion the following points were raised:

- A better understanding was required of facilities and systems that were approaching the end of usable life to ensure that plans were in place for their refurbishment or replacement; and
- The Committee will need to consider requests for large amounts of funding to ensure that the University meets its commitment to decarbonise the Estate.

Estates Committee:

- Noted the University's forward planning forecast expenditure over the six-year period 2023 to 2029. This was based on the Capital Plan which had been approved to July 2027, in February 2022, and the subsequent approved revisions to the plan made in relation to acquisition of Tynecastle Student Accommodation and in December 2023 in relation to the additional funding required for the Edinburgh Futures Institute (EFI);
- Noted that funding had been returned in this iteration of the Capital Plan from the EFI project as it was no longer required;
- Noted that the next iteration of the capital plan would show a return of funding from three projects where it was no longer required;
- Noted the forecast expenditure for 2023-24. This expenditure forecast included funding related to Capital Equipment and the Digital Estate as well as Estates related expenditure;
- Noted the transfer of funds between the Digital Estates Capital Plan and the Estates Capital Plan; and
- Noted the update to the European Investment Bank (EIB) projects.

7. Digital Estate Capital Plan 2023 to 2029

An update was provided on the Digital Estates 5-year capital envelope, 2023-2029.

At the March Estates Committee, a forecasted expenditure was presented. This comprised ~60% on Category A projects, which are classed as Baseline / Maintenance: their completion is essential to ensure existing IT infrastructure services are maintained at current levels. The remaining ~40% was comprised of Category B projects, Digital Estates enhancements prioritised by the Digital Estates Prioritisation Group with approved full business cases that are underway.

The headline figure for 2023/24, as work continued towards the end of Quarter 3, was marginally lower than the previously forecasted figure. The overall forecast for 2023/24 had been recast based on the most up to date information from Project Managers/Sponsors. Overall, the average capital envelope remained in line with the notional allocation per annum with some flexibility for additional prioritisation.

Estates Committee noted the update on the Digital Estates capital expenditure projected for 2023/24 and forecast to 2028/29.

8. Internal Audit Review of Estates Committee

An update on the recent Internal Audit review of Estates Committee Arrangements was presented. The Convener advised that an interim review of progress against the detailed recommendations would be presented to Estates Committee in December 2024.

Action: Committee Secretary

During discussion the following points were raised:

- Support for a more structured plan and approach to ensure that Post Implementation Reviews were undertaken; and
- The Delegated Authority Schedule was due to be reviewed and consideration would be given to approval limits.

Estates Committee noted the update and recommendations report.

9. CRIC 4 - National Total-Body Positron Emission Tomography facility at Edinburgh Imaging - Full Business Case

A paper was presented for approval of the Full Business Case for capital funding to progress works to completion for CRIC 4 – National Total-body PET facility at Edinburgh Imaging project. A description of the scanner was provided, detailing how it would have the ability to undertake whole body scanning, could provide data on how the brain and body interacts, used less radiation and would also enable children to be scanned, which was not previously possible. The scanner offered new technology that would be a massive transformational step forward.

During discussion the following points were raised:

- The project was listed as an emerging need but when the application for the scanner was submitted it was known that there would be a Capital requirement if successful;
- The application was carefully worded to ensure that if successful the University would not be required to accept the award;
- The potential requirement for Capital Funding had been highlighted at an early stage however further work was required and was ongoing in relation to the process of submitting research bid applications and how these are fed into the Capital Planning process;
- The Edinburgh Research Office could ensure that there was better awareness of applications with a potential Capital requirement as well as looking at historic spend;
- There was strong support from colleagues within the College of Science and Engineering for the project;
- As the scanner would emit radiation, construction work was required to provide suitable shelling for the scanner; and
- The successful award of national funding for the scanner was a huge achievement.

Estates Committee:

- Noted that the project was not in the current Estates Capital Plan approved by University Court;
- Noted the proposal that funding for the project was made available from the emerging needs line of the Capital Plan and that the emerging needs total within the Capital Plan should be reduced accordingly should this be approved;

- Noted that this was in addition to the previous Capital Funding for design fees and surveys; and
- Noted the conditions associated with MRC funding and impact on the programme.

Estates Committee approved the Full Business Case for the project and agreed to recommend approval of Capital Funding to Policy and Resources Committee and subsequently University Court to progress works to completion.

Action: Committee Secretary

10. Queens Medical Research Institute Collaboration Works - Full Business Case

A paper was presented for approval of the Full Business Case for funding of £11m for the Queen's Medical Research Institute (QMRI) Collaboration refurbishment project. This project would conclude the works required to facilitate a rearrangement of groupings that would form a new Edinburgh Institute for Neuroscience and Cardiovascular Research housed within QMRI and the Chancellor's Building.

During discussion members were supportive of the project. It was highlighted that the Business Case marked the financial returns as 'red' due to the negative Net Present Value and Internal Rate of Return. The financial returns did not however capture the full potential benefits of the project such as the impact on the Research Excellence Framework results.

Estates Committee:

- Noted that the Director of Estates would consider what information could be included in future reports relating to energy consumption;
- Noted that a project budget was incorporated into the Capital Plan at the time that adjustments were made to allow for the acquisition of student accommodation at Tynecastle;
- Noted that the full project budget was inclusive of external funding from the Simons Foundation;
- Noted that this funding was in addition to funding previously approved for design team fees and surveys; and
- Noted that this was the final phase of the College of Medicine and Veterinary Medicine (CMVM) research co-location strategy to the Edinburgh BioQuarter.

Estates Committee approved the Full Business Case and agreed to recommend approval of Capital Funding (from Corporate Resources and external funding) to Policy and Resources Committee and subsequently University Court, to progress the project to completion.

Action: Committee Secretary

11. Midlothian Centre of Excellence and First Opinion Practice - Full Business Case

The Full Business Case for the delivery of a new University of Edinburgh First Opinion Practice (FoP) adjacent to the Easter Bush Campus was presented. The facility would be located on the University owned 'Seafield Moor' plot, the residual portion of which was being negotiated for transfer to Midlothian Council for a new Beeslack Science, Technology, Engineering and Mathematics (STEM) School with clear synergies in terms of education pathway to the scientific activities on campus.

During discussion the following points were raised:

- The project offered an important business opportunity for the University and provided a good Internal Rate of Return;
- The First Opinion Practice would provide teaching opportunities together with benefits for the local community;
- The financial contribution from Midlothian Council had been approved by the Council's governance processes and work was underway to finalise the Development Agreement; and
- There was an expansion zone within the site footprint which would allow future expansion if required.

Estates Committee:

- Noted that the project was not in the current Estates Capital Plan approved by University Court;
- Noted that funding was available within the Capital Plan for the project and the amount of funding allocated to Emerging Needs would be reduced accordingly;
- Noted the conclusion of Stage 3 Developed Design;
- Noted the total project cost and anticipated land disposal value from Midlothian Council to be set against this;
- Noted the external philanthropic funding to the project;
- Noted that the current funding request was in addition to the previously approved funding for fees;
- Noted the previous approval at May 2023 Estates Committee to conclude negotiations with Midlothian Council for the land transaction, that Heads of Terms were signed in December 2023 and that a detailed Development agreement was now being prepared; and
- Noted that the University would not enter into the FOP construction contract until the Development Agreement had been concluded and the land sale monies were received.

Estates Committee approved the Full Business Case for the project and agreed to recommend approval of funding (from Corporate Resources, from the land transaction with Midlothian Council and from an external donation) of Capital Funding to Policy and Resources Committee and subsequently University Court to progress the project to completion.

Action: Committee Secretary

12. New Darwin - Darwin Tower Demolition Funding

A request for funding for the demolition of the Darwin Tower, as an enabling phase for the New Darwin Project was detailed. The New Darwin project would deliver the final phase of the previous 'Building a New Biology' project – a multi-phased project to create a new hub for the School of Biological Sciences (SBS) at the south-east corner of the King's Buildings Campus.

Estates Committee:

- Noted that the Outline Business Case for the New Darwin Project was approved by Estates Committee on 6 September 2023;
- Noted that on 9 October 2023, University Court agreed to increase the budget allocated in the prioritised Capital Plan for the project and approved funding for fees, to develop the design to RIBA Stage 3 (Developed Design) in support of preparation of a Full Business Case;
- Noted that work on the Full Business Case is progressing and it was anticipated that this would be brought to Estates Committee on 28 August 2024 for approval together with a request for funding for the project to progress to completion; and
- Noted the programme for the New Darwin project identified the opportunity to reduce the overall programme duration with a demolition site start date in September 2024 ahead of the main project construction start date in September 2025.

Estates Committee approved funding to progress with the enabling phase of the New Darwin project and the demolition of the existing Darwin Tower.

Action: Director of Estates

13. Residential Strategy 2023 - 2030 Update

An update was presented on the Residential Strategy 2023-2030. The Strategy had been approved in April 2023, but given the current unpredictable nature of the residential market, Accommodation, Catering and Events (ACE) had committed to an annual update.

During discussion the following points were raised:

- The Residential Strategy addressed the requirement to deliver the Accommodation Guarantee but did not address the wider accommodation issues within the City;
- Work was underway with other Higher Education Institutions and providers in the city to develop an integrated City Living Strategy and this would be presented for consideration later in the year;
- The principle of reinvestment in the residential estate should be factored into discussions on the next Capital Plan;
- Careful consideration should be given to the assumptions around projected stock levels and ensuring the University did not over-purchase nomination agreements;
- Reference should be included to the proposed strategic acquisition; and

- The overall carbon consequences of the Strategy were unclear and it would be helpful to understand the progress made so far.

Estates Committee:

- Noted the updated Key Strategic Actions;
- Noted the forecasted financial implications associated with supplying 3000 beds to counterbalance stock losses by 2037, which would be taken through the capital planning process;
- Noted the refurbishment projects in the pipeline and the associated costs needed to maintain our existing estate to a lettable and compliant standard which would be taken through the capital planning process; and
- Noted the contribution to the climate action strategy, particularly towards achieving Net Zero emissions.

Estates Committee agreed to support the changes in the updated strategy and recommend it to Policy and Resources Committee and subsequently University Court.

Action: Committee Secretary

14. Churchill House - Bedroom and En-suite Shower Room Refurbishment - Full Business Case

The Full Business Case for the refurbishment of student accommodation at Churchill House was presented. The property was identified in the Residential Strategy 2023-2030 as a priority project for commencement within the first two years of the planning period.

In March 2024, Estates Committee approved a Preliminary Business Case for the project and held a thorough discussion on the proposal requesting that details be included in the report of why a previous planned project for the property had not progressed, a breakdown of costs to show the rationale of the total project costs and the climate impact of the project.

At this meeting of Estates Committee, it was queried if rental costs for the property would increase following the refurbishment. It was confirmed that rents would go up in line with other properties of a similar condition.

Estates Committee:

- Noted that provision had not been made for this expenditure in the approved Capital Plan but that funding was available and the amount of funding allocated to Emerging Needs would be reduced accordingly;
- Noted that, due to the condition of the property, rents were significantly suppressed and there was a risk that the number of vacant rooms and rooms that were unfit for occupation would increase. The consequence of this would further impact on the property's financial return unless the proposed work is undertaken;
- Noted the requirement for Accommodation, Catering and Events (ACE) to secure a 1-year nominations agreement to offset the loss of beds, which would be subject to a future Estates Committee approval when ACE had

identified a preferred development; and

- Noted that this nominations agreement was expected to break even at nil net cost to the University, as the nomination lease cost would be offset by student rental income.

Estates Committee approved the Full Business Case for the project and agreed to recommend approval of Capital Funding to Policy and Resources Committee and subsequently University Court to progress the project to completion.

Action: Committee Secretary

15. Sport & Active Wellbeing Facilities Development Recommendations Report

An update was presented on The Sport and Active Wellbeing Facility Development Recommendations Report which made a series of recommendations for investment in the sporting estate over the next 10 years.

Estates Committee considered the reallocation of funding committed in the current Capital Plan, originally earmarked for the delivery of the Peffermill Sports Complex, to seven critical small works projects over the next 15 months.

During discussion the following points were raised:

- Concern that deferring the broader Peffermill Sports Complex project would mean it was out of the planning horizon;
- Consideration of the strategy for Sport and Wellbeing would be required as part of the discussions on the development of a new Capital Plan;
- There was support for reviewing the sport and active wellbeing provision at all campuses;
- The seven small projects presented for initial funding were well developed and had been discussed for a number of years;
- There should be a clear plan in place for regular upgrades or replacements of facilities which had an expected life span;
- The University continues to have discussions on the partnerships with national and local sporting organisations;
- The University should investigate if there were any other partnership opportunities available; and
- The recommendations presented offered a sensible and pragmatic approach.

Estates Committee:

- Noted some of the funding of this request was already planned for within the overall Peffermill Sports Complex project budget for external sport pitch provision;
- Noted that two of the seven priority small works projects were time sensitive and commitment and approval of funding was required at June University Court in order to allow the projects to be delivered in this calendar year. The two projects were Strathclyde Boat Store and the resurfacing of the Hockey pitch at Peffermill, which was originally planned for removal and replacement as part of the Peffermill project to make way for the construction of the new indoor sports centre;

- Noted the recommendation was that Peffermill Indoor Sports Complex should be deferred to 2030-2034 and would need to be considered as part of the new Capital Plan process, offering additional time for exploration of external funding, including philanthropy;
- Noted that in addition to the priority small project works a further investment in small works sports projects would be required up to 2035 (subject to timing of the works), noting that this investment requirement would need to be considered as part of the next Capital Plan; and
- Noted there was a potential partnership opportunity with a national sports organisation. This would require additional resource but was contained within the 2025-2030 small projects listed in Appendix 1 to the report presented to Estates Committee.

Estates Committee agreed to recommend to Policy and Resources Committee and subsequently University Court that funding be reallocated from funding committed in the current Capital Plan for the Peffermill Sports Complex to seven critical small works projects.

Action: Committee Secretary

16. 40 George Square Enabling Decant Works - Full Business Case

A paper was presented on the progress of the 40 George Square Tower Enabling Decant Works project which requested approval of the Full Business Case and associated funding to progress the project to completion.

During discussion the following points were raised:

- Consideration should be given to the project name, as it was wider than decant works; and
- Consideration would be given on communication with students on study space provision

Estates Committee noted:

- There was a line in the Capital Plan for 'Refurbishing Decanted and Existing Schools in Central Area' and it was proposed that this work was a drawdown from that allowance;
- That this capital funding request was in addition funding previously approved for design team fees and surveys.

Estates Committee approved the Full Business Case and capital funding to progress the Enabling Decant Works project from RIBA Stage 3 (Developed Design) through construction to completion and occupation.

Action: Director of Estates

17. Compliance Works and Refurbishment of 40 George Square Lecture Theatres - Outline Business Case

A paper was presented with a request for funding for fees to progress the design works associated with the essential compliance works and refurbishment of the 40 George Square Lecture Theatres to the end of RIBA Stage 3 (Developed Design).

Estates Committee:

- Noted that the current anticipated project cost and that this was not currently contained within the approved Estates Capital Plan but had been identified as an emerging need; and
- Noted previously approved funding to complete the design to the end of RIBA Stage 2.

Estates Committee approved the Outline Business case and further funding to progress the design works to the end of RIBA Design Stage 3 (Developed Design) and in support of a Full Business Case.

Action: Director of Estates

18. Estates Data Short Life Working Group Update

An update was provided from the Estates Data Short Life Working Group. The Group was addressing emerging issues which would enable the Estates Department to capture data to efficiently space plan across the University campus, to support modern workplace design, and in turn, College and Professional Service Groups Estates Strategy.

Estates Committee noted the update and that future updates would go to the Digital Estates Prioritisation Group.

During discussion the following points were raised:

- The use of buildings had an impact on revenue expenditure such as utilities and the data could support the University in making efficient use of space;
- Any changes to the use of space would have cultural challenges that would need to be addressed;
- Careful consideration should be given to scaling up the data gathered as provision of real time data could be expensive; and
- Queries on if there were targets and expectations around space usage and how the data gathered would be utilised.

Estates Committee agreed to refer the report to University Executive to consider how the gathered data could be utilised.

Action: Committee Secretary

19. Digital Estate Project - Business Case Update

A paper was presented with a progress update and plan on a Digital Estate Project Full Business Case which was being prepared for presentation to Estates Committee.

It was expected that the Full Business Case would be presented to Estates Committee in March 2025 for approval.

Estates Committee:

- Noted the progress to date;
- Noted the changes in scope to Phase I and agreed the revised plan for Phase II which included a more in-depth discovery and consultation phase;
- Noted that no additional funding was requested at this point; and
- Noted that current sponsorship for the project was within Information Services Group.

Estates Committee noted further discussion was required between the Chief Information Officer and Librarian to the University, the Provost and the Vice-Principal Corporate Services on the sponsorship options.

Action: Chief Information Officer and Librarian to the University, Provost and Vice-Principal Corporate Services

20. Director of Finance Update

An update on the University Group Quarter Two forecast position for 2023-24 and the status of the current five-year Planning Round was presented.

Estates Committee noted the update.

21. Estates Capital Projects Update

Estates Committee were provided with an overview of the Estates major projects above £1m, which were currently committed, and in the construction stage on site or which have been completed since the last meeting.

Estates Committee noted one new capital project (above £1m) had commenced on site. This was the Appleton Tower RAAC project. Asbestos removal works had commenced on site and the main contract works were due to commence in next few weeks following approval of the tender award. The other major RAAC projects at the Dan Rutherford, James Clerk Maxwell and Joseph Black Buildings were all progressing well with survey and design work and would be seeking tender approval over the summer.

Estates Committee:

- Noted the overview of the projects contained in the paper and in Appendix 1 to the report;
- Noted the update that several major projects had reached completion within the last few weeks and were now in the process of being occupied;

- Noted the regular specific update in relation to the Edinburgh Futures Institute (EFI) and the recommendation that the majority of the provision in the Capital Plan for worst case financial scenario was removed from the Capital Plan;
- Noted the financial closure position of the Nucleus, Institute for Regeneration and Repair (IRR) and IRR Expansion projects returning funding to University Resources from the committed Capital Plan; and
- Further noted the market commentary within this paper in relation to inflation and the potential impact on the Capital Plan.

22. Digital Estates Status as of April 2024

A paper was presented with a summary of the progress on the substantive Digital Estate projects along with an overview of plans for the Digital Estate in support of University Digital Strategy and Strategy 2030.

During discussion Estates Committee noted that consideration would be given to aligning the status update appendix with the Physical Capital Projects Update.

Action: Chief Information Officer and Librarian to the University

Estates Committee noted the Digital Estates Status Update, Heatmap and Roadmap.

23. Estates Committee Exception Group and Estates Tender Review Panel Approvals

A paper was presented to Estates Committee with details on decisions taken by Estates Committee Exception Group (ECEG) since the last Estates Committee on 13 March 2024. The paper also presented a list of contract awards (greater than £250,000) over the period 1 March 2024 to 1 May 2024 that had been approved via the Estates Tender Review Panel (ETRP).

Estates Committee noted:

- An Estates Committee Exception Group request had been approved for the award of the contract for construction services in respect of the Appleton Tower RAAC Remediation Works, to Robertson Construction Ltd; and
- The contract awards approved by Estates Tender Review Panel over the period 1 March 2024 to 1 May 2024 as outlined in Appendix 1 of the report.

24. Knowledge Strategy Committee Report

Estates Committee noted the key points from the Knowledge Strategy Committee meeting held on 21 March 2024.

25. Development and Alumni Capital Project Update

A summary was provided to Estates Committee of the progress with fundraising approaches for current priority capital projects. The progress against stretching multi-year targets for gift income towards the University's capital plans, that were discussed and noted at the December 2016 Estates Committee.

It was advised that a legacy pledge had now received final confirmation. The pledge had been donated for use in the medical estate.

Estates Committee noted the update.

26. Estates Committee - Revised Terms of Reference

Revised Estates Committee Terms of Reference was presented for review and recommendation due to the retirement of the Director of Place. As the role was not due to be replaced it had been removed from the relevant sections in the Terms of Reference. It was not proposed to replace the role, in the Terms of Reference, with another University position.

Estates Committee agreed to recommend the revised Estates Committee Terms of Reference, as detailed in Appendix 1 of the report, to Policy and Resources Committee for approval.

Action: Committee Secretary

27. Capital Projects Group - Terms of Reference

Revised Capital Projects Group Terms of Reference was presented to Estates Committee for approval.

During discussion it was queried if the remit at section 2.1, relating to financial forecasts should be wider.

Estates Committee approved the revised Terms of Reference for Capital Projects Group subject to reviewing the wording at section 2.1.

Action: Policy and Governance Manager and Vice-Principal Corporate Services

28. Strategic Acquisition

An overview was provided of a time-limited strategic acquisition opportunity in an off-market sale with the owner.

Estates Committee:

- Noted that the acquisition was not currently included within the Estates Capital Plan, approved by University Court, but there were projects within the current Category D line of the Estates Capital Plan which were unlikely to be

progressed within the current Capital Plan timeline, creating the necessary financial headroom for this acquisition.

- Noted that an independent valuation of the site would be instructed as part of the due diligence undertaken ahead of concluding the acquisition
- Noted that a future request for funding may be made to Estates Committee for professional fees and works associated with creating a meanwhile use (a short to mid-term temporary use) in the existing building until such time as the redevelopment work could be progressed;
- Noted that a future request for funding, to redevelop the site if an economically viable design secures planning consent from City of Edinburgh Council, would form part of the discussions on the development of a new Capital Plan; and
- Noted that if a new planning consent for the site could not be secured, which aligned with the university needs, then the building would be disposed of on the open market.

Estates Committee agreed to support the conclusion of the ongoing acquisition negotiations with the owner's agents, and recommend to Policy and Resources Committee and subsequently University Court that an unconditional offer was to be submitted. This was subject to an independent valuation of the site which would be instructed as part of the due diligence undertaken ahead of concluding the acquisition.

In addition, Estates Committee agreed to support and recommend to Policy and Resources Committee an initial funding package range associated with the agreed acquisition price, VAT applicable on the purchase price and associated legal fees.

29. Date of next meeting

The next meeting of Estates Committee was noted as Wednesday 28 August 2024.

The Head of College of Arts, Humanities and Social Science highlighted the achievement of the full opening of the Edinburgh Futures Institute and the upcoming official opening.

The Convener thanked all members and attendees for their attendance and support for the academic year.