



ESTATES COMMITTEE

22 March 2017

Minute

Present: Vice-Principal Professor Jonathan Seckl (Convener)
Mr David Bentley, Lay member of Court
Mr Peter Budd, Lay member of Court
Mr Chris Cox, Vice-Principal Philanthropy & Advancement
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 Gavin McLachlan, Chief Information Officer and Librarian to the University
Mr Phil McNaul, 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
Michelle Christian, Assistant Director, Property and Residential Services
Accommodation, Catering and Events
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 Richard Kington, Director of Accommodation Catering and Events

1 Minute (closed) **Paper**
The Minute of meeting held on 7 December 2016 was approved **A**

2 Matters Arising
There were no matters arising.

SUBSTANTIVE ITEMS

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

3.1 Finance Director's Update – Interim Ten Year Forecast (March 2017) **Paper**
B1
The Committee noted the summary of the latest (March 2017) interim iteration of the Ten Year Forecast (TYF). The version incorporated new information from the Quarter 2 Group Forecast and the current

Estates Capital Plan. An updated version of the TYF would be presented to University Court.

Action: Director of Estates and Director of Finance

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| | 3.2 Proposal to Maximise the Available VAT Savings on Certain Capital Projects – Closed | Paper B2 |
| 4 | Naming of Student Accommodation and Outreach Centre, Holyrood Development
The Committee endorsed the proposal and recommended it progresses via PRC to the University Court for approval. | Paper C |
| | <u>Action: University Secretary</u> | |
| 5 | Edinburgh Futures Institute - Quartermile – Full Business Case - Closed | Paper D |
| 6 | Student Centre – Closed | Paper E |
| 7 | Edinburgh College of Art – Former Fire Station
The Committee approved £775k funding from University Corporate Resources to progress a limited scope fit out of the vacant former Fire Station and refurbishment of part of the Hunter Building to enable early accommodation of growing student numbers, whilst more detailed planning was undertaken. | Paper F |
| | <u>Action: Director of Estates</u> | |
| 8 | Nominations Agreement for Brae House, Abbeyhill, Edinburgh - Closed | Paper G |
| 9 | Nominations Agreement for 38 Haddington Place, Edinburgh – Closed | Paper H |
| 10 | 7 - 8 Chambers Street Refurbishment
The Committee approved £125k funding from University Corporate Resources for professional and survey fees associated with the preparation of design proposals to the conclusion of RIBA Stage 3 (D) for the refurbishment of 7-8 Chambers Street | Paper I |

Action: Director of Estates

ROUTINE ITEMS

- | | | |
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| 11 | Estates Committee Sub-Group Approvals
The Committee homologated the decisions taken by the Estates Committee Sub-Group. | Paper J |
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12 Development Trust Campaign Capital Project Update (Closed) Paper
K
The Committee noted with satisfaction the rising total philanthropic donations of approximately £1.1m towards capital projects in the last three months.

13 Strategic Acquisitions and Disposals - Closed Paper
L

14 Space Strategy Group Paper
M
The Committee expressed concern that the University's Core Events Policy, as drafted, could have significant financial implications for Corporate Services Group. The Policy was therefore not endorsed. The Committee recommended that the paper be referred to Central Management Group for further discussion.

Action: Director of Estates

The Committee noted the Scenario Planning 2016-2025 which predicted the need for 54-80 additional small capacity teaching rooms. Further analysis is required to validate the data.

The Teaching Accommodation programme 2017/18 update was also noted.

Action: Director of Estates

ITEMS FOR FORMAL APPROVAL/NOTING (Please note these items are not normally discussed.)

15 PwC Capital Programme Readiness Assessment – Update report Paper
N
The Committee noted the progress report. An interim Project Management Office had been established to ensure continued capital planning and reporting through the implementation phase.

16 Accessibility Policy Paper
O
The Committee endorsed the Policy.

Action: Director of Estates

Post-meeting note: The Policy was approved by Central Management Group on 11 April.

17 College of Arts, Humanities and Social Science Summary Report Paper
P
The Committee noted £40k funding from the Director of Estates fee resource to support the appointment of the necessary consultants to undertake New College Phase 3: compliance and maintenance project.

Action: Director of Estates

- 18 College of Medicine & Veterinary Medicine Summary Report** **Paper Q**
- The Committee noted the successful Dementia Research Institute Centre application to the Medical Research Council on 7 February 2017 and approved “in principle” the matched estates funding of ~£720k from University Corporate Resources, subject to modification of the amount after negotiation with MRC (decision by the Estates Committee Sub-Group).

The Committee approved £550k funding from University Corporate Resources to deliver site wide signage at the Edinburgh BioQuarter.

Action: Director of Estates

The Committee further approved £50k funding from College reserves to undertake an Options Appraisal review and Feasibility Study for the Hospital for Small Animals prior to commencing RIBA Stage 2 (C) concept design was also approved.

Action: College Registrar, College Medicine & Vet Medicine

- 18.1 Equine, Diagnostic, Surgical and Critical Care Unit – Closed** **Paper Q1**
- 19 Post Implementation Review** **Paper R**
- The Committee noted the reviews of three major projects had achieved positive internal rates of return (IRRs) within reasonable payback periods. Specifically: Business School: capital spend £17.8m, 15.7%,IRR, payback period 9.4 years.
 - 50 George Square: capital spend £19.3m, 40.9% IRR, payback 2.1years.
 - The Edinburgh Centre for Carbon Innovation: capital spend £9.8m, 6.1% IRR, payback 12.6y.

Estates Department was commended for quality, and the delivery of projects within time and budget.
The recommendations in the PIR review were approved.

- 20 Date of next meeting: Wednesday 24 May 2017 -09:30 – 12:30 to be held in the Raeburn Room, Old College.**

If you require this agenda or any of the papers in an alternative format e.g. large print please contact Angela Lewthwaite on 0131 651 4384 or email Angela.Lewthwaite@ed.ac.uk