



THE UNIVERSITY *of* EDINBURGH

ESTATES COMMITTEE

4 December 2019

Minute

Present: Vice-Principal Jonathan Seckl (Convener)
Frank Armstrong, Co-opted Member of Court
Hugh Edmiston, Vice-Principal Business Development and Director of Corporate Services
Lee Hamill, Director of Finance
Gary Jebb, Director of Estates
Richard Kington, Director of Accommodation, Catering and Events
Catherine Martin, College Registrar, College of Arts, Humanities & Social Science
Gavin McLachlan, Vice-Principal and Chief Information Officer and Librarian to the University
Bruce Nelson, College Registrar, College of Science & Engineering
Tracey Slaven, Deputy Secretary, Strategic Planning
Richard Terry, External Member of the Committee
Moirra Whyte, Head of College of Medicine and Veterinary Medicine
Andrew Wilson, President, Students' Association

In attendance: Karen Adamson, Head of Estates Finance
Kyle Clark-Hay, Head of Estates Business Services
Catherine Elliott, College Registrar, College of Medicine & Veterinary Medicine
Terry Fox, Director of Specialist Services - Finance Department
Colm Harmon, Vice-Principal (Students)
Hannah King, Policy & Governance Manager – Estates Department
Jane Johnston, Director of Estate Development
Angela Lewthwaite, Administrator and Committee Officer (Secretary)
Rosheen Wallace, Vice-President Community, Students' Association

Apologies: Grant Ferguson, Director of Estates Operations
Theresa Merrick, Director of Communications and Marketing.
Clare Reid, Co-opted Member of Court
Liz Reilly, Director of Philanthropy and Donor Relations, Development & Alumni
Sarah Smith, University Secretary
Zoe Stephens, Head of Organisational Development & Change

1 Minute (closed)

Paper A

The minute of meeting held on 10 September 2019 was approved.

2 Matters Arising

The Committee welcomed Professor Colm Harmon, Vice-Principal (Students).

SUBSTANTIVE ITEMS

3. Capital Prioritisation

Paper B

The Committee noted the outcome of the capital prioritisation exercise undertaken by the Senior Leadership Team during autumn 2019. The Committee agreed to present the outcome of the exercise to Policy and Resources Committee and University Court for noting.

Action: Director of Estates

4. Estates Annual Capital Plan 2019/20 to 2028/29 (Closed)

Paper C

4.1 Director of Finance Update - Ten Year Forecast (December 2019) (Closed)

Paper C1

5. Edinburgh Medical School - Co-location of Teaching and Research at Edinburgh BioQuarter (Closed)

Paper D

5.1 Edinburgh BioQuarter Enabling Works (Closed)

Paper D1

5.2 Institute for Regeneration and Repair Expansion Building - Full Business Case (Closed)

Paper D2

5.3 Usher Institute – Full Business Case (Closed)

Paper D3

5.4 Queens Medical Research Institute (QMRI) – Full Business Case including BioResearch and Veterinary Services (BVS) Estates Strategy (Closed)

Paper D4

6. Peffermill Sport Village - New Student Accommodation - Full Business Case (Closed)

Paper E

7. 41- 45 Gilmore Place Student Accommodation (Closed)

Paper F

8. Small Works Programme 2019-2020 update

Paper G

The Committee noted the progress of the revised Small Works arrangements and noted the works approved to date for 2019-2020.

9. Post Implementation Review Report (PIRs) (Closed)

Paper H

ROUTINE ITEMS

10. Capital Project Update

Paper I

The Committee noted the financial summary of projects completed in the last five years against approved budgets.

It further noted the overview of projects contained in the paper and the market commentary which could have an impact on the Capital Plan pipeline and on site or recently completed works.

The Committee took the opportunity to thank Jane Johnson, Director of Estate Development for leading this area of work.

11. Estates Committee Sub-Group and Estates Tender Review Panel Approvals

Paper J

The Committee noted the following approvals provided by the Estates Committee Sub-Group:

- Strategic Disposal: Roslin Expansion Land (HS19), Midlothian Roslin Expansion Land Disposal - To enter into negotiations with the preferred bidder, a consortium of CALA & Barratt, with a view to concluding missives regarding the disposal of the Roslin Expansion Land for an estimated net receipt to the University of £9,423,000.
- Extension to the Anne Rowling Regenerative Neurology Clinic - University capital contribution of £50k from University Resources to undertake a feasibility study and the initial briefing and design to the end of RIBA Stage 2 (Concept Design).
- Building Maintenance and Small Works up to £50k Framework Agreement - Due to the size of the estate, the framework was split into two geographical lots and ECSG agreed to appoint, for a period of four years:
 - Zenith Property Conversation (ranked first) and Bell Decorating Group (ranked second) to Lot 1 – Medicine and Veterinary Medicine and Science and Engineering. The anticipated four year contract value for this lot is £4.132m; and
 - Atalian Servest AMK (ranked first) and FES Support Services (ranked second) to Lot 2 – Arts, Humanities and Social Sciences and Accommodation, Catering and Events. The anticipated four year contract value for this lot is £3.656m.
- Engineering Module 1, King's Buildings Campus - ECSG approved the appointment of Kier Construction Ltd to carry out Pre-Award Services at a cost of £37,325. It was noted that the University's commercial commitment at this point was restricted to the Pre-Award Services element only.

Contract awards approved by Estates Tender Review Panel greater than £250,000 over the period to 20 November 2019 were noted.

- 12. Development & Alumni Capital Project Update (Closed) Paper K**

Development & Alumni continued to progress its business plan to double gift income over a five-year period, starting from the baseline of £16.8m received in 2015-16. The update was noted.

- 13. Strategic Acquisitions Disposals and Leases (Closed) Paper L**

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

- 14. Edinburgh College of Art Masterplan - Former Fire Station Enabling Works (Closed) Paper M**

- 15. Accommodation Nominations Agreement Bridge House 2020/21 (Closed) Paper N**

- 16. Date of next meeting: Wednesday 18 March 2020, 2:00 - 5:00 pm to be held in the Raeburn Room, Old College.**