

Michaelmas Meeting of the Estates Committee

Minutes

2pm Tuesday 7 February 2023

Elton Bowring Room

Present: Professor Neil Greenham (Chair); Mr Louis Bosnell (UCS Representative); Ms Lizzy Conder (Bursar); Dr Jo Costin (Secretary); Miss Emma Easterbrook (Assistant Bursar); Dr Tamara Follini (Chair of the Conservation Committee, ex officio); Professor Howard Griffiths (Chair of the Gardens Committee, ex officio); Ms Deborah Hoy (Estates Director); Professor Wendy Pullan; and Professor Jacqueline Tasioulas

contingency, which was increased last year, is still at a similar level to when it was increased as although some had been expended on

- financial implications. The costed strategy to be presented to Finance Committee, with options for 2038 and 2045.
- b. *Upgrades to Windows and Fabric:* Work to be progressed, and the initial planning response recommending secondary instead of double glazing to be challenged. This would be useful regardless of the ultimate heat source.
  - c. *Ground Source Heat Pump:* The possibility of a shared ground source system to be further discussed with Kings. If this is progressed, the money set aside for fees in the Estates Capital plan could be used for this project.
  - d. *Air Source Heat Pumps:* To be put on hold until the outcome of the discussions with Kings.
  - e. *Provision for Emergency Heating:* Plans to be developed for emergency boilers to cover M / P / Gillespie plant rooms which are the highest risk of failure. In the event of a boiler failure, anyone with a health condition would be the highest priority for provision of a temporary electric heater or relocation.
9. Update on Estates Capital Expenditure 2022-23  
Significant changes were made to budgets at the last Estates Committee, but no significant changes had occurred since. Hillside was not going ahead and nothing more would be spent. All other projects (excluding those cancelled) were generally where they should be.
10. Bids for Estates Capital Expenditure 2023-24
- a. *Overview:* Total for all bids was £2,191,265, which is well within the envelope previously included in College accounts (£3.5 million). Finance Committee was likely to approve based on depreciation. See table at the end of the minutes for the full list of projects, below minutes those projects that were specifically discussed.
  - b. *Trees:* The picus test on the copper beach had just come back clear, meaning the full £48,834 was not expected to be needed. The results from the oak at Netherfield were not available at the meeting.
  - c. *Planting:* This was well received at Governing Body.
  - d. *Memorial Court Heating:* The money was included to enable the project to go ahead if confirmed, but did not mean the project was fully approved (see Item 8).
  - e. *Bike Sheds:* Design to be brought to May Estates. DH
  - f. *Memorial Gate:* A paper is going to Council, the funds were being allocated now but Estates Committee was not being asked to sign off on installing a gate to restrict access to Memorial Court.
  - g. *Ditch Bridge Repairs:* Structural engineer has been asked to re-evaluate the bridge and the May Ball are aware of the concerns about how much can be taken over the bridge in its present state. The bridge repairs would allow a vehicle to go up the Avenue. This will be included in the tender package for Phase 2, but funded separately.
  - h. *Chapel Webcasting:* The webcams were donated to the College, and installed during Covid. They now needed to be reinstalled with wiring routes that didn't rely on cables going through a window and with the

controls in a more sensible location in accordance with Listed Building Consent.

- i. *Water Source Heat Pump:* This was a potential solution for Old Court heating. The money allocated would not be spent until the College had a clear idea of whether it was feasible – this was currently being looked at in conjunction with other river Colleges.
- j. *Queen Edith's and Netherfields:* It was possible to get a project fully designed with the allocated fees within the financial year (starting on 1 July). The existing buildings were not suitable, and sit on large sites, meaning there is an opportunity to redevelop.

11. Conservation Committee

*Donor Plaques:* ~~CPD 05 @j2 Tm@W\*hBTFT26t)1011(6s Wilk)11ht B14m@h6aB Cll)26gCs)1 Jje~~

Bid No	Site	Location	Remedial Works	23/24	
1	All	All sites	Auto CAD Drawings, of the Entire Estate		£25,000
2	All	All undergraduate sites	Access Improvements		£10,000
*	All	All Undergraduate sites	AccessAble Guide creation		£1,200 Previously approved, this is the next phase of the guide
3	All	Carbon Net Zers7DT5st3 nB3 Tw 1104 -0 0 1104 26	develop detailed plan	consultancy support	£10,000
*	Castle Court	Braeside	Refurbishment and Roof extension		£100,000

