



For the future you want



ESTATES STRATEGY

2018 - 2023

ESTATES STRATEGY

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1. EXECUTIVE SUMMARY

Vision

To develop an estate that is fit for purpose, technologically advanced, future-proof, sustainable and cost efficient. Providing a learning, social and working environment that meets the needs of current and future students, staff and commercial clients.

Edinburgh College's Estates Strategy notes the drivers behind its estates development over the next five years. It sets out a number of current and future improvement objectives aligned to the College's strategic aims, plus a range of performance measures and governance arrangements to ensure delivery.

The College Strategic Plan 2018-23 sets out five key strategic aims:

- Delivering a superb student experience
- Supporting and inspiring our people
- Valued in partnership and by communities
- Providing excellent curriculum
- An effective and efficient College

The strategic improvement objectives are to:

- Ensure that the needs of students and learning and teaching shapes the future estate, ensuring that it continues to be fit for purpose.
- Develop a more environmentally sustainable estate.
- Ensure a high-quality, well run and well maintained estate.
- Develop a more cost efficient estate, capable of generating more income.

- Explore flexible learning and teaching options as part of the Blueprint Estates Transformation Plan.
- Consider opportunities for collaboration, shared services, and co-location.

Delivery of the strategy will be overseen by the head of Estates and IT, supported by the Estates management team, reporting to the College's senior management team, which includes the executive team. The governance oversight of the strategy will be through the Policy and Resources Committee, and College Board.

A range of performance measures aligned to the improvement objectives include:

- Capital expenditure on maintenance works in line with the condition survey report.
- Legal compliance and high standards of facilities management.
- Efficiency savings and management of ongoing utility costs.
- Reducing the College's carbon footprint, and rationalisation of the estate where appropriate.
- Maximising the value of the College estate through income generated from commercial or community use.
- Risk mitigation.

There will be regular reporting on delivery through the strategic timeline (as per section 4) and a full review in mid to late 2022-23.

2. BACKGROUND & CONTEXT

Where are we now?

2.1 The regional college - strategic context

This strategy has been shaped by a number of external drivers. Growth in the student population is expected over the next five-year planning period and estimated to be around 3% per annum. The College's Strategic Plan targets growth in commercial activity but at this stage it is difficult to determine the impact on the College estate, as most growth could be covered through improved space utilisation.

In terms of Edinburgh and the Lothians' population growth, the General Register Office for Scotland predicts that the City of Edinburgh population will increase by 17% by 2030, with a general growth in the young and aged proportion of the population. Population growth is also predicted in East Lothian, with a 12% increase expected by 2022 and a 13% increase in Midlothian by the same year.

The City of Edinburgh Council's Economic Strategy and Local Development Plan targets £500m in private sector investment in physical regeneration, £100m in commercial investment and a continuing focus on the key development and regeneration zones of the city centre, west Edinburgh, the BioQuarter and the Waterfront at Granton. Edinburgh College has sites in three of these areas. Growth sectors are: financial services; retail; tourism; education; and life sciences.

The East Lothian Economic Development Strategy (2012-2022) details the key drivers going forward as: 6,400 new homes committed; future development and associated infrastructure requirements at Cockenzie and Torness power stations;

importance of the A1 and East Coast Main Line; and the continuing development and growth of the tourism, hospitality, health and manufacturing sectors.

In relation to the Midlothian Economic Development Framework, the key sectors are: life and earth sciences; tourism; and the public sector. In terms of job creation, the target is 10,000 new jobs by 2020.

Government policy to bring Scotland's regional colleges under the Office for National Statistics (ONS) and the lack of growth in real-term funding for recurrent and capital grants will have an adverse impact, in particular on capital investment plans. Furthermore, there will be a continuing drive for cost efficiencies/ reductions and shared-service solutions. The Scottish Government also has a strong sustainability agenda, which the college will respond to on a number of fronts, from energy conservation and smart buildings to green transport.

In terms of technology, the major shift is in the use of mobile technology and technology-assisted teaching programmes (also known as learning without walls). This will have a positive impact on the way, and where, we teach which will have a subsequent impact on the desired estate.

2.2 The Current Estate

The estate has a critical influence on the key quality issues of:

- Safety
- Fire precautions
- Physical environment (internal and external)
- Environmental conditions (energy / emissions / sustainability)
- Access
- Being fit for purpose
- Transportation /car parking
- A driver to learning
- Recruitment and retention of students
- Recruitment and retention of staff

General overview of the College estate

Edinburgh College has four main campuses and two satellite sites, five in Edinburgh and one in Midlothian. The total estates cover an area of 27.1 hectares, with a current land and buildings valuation of £139 million.

Edinburgh Campus Locations



There are several outreach locations, some of these premises are leased by the College, there are some costs incurred for some of the premises used which are funded by grants and through employability projects.

Campuses

Granton Campus

Situated on West Granton Road, in the north of Edinburgh, Granton Campus is a purpose-built college which opened in 2006. The campus covers an area of 3.4 hectares, the main building has a footprint of 29,447sqm and the nursery has a footprint of 1,200sqm. The main building has capacity for around 500 staff and 15,000 students. The building is in general good repair but remedial works are required over the next few years to address backlog maintenance.

The curriculum and service provision at this campus includes hair and beauty; sports; food and hospitality; construction trades; child and social care and creative industries. The campus also has purpose-built specialist spaces including a spa; a hair design studio; a mock aircraft cabin; media and learning resources; study rooms; an e-assessment centre; a theatre; a training restaurant; a food court and dedicated student support areas.

Forthside

This is a satellite site of the main Granton Campus and is located 300m north of the main campus. It is a leased facility (with a rolling contract) from the Waterfront development and was first occupied by the College in 2008. This site is on an area of 8,200sqm, which houses one building with a footprint of 2,211sqm and currently provides facilities for six staff and 100 students. The curriculum and service provision is in specialist trades such as roofing, brick working, plastering and stone and masonry skills. This building is not wholly fit for purpose and is currently the subject of a business case following a conditions survey review.

Marine Drive

This is a satellite site within close proximity to the Granton Campus, with an area of 9.10 hectares. The grounds consist of four football pitches, one rugby pitch and a sports pavilion. The site is leased from the City of Edinburgh Council until June 2032 and provides facilities for six staff and approximately 100 students. The College has a sublease with the Civil Service Strollers for one of the football pitches over weekends.

The College has a partnership with World of Football in which they are leasing part of the Marine Drive building and playing fields. They have built six indoor and four outdoor astro-turf pitches which the College has access to during term time, between 9am and 5pm. This arrangement started in the 2017/18 academic year.

Milton Road Campus

Situated within the Portobello/Brunstane district of east Edinburgh, this campus went through a complete redevelopment in 2008. It includes Bolam House, CRE:8 and a halls of residence, all of which have had a full refurbishment, and includes a new purpose-built building - 'The Club'. Four of the five buildings on the campus are owned by the college and the fifth is owned by the Royal National Institute of Blind People (RNIB), which is built on college land. The campus covers an area of 4.62 hectares, and is made up of the following buildings:

- Bolam House and CRE:8 - The main activities of these buildings are general teaching and administration. The CRE:8 area provides the music, media and

theatre production of the curriculum. The main building, Bolam House, has a footprint of 2,110sqm and the CRE:8 building has a footprint of 2,510sqm.

- The Club - The Club provides a mix of commercial activities such as a gym, pool, spa and beauty treatment rooms. The Club operates in tandem with curriculum activities. This building has a footprint of 2,450sqm.
- Halls of residence - The halls of residence have 122 bedrooms (18 en-suite) available for students and commercial rental. This building has a footprint of 2,815sqm.

The campus has an occupancy level in the region of 4,500 students. The building conditions are now getting to a stage where more intensive remedial works are required, particularly within Bolam House and the halls of residence to address backlog maintenance works.

The curriculum and service delivery from this campus includes accountancy; business studies; computing/information technology; food and hospitality; hair and beauty; health and wellbeing; creative industries and English as a second language. The campus has several purpose-built specialist spaces such as a theatre; sound recording booths; music practice rooms; specialist beauty and hair salons; teaching kitchens; a retail shop and a community garden. The campus also houses a number of corporate staff such as the executive team, central Human

Resources team, MIS team, Student Services, Communications team and Facilities.

Midlothian Campus

This campus is situated in the Eskbank district of Midlothian and is a purpose-built college development which opened in 2008. The campus is on an area of 4.63 hectares and there is one main building with a footprint of 8,060sqm. The campus also hosts the College's solar meadow, which is a renewable energies programme in partnership with SSE. The solar meadow has been developed on 2.02 hectares of land at the campus. The general condition of the building is in good repair, with only basic remedial works and general decoration required.

The curriculum and service delivery at this campus includes engineering – from electrical, fabrication and welding to motor vehicles, oil and gas trades – and early education and childcare, and social care. The Engineering+ centre is also developing renewable energies training at the campus. The campus mainly hosts curriculum staff and a small number of corporate staff.

Sighthill Campus

This campus is located in the west of Edinburgh next to Sighthill Industrial Estate. The campus has seen a number of refurbishments over the years with the addition of three buildings to the original building which covers eight storeys. The campus underwent a £5m development to provide 1,720sqm of student study/ social space including catering outlets and refurbishment of the learning centre and student services. The campus covers an area

of 4.53 hectares and provides facilities for around 15,000 people. The campus is made up of the following buildings:

- Main building, which incorporates the tower, administration, engineering and atrium and has a footprint of 1.99 hectares.
- The Creative Industries block was built in 2002 and has a footprint of 1,815sqm.
- The Music Box was built in 2007 and has a footprint of 1,860sqm.
- The Sports Centre was built in 2010 and has a footprint of 890sqm.

The buildings vary in condition with the new build of the atrium, main entrance and Student Services area only requiring general maintenance, the Music Box and Sports Centre requiring general remedial and decoration works. However, the tower and Creative Arts block needs extensive modernisation and decoration.

The curriculum and service delivery is music, sport, electrical engineering, motor vehicle, hair and beauty, computing, child care, social care, and business studies. The campus also houses a number of administrative departments such as IT, Finance and the Estates team.

The motor vehicle facilities requires significant capital investment as highlighted in a recent condition survey report. This motor vehicle provision is part of a business case to be presented to the SFC for consideration and leading to capital funding.

The college, in partnership with the people and communities, provide some support to charities and have created a community garden for use by students and local communities.

College outreach centres

The college funds a number of outreach centres and the remainder are funded or sponsored by the hosts or local sponsors. There are no current plans to reduce the number of outreach centres, although future planning will consider shared services/premises with stakeholders for community outreach, and school partnerships in Edinburgh, East Lothian and Midlothian.

2.4 Space Utilisation

Space Utilisation at the College is monitored annually around October after the half term break.

The data collated shows the frequency of use and the occupancy of the space, this combined gives us our utilisation figure. Over the last three years:

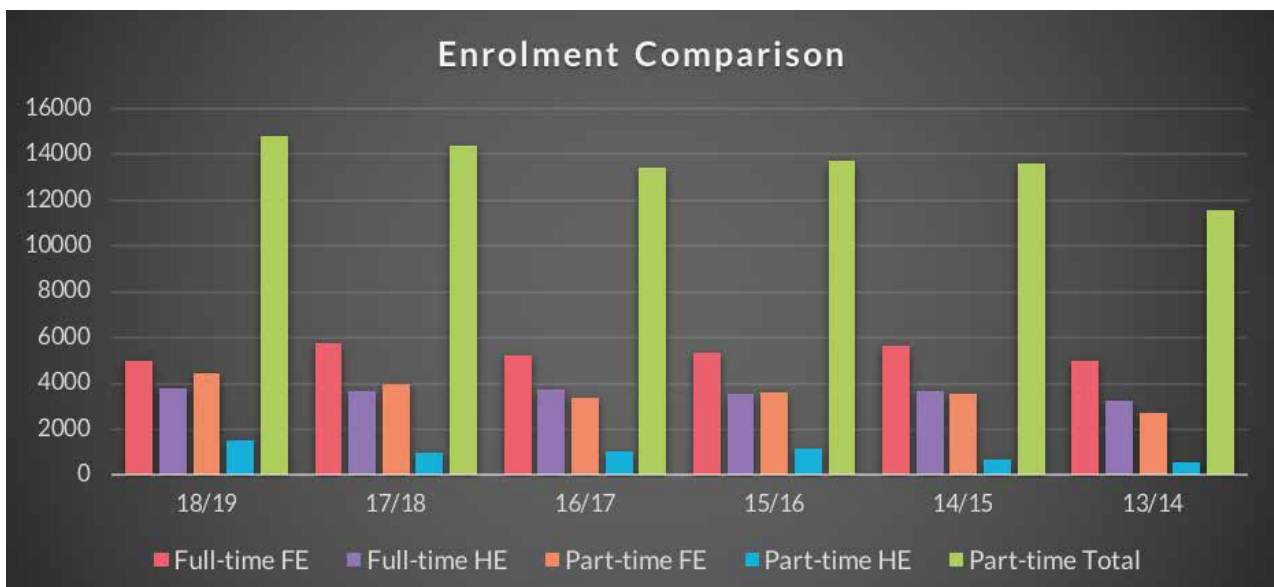
Academic Year	Frequency	Occupancy	Combined Utilisation
2015/2016	56%	50%	28%
2016/2017	67%	36%	24%
2017/2018	69%	35%	25%

The reason the utilisation figures are low reflects the opening times of buildings, the timetabling of classes, and the limited flexibility of building use particularly in specialist subject areas. In 2017/18 a number of classroom increased occupancy to 30 places from an average of 20 places.

The College has taken a review of its estate usage to establish how it is being used, this considered spaces used by faculties, shared teaching areas, non-teaching/communal areas and LRC's, this data is shown on appendix 1 attached to this strategy.

2.5 Student Growth at Edinburgh College

The College has seen student numbers grow over the last five years, particularly in part-time FE provision within the last year, the chart below gives an indication of the growth over that period:



It is anticipated that over the next five years student growth will continue, and is predicted to grow by around 3% per annum. The College estate is large enough for this growth, but future estate development will need to incorporate the requirements related to size, layout, flexibility of space and the technology of classrooms to future proof this growth.

2.6 Edinburgh College Estate Condition

The College estates is aging and requires considerable capital investment across all campuses. The College's condition survey completed in 2013 showed the level of work and indicative costs for maintaining the estate over 25 years. The SFC has also carried out a condition survey (using data from the College's existing condition survey) and has provided a rating for the College buildings. Please refer to appendix 2 for the SFC ratings.

2.7 Maintenance of Operations

College buildings are managed within the Estates team and planned/preventative maintenance schedules ensure legal compliance, and meeting operational requirements. The planned/preventative maintenance programme is outsourced to an external contractor. The College aligned all of its maintenance contracts and outsourced to one main contractor in 2014.

The funding required to bring all the College buildings to condition 'B' has historically far exceeded the available funds. Therefore to maintain the estate, the backlog and reactive maintenance is managed on a 'call-off' register based on the critical risk assessed. This includes statutory and health and safety compliance, operational needs, and cost management. By grading in this way the statutory and health and safety compliance are dealt with as first priorities. Accordingly some low level risk items might never be dealt with, whilst other risks suffering from deterioration will become a higher risk and will be repaired as a priority. The works are completed either by the in-house facilities team or external contractors.

The planned cleaning of the buildings is also outsourced to an external contractor. The cleaning takes place Monday to Friday and operates over a 40-week cleaning schedule, which allows staffing to be reduced over the non-seasonal periods when occupancy of the buildings is at its lowest.

2.8. Operational costs

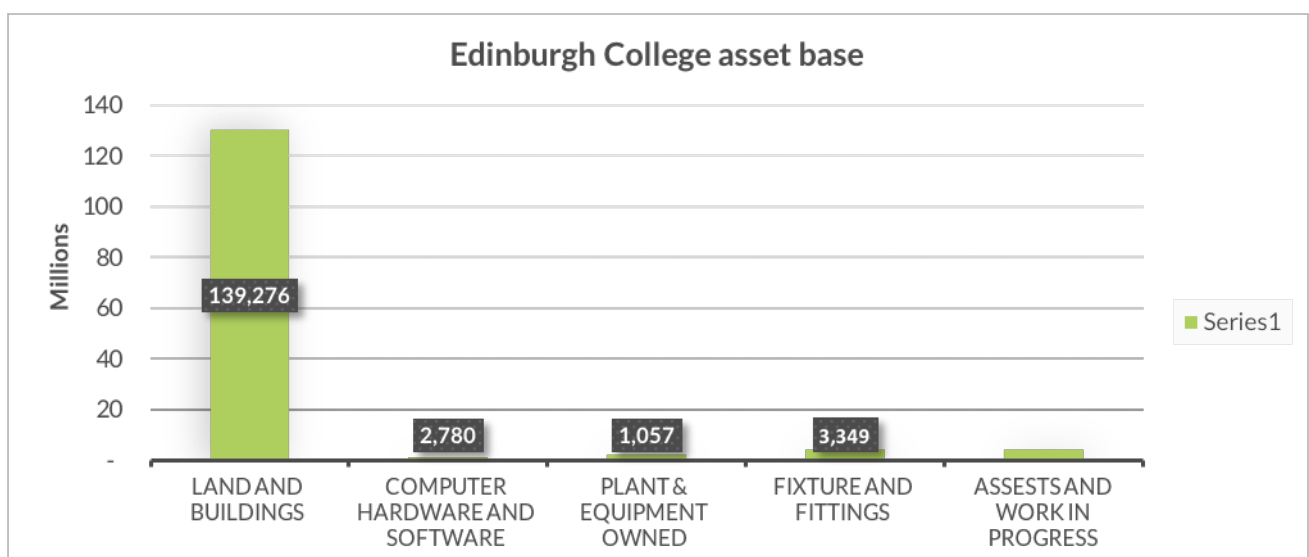
The tables below provide a summary of the general running costs and the costs per GIA sqm for Edinburgh College operations, with forecasted costs for 2018/2019.

Operational Cost Area	Actual 17/18		Budget 18/19		Forecast 19/20		Forecast 20/21		Forecast 21/22		Forecast 22/23	
	Costs per GIA sqm (£)	Total Costs (£)	Costs per GIA sqm (£)	Total Costs (£)	Costs per GIA sqm (£)	Total Costs (£)	Costs per GIA sqm (£)	Total Costs (£)	Costs per GIA sqm (£)	Total Costs (£)	Costs per GIA sqm (£)	Total Costs (£)
Electricity	8.26	714,000	7.98	690,000	8.06	696,900	8.14	703,869	8.22	710,908	8.3	718,017
Gas	3.54	306,000	3.35	290,000	3.39	292,900	3.42	295,829	3.45	298,787	3.49	301,775
Water metered	2.13	183,790	1.79	155,000	1.81	156,550	1.83	158,116	1.85	159,697	1.86	161,294
Planned maintenance	11.04	955,000	10.93	945,000	11.04	954,450	11.15	963,995	11.26	973,634	11.37	983,371
Reactive maintenance	1.73	150,000	1.73	150,000	1.75	151,500	1.77	153,015	1.79	154,545	1.8	156,091
Cleaning	13.35	1,154,544	13.35	1,155,000	13.49	1,166,550	13.62	1,178,216	13.76	1,189,998	13.9	1,201,898
Waste	1.62	140,000	1.62	140,000	1.63	141,400	1.65	142,814	1.67	144,242	1.68	145,685
Totals	40.04	3,603,334	39.14	3,525,000	39.53	3,560,250	39.92	3,595,853	40.32	3,487,569	40.73	3,522,445

N.B. costs Gross Internal Area 86,489sqm

2.9 Asset base

The chart below details the value of the College's assets at 31 July 2017.



3. STRATEGIC AIMS AND OBJECTIVES

Where do we want to get to (and how do we get there)?

3.1 Planned capital investment

Capital investment is planned each year. This will be managed in line with the strategy and blueprint plans to focus on the refurbishment of classrooms, offices, and communal spaces as well as addressing the back log of reactive maintenance works as per the College's and the SFC's condition survey reports. The main areas identified to be addressed over the next five years are:

- Roofs repairs
- Windows replacement
- Repairs/replace exterior finishes to buildings
- Heating systems
- Furniture and flooring replacements
- Classrooms, Offices and communal space refurbishments

Other areas where capital investment will be required are:

- CCTV
- Energy efficiency savings
- Curriculum development
- Blueprint related projects

Capital allocation will be managed by an annual action plan, approved by the executive and senior management teams, with clear targets, costs and outcomes being monitored.

3.2 Land development opportunities

The north car park at Sighthill Campus has previously been identified as a potential development opportunity. There is also an overflow car park at Milton Road, which is 7,689sqm and has a potential capital value of approximately £1m. At the Granton Campus site there is a strip of land of 3,723sqm with a potential capital value of £150k.

3.3 Sustainability

Utilities - Estates Services targeted efforts to reduce energy consumption and carbon emissions in the College. 97% of our carbon footprint is associated with our buildings, from heating, lighting and use of other equipment. The first Carbon Management Plan (2014-19) has taken us from 7581 t/CO₂e in 2013-14 to 5481 t/CO₂e in 2016-17, a 28% reduction. In 2017, the SFC-funded College Energy Efficiency Pathfinder programme provided capital investment of approximately £2.2million, which will reduce carbon emissions in 2017-18 by up to a further 9%.

Waste - Estates Services are responsible for managing the College's waste through the Waste and Recycling Policy. Improvements in infrastructure, signage and procedures have helped reduce the total waste from 815t in 2014 to 594t (-27%) and seen an increase on-campus recycling rate from 29% to 32%, but there is no doubt that significant challenges remain. Off-campus our contractor sorts most of our waste so that it can be fully recycled (the recovery rate is >90% for mixed recycling stream, and approximately 60% for general waste stream). Our food waste is turned into green energy using an anaerobic digester.

3.4 Improvement Objectives

Over the next five years Edinburgh College plans to make significant improvements to its campuses with the support of capital formula funding and specific investment from the SFC.

The College aims to develop its current estate to meet the future requirements of students, teaching and the aspirations of curriculum teams. This will include planning for larger classrooms, increased digital technology, enhanced staff work spaces, more social spaces and general refurbishments. This work will link to the utilisation plans of the College, and align to predicted student growth (as referred in section 2.5 above).

The College is currently developing a business case for moving Construction from Forthside to Granton campus to allow the release of the Forthside building which is integral to the Granton Waterfront development and will provide recurring cost savings. The business case also highlights moving automotive from Sighthill to combine with the automotive and engineering facility currently located at the Midlothian Campus, with the aim that this will be completed by 2023. The SFC will have to be the main funders for these projects.

As part of the 'Blueprint' Estates Transformation project the College will explore learning and teaching vision for the future and the subsequent transformation of the estate over the next five to ten years.

Whilst developing the College estates, consideration will be given to shared services/ locations and improved community and third sector access to education either through the development of outreach locations in the community, working in partnership with other education establishments, and public transport providers to improve travel for students. These will be linked to the digital transformation plans for virtual learning.

Edinburgh College will ensure that future student requirements and learning and teaching will be at the forefront in shaping the estate of the future. It will continue to develop a more environmentally sustainable estate. The Estates Strategy links to the Climate and Sustainability Strategy and will continue the work already undertaken in reducing utility costs from the introduction of LED lighting, CHP at Granton and new boilers at Milton Road as well as improvements in waste management.

4. PERFORMANCE MANAGEMENT

How do we know we have got there?

	Objectives	Performance delivery
1	Ensure that the requirements of current and future students and learning and teaching drives the shape of the future estate, ensuring that it continues to be fit for purpose.	<ul style="list-style-type: none"> • Learning spaces meet the need of the student, lecturer and curriculum functions. • Staff work spaces meet the requirements of staff. • Social spaces meet the requirements of students and staff. • Learning spaces and staff spaces have the appropriate technology to learn and work which is up to date with current technology.
2	Develop a more environmentally sustainable estate.	<ul style="list-style-type: none"> • Promote more initiatives through the Sustainability Working Group in line with the Governments climate action change agenda. Prioritise further investment in the college estate in LED lighting, improved heating systems, and close monitoring of the building management systems. • Monitor and manage utility costs, in particular high usage areas and identify opportunities where savings can be made. • Promote sustainability awareness campaigns to encourage students' participation, and to encourage staff and visitors to turn off electrical appliances, lights etc., when not in use. Recycle waste products correctly and in line with college waste management programme.
3	Ensure a high quality, well run and well maintained estate.	<ul style="list-style-type: none"> • Planned and reactive maintenance programme in place and regularly reviewed. • Condition survey work completed on a priority basis, and associated survey updated accordingly.
4	Develop a more cost efficient estate, generating more income.	<ul style="list-style-type: none"> • Aligned to points 2 and 3 above, changing the way the estate is used to ensure it continues to be fit for purpose in the future. • Working with commercial teams to bring in external users to the college estate for events, community groups, and local business participation.
5	Explore flexible Learning and Teaching options for the estate as part of the 'Blueprint' Estates Transformation Plan.	<ul style="list-style-type: none"> • The building continually meets the requirements of students in relation to learning, the social environment and digital technology to enhance learning.
6	Consider opportunities for collaboration, shared services, and co-location.	<ul style="list-style-type: none"> • The development of shared services, co-locations with stakeholders, and collaborative ventures.

5. GOVERNANCE

Who is responsible?

The Estates Strategy will be implemented and managed by members of the Estates Service team as follows:

- Head of Estates and IT Services
- Estates Service Managers x 2
- Sustainability Officer
- Energy Officer

The SMT (senior management team) will participate in overseeing the delivery of the strategy. There will also be links to 'Blueprint' project teams responsible for the development and delivery of a longer term vision for the curriculum, and its effect on the estate to meet future requirements of students, staff and stakeholders.

The chief operating officer will oversee and report progress to the Executive team and P&R committee who in turn will report to the Board of Management.

6. PERFORMANCE REPORTING

When will we review and report progress?

Performance of the Estates Strategy will be reviewed and monitored against:

College's and SFC condition survey	Reviewed quarterly by Estates Services and TFM contractor
KPI's within the TFM contract (Total Facilities Management contract)	Reviewed monthly by Estates Services and TFM contractor
Planned and Reactive maintenance programme, along with the critical works register which links to the condition survey and the KPI's	Reviewed weekly by Estates Services and TFM contractor
Linked to Sustainability working groups to align and ensure energy savings, waste management targets are met	Reviewed monthly at Estates team meeting and quarterly at sustainability working groups

Risk will be mitigated by the inherent incremental and flexible approach of the Estates Strategy. This is strengthened by focusing on the remodeling of the existing estate where possible, which is not only less expensive, but will also contribute to the reduction of the backlog maintenance. New builds will be limited mainly to the construction and automotive projects.

The prioritisation of backlog maintenance will continue to be based on a risk management approach with the aim of improving student areas and working environments and the fabric of the buildings.

7. CONTACT DETAILS

Who do I contact to get more information or other copies?

Head of Estates & IT

Appendix 1 - Space and Utilisations of the campuses

The tables below present the net areas of each faculty in terms of their locations and also highlights where there is some duplication of the facilities over the campuses:

	Granton	Midlothian	Milton Road	Sighthill	Forthside	Sq/m (NET)
Creative Industries	3617	0	1563	2894	0	
Health, Wellbeing & Social Science	2575	97	336	1149	0	
Engineering and Built Environment	4283	2402	0	2641	1998	
Tourism, Hospitality and Business	1693	0	1418	968	0	
College Community	180	0	97	543	0	
Pooled Teaching	1554	1101	1607	2703	0	
Non-teaching	5287	1606	3538	7016	288	
LRC	927	547	713	522	0	
Total	20116	5753	9272	18436	2286	55863

Creative Industries - 8074 sq/m

Art & Design | Broadcasting & Photography | Computing | Music & Sound Production |
Performing Arts

Health, Wellbeing & Social Sciences - 4157 sq/m

Childhood Practice | Dentistry & Pharmacy | Health & Social Care | Highers & National 5s |
Social Science | Sport & Fitness

Engineering & Built Environment - 11324 sq/m

Automotive Engineering | Built Environment Securities & Plumbing | Carpentry & Joinery |
Painting & Decorating | Electrical Engineering | Engineering | Science | Trowel Trades & Allied Skills

Tourism & Hospitality - 4079 sq/m

Business & Finance | ESOL | Hairdressing & Beauty | Hospitality, Retail & Events | Modern Languages |
Professional Cookery | Travel & Tourism

College Community - 820 sq/m

Non-Teaching - 17735 sq/m

Staff Student Facilities Catering

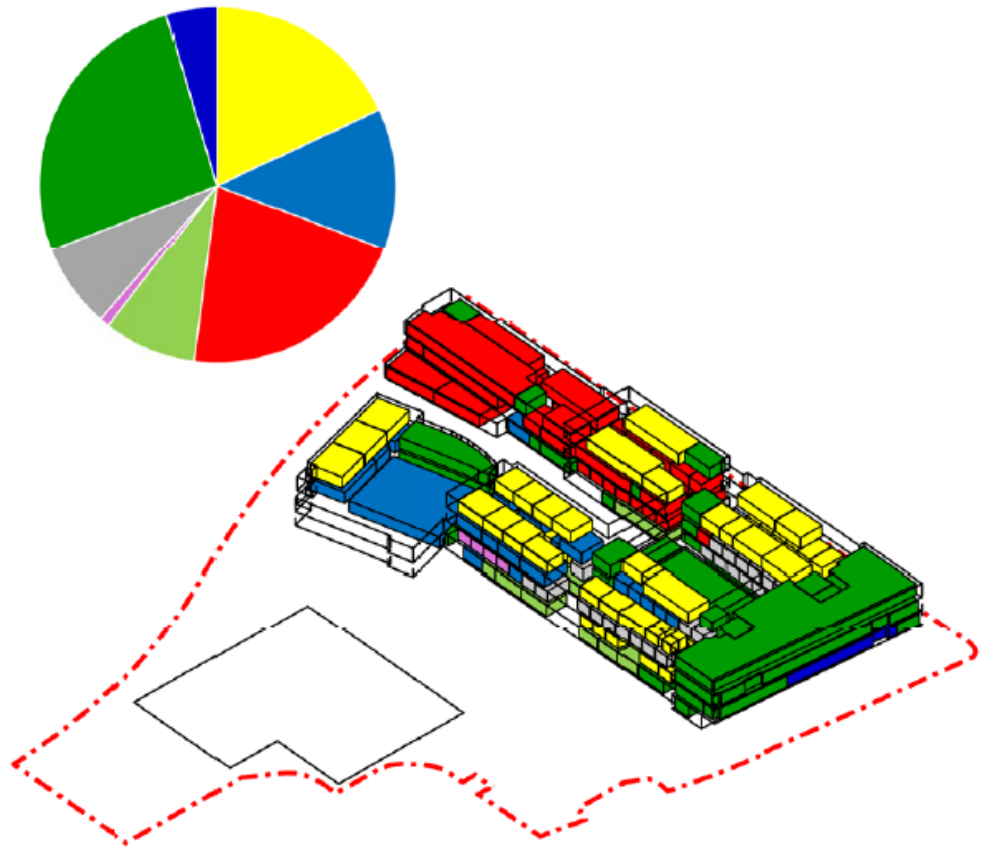
Library/LRC - 2709 sq/m

Pooled Teaching - 6965 sq/m

The above information has been overlaid on the building plan to show the spread of each area over the campuses:

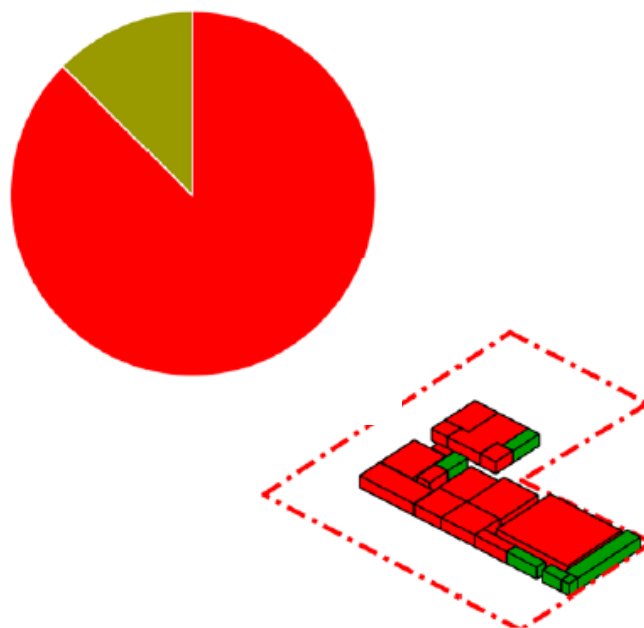
GRANTON (20116 SQ/M)

- creative industries
- health, wellbeing, social sciences
- Engineering + Built Environment
- tourism, hospitality and business
- college community
- pooled teaching
- Non-teaching
- LRC



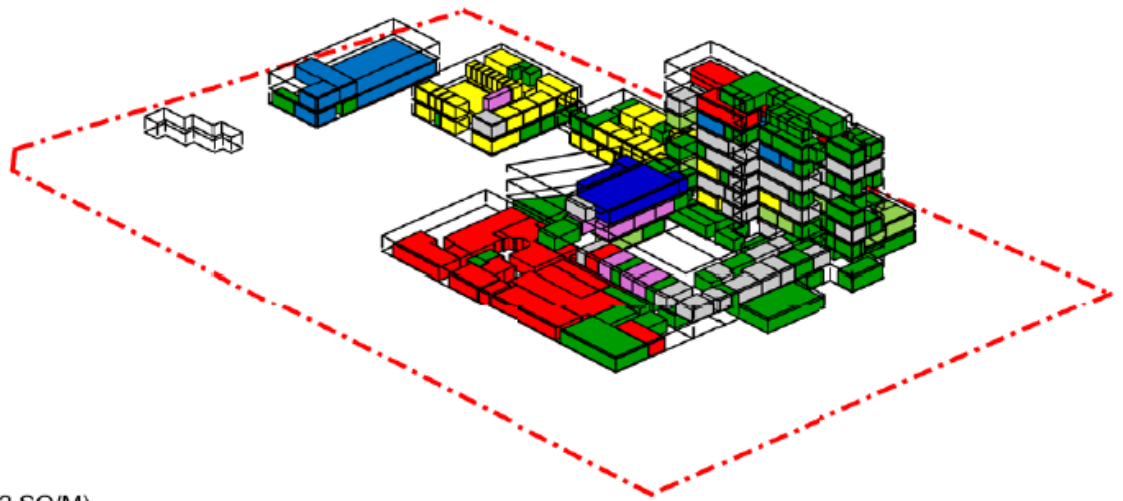
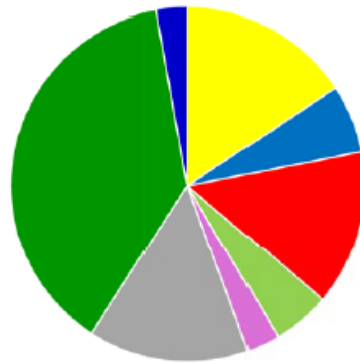
FORTHSIDE (2286 SQ/M)

- creative industries
- health, wellbeing, social sciences
- Engineering + Built Environment
- tourism, hospitality and business
- college community
- pooled teaching
- Non-teaching
- LRC



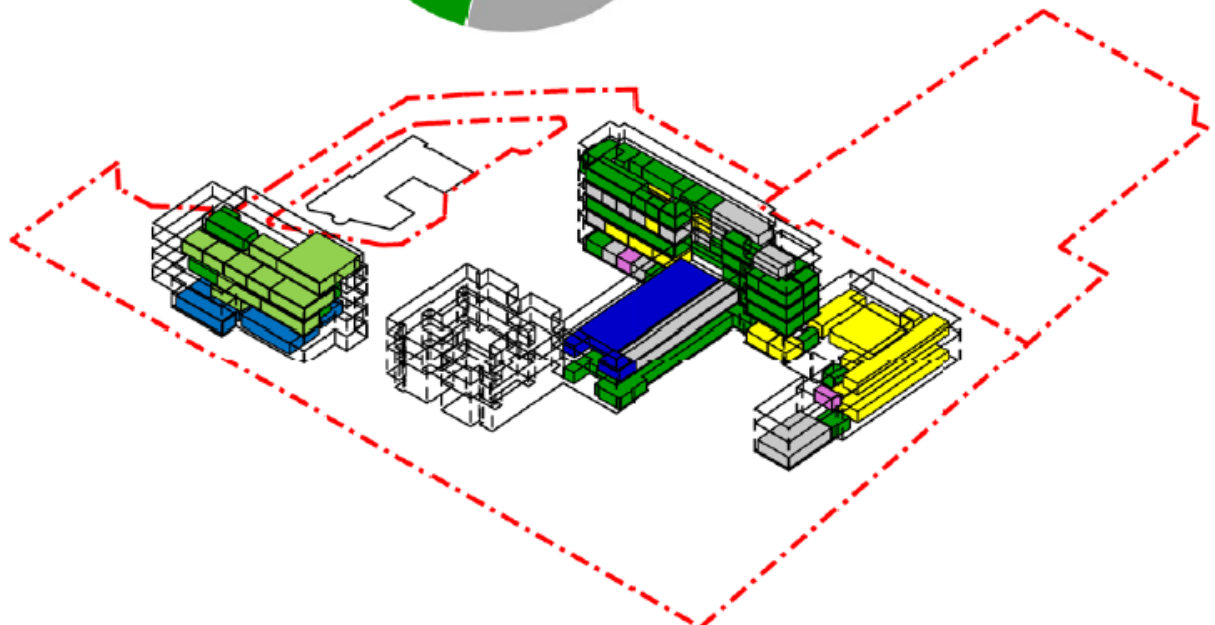
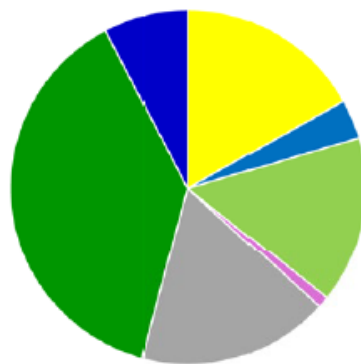
SIGHTHILL (18436 SQ/M)

- creative industries
- health, wellbeing, social sciences
- Engineering + Built Environment
- tourism, hospitality and business
- college community
- pooled teaching
- Non-teaching
- LRC



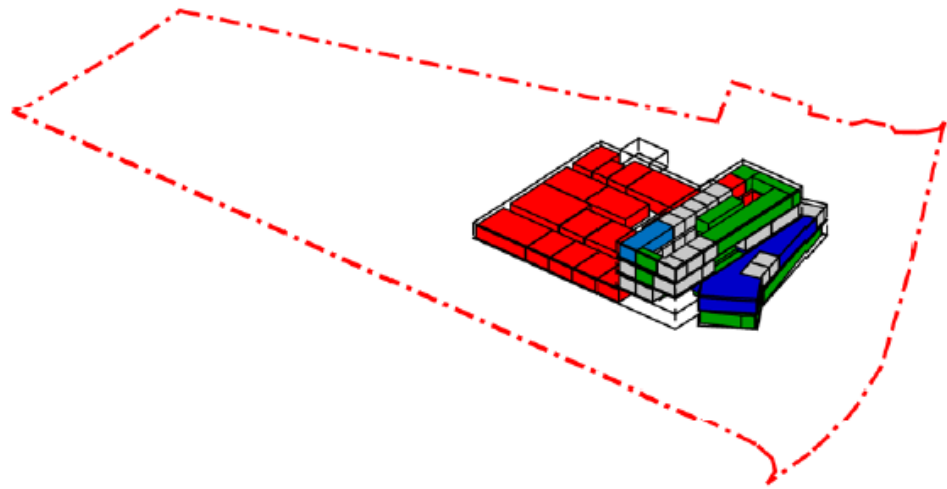
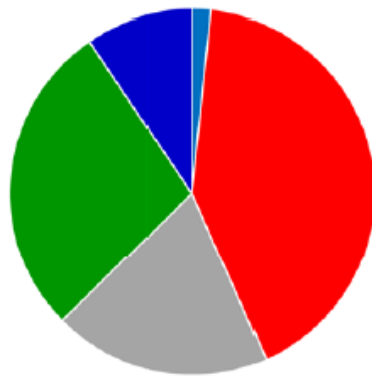
MILTON ROAD EAST (9272 SQ/M)

- creative industries
- health, wellbeing, social sciences
- Engineering + Built Environment
- tourism, hospitality and business
- college community
- pooled teaching
- Non-teaching
- LRC



MIDLOTHIAN (5753 SQ/M)

- creative industries
- health, wellbeing, social sciences
- Engineering + Built Environment
- tourism, hospitality and business
- college community
- pooled teaching
- Non-teaching
- LRC



The range of subjects and skills taught at the College require a variety of space types, from multi-purpose classrooms to small and large specialist vocational teaching facilities. The table below provides details of some of these teaching spaces across the campuses:

Room Type	Type Description	Granton	Midlothian	Milton Road East	Sighthill	Forthside	
A1	Lecture Theatre (Standard)				1		1
A2	Lecture Theatre (Flexible)				2		2
A3	Classroom with demonstration facilities	44	18	19	60	2	143
A4	IT classroom with demonstration facilities	22	4	13	31		70
A5	Mixed used classroom with laptops or integrated PC		9	9	13		31
B1	Small vocational: Science/technology lab	12	3	3	8		26
B2	Small vocational: IT lab	1		2	3		6
B3	Small vocational: Desk-based visual arts	9		1			10
B4	Small vocational: Music/media lab	6		40	45		91
B5	Small vocational: Spa/treatment room	1		4			5
C1	Medium vocational: Bench-based workshop	6	2		1		9
C2	Medium vocational: Large-scale visual arts (eg art studio)	15		1	1		17
C3	Medium vocational: Hair salon	7		3			10
C4	Medium vocational: Childcare	2	1		1		4
C5	Medium vocational: Performing Arts	6			1		7
C6	Medium vocational: Sports therapy	1			1		2
D1	Large vocational: Catering	8		4	1		13
D2	Large vocational: Performance	2		1	1		4
D3	Large vocational: Independent living						0
D4	Large vocational: Beauty salons	8		5			13
D5	Large vocational: Business stimulation						0
E1	Extra large vocational: Installation trades	11	5		3	2	21
E2	Extra large vocational: Motor Vehicles		3		6	6	15
E3	Extra large vocational: Engineering		5				5
E4	Extra large vocational: Brickwork/Masonry/Plaster					13	13
E5	Extra large vocational: Sports	6		4	2		12
		167	50	109	181	23	530

Appendix 2 - Edinburgh College Estate Condition

The College estate is aging and is now requiring consideration investment across all its campuses. The SFC carried out a condition survey across the College's estate and rated the buildings accordingly. Our buildings have been rated as follows:

Sighthill Campus

Building	Average Condition	Condition Spread %			
		A	B	C	D
Tower	C	10	68	21	1
Workshop	C	2	51	39	8
Enterprise Suite	B	14	84	2	0
Executive	B	29	70	1	0
Music Box	B	28	96	0	0
Sports Hall	A	43	57	0	0

Milton Road Campus

Building	Average Condition	Condition Spread %			
		A	B	C	D
Bolam House	C	10	68	21	1
CRE-8	C	2	51	39	8
Accommodation	B	14	84	2	0
The Club	B	29	70	1	0

Granton Campus

Building	Average Condition	Condition Spread %			
		A	B	C	D
Main Building	C	10	68	21	1
Multi-Storey Car Park	C	2	51	39	8
Gate- House (not-in-use)	B	14	84	2	0

Forthside

Building	Average Condition	Condition Spread %			
		A	B	C	D
Main Building	C	10	68	21	1

Midlothian Campus

Building	Average Condition	Condition Spread %			
		A	B	C	D
Main Building	C	10	68	21	1

N.B. Below is the example of the SFC building rating:

A	Element as-new, performing within its expected design life. No work except routine maintenance is required.	C	Requires major repair or partial replacement to bring it up to a "B" ranking standard, with a renewed design life expectancy.
B	Sound, minor deterioration, slightly diminished life. No renewal required, any works of a general minor local repair and maintenance nature.	D	Elements failing; detrimental to surrounding Elements. Partial or full replacement may be required. Items with high risk to Health Safety.



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