

ST LUKE'S CAMPUS
RELOCATION

FEASIBILITY STUDY

APRIL 2007

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17 April 2007

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For the attention of R Alcock Esq

Dear Sirs

ST LUKE'S CAMPUS RELOCATION : FEASIBILITY STUDY

1 INSTRUCTIONS

The University's instructions have been to undertake a feasibility study to consider three alternative options for the St Luke's Campus:

1. All three Schools remain at St Luke's.
2. The School of Sport and Health Sciences (SHS) transferring to the Hatherly Building on the Streatham Campus and the other two Schools remaining at St Luke's.
3. All three Schools moving from St Luke's to the Streatham Campus.

2 SCOPE OF STUDY

The study has reviewed the options in the context of the following:-

- Aspirations of the Heads of the Schools and other key members of the University.
- Capital and life cycle costings.
- Implications for residential accommodation.
- Physical and financial sustainability
- Programme of works to minimise disruption.
- Capital receipts for all or part of St Luke's.

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- Implications of the future growth in students and opportunities for Streatham.
- Planning issues.

As part of the study we have carried out interviews with or received input from representatives from the following:

School of Education and Life Long Learning (SELL)

Peninsula Medical School (PMS)

SHS

Students' Guild

Director of Hospitality Services

Director of Buildings & Estates

Director of Sport

Director of Academic Services

3 CAVEAT

We have adopted the information provided by the University and in particular we assume that the space and student growth information is correct.

Our advice in relation to the potential disposal receipt does not constitute valuation advice but is indicative of the potential sum that could be achieved in the event of disposal being progressed for St Luke's Campus and planning approval obtained for its highest value use.

4 CONTEXT

The University estates strategy shows that the anticipated increase in research, learning and teaching and outreach activity space at all three Schools currently accommodated on the St Luke Campus is likely to exceed the capacity of that Campus to provide an appropriate quantity of floor place. The University wishes to address this issue and to ensure that the Schools are not restricted in development because of planning blight and that they fully understand the physical implications of the option eventually chosen.

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5 EXISTING ESTATE

5.1 Location / Situation

St Luke's Campus has frontage to the southern side of the B3183 Heavitree Road with return frontages to College Road and Magdalen Road. It lies just over half a mile to the east of Exeter City Centre.

The surrounding area is principally of mature housing although immediately to the north of Heavitree Road lies a police station and a hospital site known as the Royal Devon and Exeter Hospital (Heavitree).

The location of St Luke's Campus is shown on a plan attached within Appendix 1.

5.2 Description

St Luke's Campus comprises a 4.735 hectare (11.69 acres) and provides accommodation for the SHS, SELL and PMS.

The Campus has grown organically with a variety of buildings of mixed age and use. The most recent building was constructed for the PMS in 2002.

A site plan is attached within Appendix 2 showing its current layout.

5.3 EXISTING ACCOMMODATION PROVISION

The principal accommodation can be summarised as follows:

North Cloisters

Occupied by SELL. 1920s traditional buildings. The condition of these buildings is poor and the accommodation is inflexible, however the buildings have architectural merit and fall partially within a Conservation Area.

Holnicote Wing

Situated to the west of North Cloisters (probably Victorian or earlier origins). In poor condition and largely unfit for current purpose.

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South Cloisters

Constructed in 1960s/1970s. Partially occupied by SELL, Hospitality Services. In reasonable condition, subject to ongoing routine maintenance.

Smeall Building

Occupied by SHS and PMS. 1960s/1970s building. Some backlog maintenance, but reasonably functional.

Science Building

Occupied by PMS. Recently constructed new building. Good quality and fit for purpose.

Baring Court

Occupied by SELL and PMS. Two storey building, built during 1980s. Some degree of inflexibility but in reasonable condition subject to routine maintenance.

Richards Building

Occupied by SHS. Constructed in 1970s/1980s. Reasonable condition but some degree of inflexibility. Routine maintenance required.

Haighton Library

Constructed during early 20c. Some visual external architectural merit, but largely inflexible/impractical internally. Backlog/routine maintenance required.

Sports Halls / Swimming Pool

Constructed and evolved since 1950s. Reasonable condition, but outdated by current standards.

From discussions with the Heads of the Schools and a detailed inspection it is clear that much of the accommodation is out-moded or inflexible and in need of modernisation to provide facilities commensurate with those expected for an institution of the University's standing.

The space offered based upon University's figures as well as fitness for purpose are listed below.

ST LUKE'S CAMPUS RELOCATION

Location	Asset / Description	Year Built	Fitness	Net Area m ²	Balance Area m ²	Gross Area m ²
St Luke's Off Campus	Duckes Meadow	1965	Good	317	139	456
St Luke's Off Campus	Rowancroft Chng Bldk	1960	Good	0	110	110
St Luke's Off Campus	Topsham Pavilions	2002	Excellent	576	64	640
St Luke's Off Campus	Victoria Park Rd (25	1890	Good	222	85	307
						1513
St Luke's On Campus	Bank (St Luke's)	1970	Excellent	68	0	68
St Luke's On Campus	Baring Court	1989	Good	2013	760	2773
St Luke's On Campus	Bookshop (St Luke's)	1970	Excellent	45	0	45
St Luke's On Campus	Chapel (St Luke's)	1880	Excellent	207	63	270
St Luke's On Campus	Club Alley	1890	Average	218	0	218
St Luke's On Campus	Dance Stu (St Luke's)	1940	Poor	118	0	118
St Luke's On Campus	Grounds Bd (St Luke)	1970	Good	18	0	18
St Luke's On Campus	Gym & Pool(St Luke's)	1950	Average	1401	554	1955
St Luke's On Campus	Haighton	1950	Poor	1643	409	2052
St Luke's On Campus	Holnicote Annexe	1880	Poor	202	79	281
St Luke's On Campus	Holnicote Wing	1890	Poor	503	0	503
St Luke's On Campus	Maint Sto (St Luke's)	1970	Excellent	81	0	81
St Luke's On Campus	North Cloisters	1890	Poor	2577	1540	4117
St Luke's On Campus	Peninsula Medical School	2004	Excellent	142	0	142
St Luke's On Campus	Peninsula Medical School	2004	Excellent	1076	372	1448
St Luke's On Campus	Richards Building	1989	Average	433	48	481
St Luke's On Campus	Richards Building	1989	Average	989	401	1390
St Luke's On Campus	Row Store (St Luke's)	1970	Good	24	0	24
St Luke's On Campus	Science Block	1957	Good	278	67	345
St Luke's On Campus	Smeall Building	1990	Good	265	230	495
St Luke's On Campus	Smeall Building	1990	Good	223	45	269
St Luke's On Campus	South Cloisters	1970	Average	1184	527	1711
St Luke's	St Luke's Campus	1850	Excellent	0	0	0

ST LUKE'S CAMPUS RELOCATION

Location	Asset / Description	Year Built	Fitness	Net Area m ²	Balance Area m ²	Gross Area m ²
On Campus						
St Luke's On Campus	Staff Hs (St Luke's)	1880	Good	260	151	411
St Luke's On Campus	Supermkt (St Luke's)	1970	Excellent	68	0	68
St Luke's On Campus	Teaching Block	1970	Excellent	732	111	843
						20230
St Luke's Off Campus	Belfield Annexe	1890	Average	152	30	182
St Luke's Off Campus	Belfield House	1890	Average	448	90	537
St Luke's Off Campus	Elizabethan	1920	Average	253	51	304
St Luke's Off Campus	Haldon View Terrace	1890	Average	72	14	86
St Luke's Off Campus	Heavitree Road (20)	1920	Poor	165	33	198
St Luke's Off Campus	Rowancroft Court	1960	Average	1350	270	1620
St Luke's Off Campus	Rowancroft House	1890	Average	620	124	744
St Luke's Off Campus	Rowancroft Mews	1990	Excellent	1703	341	2044
St Luke's Off Campus	Triangle	1920	Average	176	35	211
St Luke's Off Campus	Westholme	1935	Average	271	54	325
						6251
St Luke's On Campus	College House	1990	Excellent	1898	379	2277
St Luke's On Campus	Nancherrow New	1990	Excellent	275	55	330
St Luke's On Campus	Nancherrow Old House	1930	Average	416	83	499
St Luke's On Campus	South Cloisters Hall	1970	Good	1793	359	2152
						5258

ST LUKE'S CAMPUS RELOCATION

5.4 Student Numbers / Space Projection

Estate Strategy 2007 (Current Projected Numbers)

User	2008/09 Student FTE's	2015/16 Student FTE's	Academic Space Projection
SELL	1309	1313	394 m ²
PMS	334	364	2599 m ²
SHS	626	643	0 m ²
Total	2269	2320	2993 m²

Aspirational Student Projected Numbers:

User	2008/09 Student FTE's	2015/16 Student FTE's	Academic Space (Net) Projection
SELL	1315	1575	559 m ²
PMS	455	500	4590 m ² ^{*(1)}
SHS	590	718	718 m ²
Total	2360	2793	5867 m²

^{*(1)} This assessment represents the upper end of what is required by PMS and is almost entirely due to anticipated research requirements. This represents the maximum additional space that is considered feasible at St Luke's assuming all Schools remain on site subject to planning restrictions. These figures have been adopted to allow a comparative study to be made.

The space projections reflect net academic space needs. They exclude support and social space which will be required. Space projections will differ between the options in light of efficiency savings between the use of new build versus existing accommodation. Further commentary on this is set out in the Option section.

6 ESTATE NEEDS

Estate needs raised through interviews:

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6.1 SELL

The School is strongly associated with St Luke's Campus and there could be a branding issue if the School moves.

The current accommodation is not up to standard, and in particular North Cloisters has poor, inflexible space.

There are not enough rooms to accommodate large groups, ie over 40 students.

There is no suitable space for E-learning with secure lockers for laptops etc.

Club Alley is totally unsuitable and should be demolished.

SELL has reasonably strong links with SHS but also has good links with Psychology, Sociology and Politics. SELL can see benefits of closer proximity to Social Sciences.

SELL can see the benefits of relocating to Streatham in that there is currently a feeling of being isolated from the hub of the University. The School does expect to grow in line with its stated projections (expected growth).

6.2 SHS

SHS enjoys strong links with PMS and therefore has some association with St Luke's site. Links to SELL are not so strong.

Need for additional space in view of proposed increase in academic staff and intended growth of MSc places.

Need for larger teaching and laboratory spaces, essential for expansion.

Current teaching facilities are spread around campus. Ideally they should be in one building. MRI scanner is shared with PMS, Physics, Psychology and SECaM.

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Main lecture theatres are shared with Education and PMS together with some teaching rooms. There are opportunities for increased sharing of space. Laboratories are the only "sports only" facilities. It is recognised that if they move to Streatham Campus they will have to share existing facilities. The existing buildings are reasonably suitable for SHS's needs but would benefit from redecoration. Cloisters buildings would be entirely unsuitable.

Specialist requirements for laboratory space which would not be shared with other Schools.

SHS are developing research synergies with other Schools not based at St Luke's (eg Bio-Sciences) and therefore there would be benefit in moving to Streatham. Currently there is a good deal of travel between St Luke's and Streatham by those engaged in research.

There is a feeling of isolation from the hub of the University, and there is a need for state of the art facilities, in particular laboratories.

SHS are anticipating growth over the next eight years which is expected to be 50% (aspirational growth).

SHS can see benefits in moving to Hatherly Building in order to promote their own identity as a School.

6.3 PMS

Considerable perceived benefits in remaining at St Luke's Campus in view of proximity to RD&E for research. PMS would be concerned if they were the only School to remain at St Luke's. Perceived need for improved social space and activities.

PMS shares some lecture space with other Schools.

If PMS were to move to Streatham Campus it is considered that these facilities are better and would provide a better student experience. However research would be a problem in view of relationship with RD&E.

The existing new building is considered to be of a good standard.

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PMS have no substantial library requirements.

PMS envisage substantial growth, particularly in research provision.

PMS perceive a need for improved social space for staff and under-graduates.

Future of Heavitree Hospital site is uncertain as it is possible that this may be sold (or partly sold). The School currently carries out some activities at Heavitree Hospital site.

6.4 Director of Academic Services

St Luke's space is generally inflexible and there is a need for greater integration of the Schools and provision of flexible/shared teaching space.

There is a need for improved IT/learning resources facilities.

The library at St Luke's is considered inadequate/outdated and ideally this should be replaced with modern learning resources facilities.

6.5 Director of Hospitality Services

Student accommodation near St Luke's is largely outdated and in need of refurbishment, eg South Cloister, College House, Rowancroft (existing).

Existing support facilities at St Luke's are adequate at present, but under pressure with significant growth of Schools.

Existing support facilities at Streatham could accommodate some growth, eg move of SHS. However moving two or more Schools would inevitably require increased investment in central support facilities.

6.6 Director of Sport

Sports facilities principally used by SHS and SELL for academic purposes. PMS made no discernible use of facilities for sport on either campus, either as groups or individuals.

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Significant use is made of the St Luke's sports facility by clubs in the Athletic Union. Out of a total "hours", 31% of use is by Athletic Union clubs.

Although it appears that St Luke's sports facilities are over-provided, the facilities provide a valuable resource for the University as a whole, particularly the Athletic Union clubs.

Transfer of the School to Streatham and/or loss of St Luke's Campus will place substantial pressures on sporting facilities at Streatham.

6.7 Students' Guild

SELL and SHS students have some strong sense of "identity" with St Luke's due to history, tradition and collegiate atmosphere.

The Guild facilities at St Luke's are considered to be adequate, although some could be better used if they occupied a more acceptable physical position on campus.

Move of Schools to Streatham would place pressures on central facilities (bars, night club etc). Library facilities will be under great pressure during exam periods.

Concerns that should SHS leave St Luke's the social ratio of male/female students could be detrimentally affected.

Concern of loss of sports/swimming pool facilities made use of by clubs if these were to be reduced.

7 LEGAL ISSUES

St Luke's Campus is held freehold by the University.

If vacant possession is required in the event of a disposal then there are number of leases on various parts of the Campus that would need to be dealt with. In summary they comprise the following:-

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1. A Chapel – A lease which expires in 2177. This lease has restrictions on use and alienation for the tenant (trustees of St Luke's College Foundation now vested in the Exeter Diocese Season Board of Finance Limited). It is understood that no actions will be implemented in respect of the Chapel until full consultation with the Diocese has taken place.
2. Shop Units 1 and 2 South Cloisters – These leases expire in December 2007 and March 2008 respectively. The leases are not excluded from the statutory renewal provisions under the Landlord and Tenant Act 1954 and the tenants would have grounds for renewal unless the University could provide grounds of opposition. Nevertheless as both leases are restrictive for the tenants it is unlikely they would be inclined to renew if there was no longer any substantial student presence at St Luke's.
3. Part of the Richards building – This lease to West Country Television Limited and expires in October 2007. The lease is excluded from the renewal provisions of the 1954 Act.
4. Part of Club Alley - This lease to the University of Plymouth expires in August 2007. It is excluded from the renewal provisions of the 1954 Act.
5. Animal House – There is a lease which has already expired, a new lease excluded from the 1954 Act with mutual break rights is still being agreed.
6. Three Sub-Stations – All three leases have expired and the tenant (Western Power Distribution) is holding over under the 1954 Act. As all three sub-stations are situated along the edge of the Campus it is unlikely that their locations would cause problems in the case of redevelopment.

In the terms of the various off Campus properties associated with St Luke's the following is relevant:-

- Belfield – Freehold with no covenants affecting the property.
- Ducke's Meadow – This is held freehold by the University but is subject to a number of covenants and encumbrances; the principal of which relate to rights of way as well as a public footpath and a covenant by the University to use the land as playing fields and not to build houses on land on parts of the site.

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- 163 Magdalen Road (the Elizabethan) – Held freehold by the University but appears to be not affected by any adverse entries on title.
- 2 Haldon View Terrace – Held freehold and does not appear to be affected by any adverse entries on title other than no other buildings except a shed may be erected.
- 20 Heavitree Road, Exeter – Title held by the University. There appears to be no adverse entries on title other than then property needs to be used as a private dwelling house.
- Nancherrow, 6 Spicer Road, Exeter and New Nancherrow – The property is held freehold and is subject to a number of covenants which restricts the number of houses on site.
- Rowancroft – Title held by the University but there is a proposed sale and lease back of the tennis court area to Signpost Homes Limited which is conditional on planning.
- 24 Heavitree Road – Title held by the University and no adverse entries within the title other than with 20 Heavitree Road above.
- West Holme 85 Heavitree Road – Title held by the University subject to one principal covenant use the property as a private dwelling house. There is restrictive covenant indemnity policy with cover to use as student residences.

8 PLANNING

An assessment of the planning issues associated with both the St Luke's and Streatham campus has been undertaken and informed by:

- The policies and land use proposals contained in the adopted Exeter Local Plan (2005);
- Planning Officers Report to The Planning Member Working Group on the University's Estate Strategy 2006-2016;
- Meeting and presentation of options to Exeter City Council Planning (attended by the Assistant Director of Planning, the Head of Development Control and Conservation Officer).

8.1 St Luke's Campus

The Campus lies within an established urban area where in principle the redevelopment for existing and alternative uses would be acceptable subject to design and transport issues being resolved and the resolution of specific issues listed below:

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None of the buildings on the St Luke's Campus are statutorily Listed.

Numbers 1-4 and 6-12 together with a wall of number 12 Baring Crescent which adjoins the College Campus to the east are Grade II Listed. The North Cloisters building stable and the chapel fronting Heavitree Road are locally Listed.

Policy C3 of the adopted Local Plan seeks to protect structures which are on the local list from demolition.

The above structures also lie within the adopted St Leonards Conservation Area. There is no current Conservation Area description or designation document covering the area. Whilst there is a general presumption against the wholesale demolition of buildings in the Conservation Area under Policy C1, the policy does allow for alterations and extensions whereby it can be demonstrated the proposals either 'preserve or enhance' the character or appearance of the Conservation Area.

Officers have confirmed that it is proposed to extend the boundary of the St Leonard's Conservation Area which would include the quadrangle grassed area and those buildings immediately surrounding this space (i.e. Holinacote, Haighton, SMEALL Building, Cloisters and South Cloisters). Proposals for the boundary changes are to be reported to Committee in June 2007. If approved, the proposals would be subject to public consultation process, and we would recommend the University make the appropriate Representations.

The semi-circular grass area in front of Baring Crescent which adjoins St Luke's boundary to the east is a registered historic park and garden (local listing) but there is no specific designation information with regard to this area.

The sporting facilities on the site are protected by national planning guidance (PPG17). These facilities would need to be replaced and preferably enhanced on an alternative site in the case of total redevelopment in order to avoid the argument that sporting facilities are being lost. Sport England would be involved in this process.

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In the event of disposal it is likely that the City Council will seek the retention of the Cloisters, Stable and Chapel building on Heavitree Road in addition to the Haighton Building and dining hall (subject to approval of the proposed Conservation Area boundary changes).

Whilst we are still awaiting a formal written response from Planning Officers at Exeter City Council, the Conservation Officer has provided a plan identifying those buildings with a positive, negative and neutral impact at the St Luke's Campus. Those buildings identified as positive impact include North Cloisters, the Chapel, part of Holnicote, Haighton and the dining hall. This plan is attached in Appendix 3.

Whilst not specifically identified on the above plan as a positive space, Baring Crescent and the adjoining semi-circular area are protected (listed buildings and locally listed historic garden). Any proposed new development immediately to the south of the PMS building will need to protect the setting of the structures and views into and out of the garden. Therefore issues of scale, height and massing will be paramount.

Specific reference to the grassed 'Quad' area and its valuable amenity space is made in the Officers Report in response to the University's Estate Strategy. This would therefore need to be retained as both the setting for the locally listed North Cloisters and as the central open space for any further development.

If the University exit St Luke's Campus, we understand that the City Council would prefer the site to be retained for student residences. Whilst the University believe that this is likely to cause transport, parking and disturbance issues for the area due to the distance of St Luke's from Streatham Campus and have made the relevant Representations to the City, the Officers Planning Report on the Estates Strategy presented to Members states that first priority for the use of any surplus land at the St Luke's campus should be used to meet the student accommodation needs. The issue of student housing is subject to ongoing discussions with the University, Members and Planning Officers.

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In terms of the most valuable alternative use it is likely that if residential was acceptable in planning terms then a mixed residential accommodation use of the site would be preferred. It is probable that the City Council would seek a range of mix of houses type across the site in line with national guidance with affordable housing being a key element. The Council would wish to seek particular types of units based on an identified local requirement.

From a mixed residential use point of view it is unlikely that there would be a requirement to provide supporting retail within a mixed residential development even if the whole Campus were to be redeveloped.

As part of the site fronts Heavitree Road being one of the main arterial roads into the City Centre it is possible that a retail use on the frontage could be commercially viable, although there would be planning objections based on its out of centre location and issues of demolition if new build was proposed.

Given the Campus proximity to the City Centre and other services and facilities part of the site could be attractive to a care home senior / care type operator as part of a mixed residential use. We understand that the University have already been approached by McCarthy & Stone, one of the leading retirement home developers.

8.2 Streatham Campus

Policy E4 of the adopted Exeter Local Plan (2005) provides a general presumption in favour of development of education uses, student housing and research and development initiatives, including ancillary production on the campus, provided that the character and setting of the campus is protected.

The recent views expressed by Planning Officers to the principle of student housing at the campus differs from that of the adopted policy. The Planning Officers report on the University's Estates Strategy recognises the growth rates for future students to 2016 and states that the forthcoming Local Development Framework (which will replace the Local Plan) must identify and accommodate appropriate future development needs to 2026 and as such it would appear appropriate to reserve the land for long term needs for teaching space and other related facilities and not student accommodation. This view and the view that student accommodation should be accommodated on any surplus land at St Luke's Campus is an issue that needs to

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be addressed through the Local Development Framework process in influencing the strategic planning framework and policy context.

The whole of the Streatham campus is designated on the Devon Local Register at an Historic Park and Garden with the grounds of the Reed Hall being designated of National Importance. As such new development is required to respect the setting and appearance of the Park and Garden.

The Campus is also designated as a site of Local Nature Conservation under Policy LS4. As such any proposals will be required to consider the impact of the development proposals on nature conservation or landscape features which support them with the damaging impact kept to a minimum and appropriate mitigation strategies implemented.

Key considerations for future development (excluding the issue of student accommodation) therefore relate to site specific considerations including design, maintaining the landscape setting, nature conservation, protecting mature trees where possible, car parking and alternative travel arrangements.

9 ACCESS AND PARKING PROVISION

9.1 Existing Access and Parking

There are currently a number of access points into the Campus from the local road network with parking provision spread over a number of locations. A plan showing the estimated level of parking provided is attached within Appendix 4.

The existing access point from College Road provides space for around 12 cars adjacent to College Road leading through to space for a further 14 cars along the main building fronting Heavitree Road in a total 26 spaces from College Road.

The northern most access point onto Heavitree Road provides space of around 16 cars adjacent to Heavitree Road leading to space for a further 7 cars giving a total of 23 spaces from that access.

It is noted that the gated access point along Heavitree Road is unused.

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The eastern side of Baring Crescent from Heavitree Road provides an access into the site of around 10 cars leading through to an area for around 5 cars giving a total of 15 car spaces.

The main car park from Magdalen Road provides around 144 spaces.

An access point from College Avenue provides space for around 4 cars.

In total St Luke's Campus provides parking provision for some 213 cars.

9.2 Public Transport

The St Luke's site is well served by high frequency bus routes with several services passing the site along Heavitree Road into and out of the City Centre as demonstrated on the plan attached within Appendix 5 overlying student term time resident distribution.

There are also existing services which provide a connection between the St Luke's Site and the University Streatham Campus.

There is a direct bus route from the St Luke's Campus to the Streatham Campus. The D bus operates on a circular route around the Streatham Campus, it then travels across the City to the Magdalen Road Car Park on the St Luke's Campus.

50% of the D bus services turn around in the St Luke's Campus Car Park and return to the Streatham Campus. The remaining 50% of the D bus services continue onto the Digby Tesco Superstore where they operate on a circular route around the housing estate adjacent to the superstore before returning to the Streatham Campus via the St Luke's Campus. The D bus is a Monday to Saturday service which operates at a weekday peak frequency of four buses per hour and a Saturday peak frequency of two buses per hour. These frequencies apply during term times, however the frequency reduces during University recesses.

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The A, R and S buses serve the St Luke's Campus from Heavitree Road and travel into the Town Centre. From College Road adjacent to the St Luke's Campus the H1/H2 bus travels to the Town Centre, then on to St David's Station and then joins Cowley Bridge Road adjacent to the Duryard Halls of Residence. Once the H1/H2 bus has joined Cowley Bridge Road passengers can alight the bus at several stops which will enable them to access a range of walking routes onto the Streatham Campus. The A service is a seven day service which operates at a Monday to Saturday peak frequency of six buses per hour and a Sunday peak frequency of three buses per hour. The R/S service is a seven day service which operates at a Monday to Friday peak frequency of six buses per hour, a Saturday frequency of five buses per hour and a Sunday peak frequency of three buses per hour. The H1/H2 service is a seven day service which operates at a Monday to Saturday peak frequency of four buses per hour and a Sunday peak frequency of two buses per hour.

There are also a number of rural services which serve the St Luke's Campus from Heavitree Road and the Streatham Campus.

9.3 University Mini Bus Service

Exeter University minibus service runs from Streatham Campus to St David's Station Monday to Friday 08.00 am to 09.30 am. The evening minibus service runs from the Great Hall car park to St David's, from 16.10 – the last bus leaving the Great Hall car park at 17.40. Traffic permitting the service should run every 20/25 minutes.

9.4 Trip Generation

To establish an indication of the existing level of vehicular trip generation associated with St Luke's Campus a manual traffic count was undertaken.

The count was undertaken on 15 November 2006 at the main car park access onto Magdalen Road. The count was undertaken during the national network peaks of 0800 – 0900 and 1700 – 1800. The results of the count are shown in Appendix 6.

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9.5 Proposed Parking Provision

Cycle and car parking standards are contained within the Local Plan produced by Exeter City Council. An extract is attached within Appendix 7. This shows the maximum permitted level for a range of land uses. Also within Appendix 7 is an extract which shows the extent of the city centre housing core area where little or even no car parking can be considered in planning terms. St Luke's Campus does not lie within that zone.

Consideration has been given to the car parking requirements which stem from the various options. In terms of the expansion of the Schools remaining at St Luke's under Options 1, 2 and with all Schools moving to Streatham under Option 3 it is likely that increase parking provision will be resisted. As a result the current parking ratio for students and staff will increase (ie less spaces per unit floor area).

Commentary on the parking provision for the redevelopment of St Luke's for residential is set out within the next section.

9.6 Proposed Vehicle Access Points

Given the various locations of access points around the Campus it is considered that development proposals either for existing use or for alternative use could be developed to provide a similar vehicle usage without major objection from the Highways Authority. This is provided that there is no significant increase in vehicle numbers arising from expansion of the educational use or from alternative uses. Nevertheless, access proposals will need to consider the following:-

Heavitree Road is one of the main routes into / out of the city and therefore carries a large amount of vehicles daily. Any intensification of the existing access points along Heavitree Road is therefore likely to meet resistance from the Highway's Authority.

The principal of access being provided from Baring Crescent to serve the new residential element is unlikely to be favoured from a highway perspective. This is due to both the role of Heavitree Road and the physical constraints limiting improvement of the access point.

ST LUKE'S CAMPUS RELOCATION

Baring Crescent is a private road and a no through route currently serving a number of private properties. Any agreed intensification of this access point would most certainly result in the need to ensure the adoption of that stretch of Baring Crescent and access into St Luke's Campus. Given the number of existing private rights of way involved the process of adoption in itself is likely to be problematical.

The existing access point from Magdalen Road is likely to be the most suitable in highway terms to develop as the access point for the majority if not all of the site.

There is an opportunity to develop the access off College Road which is well suited to serve a new residential scheme.

10 DEVELOPMENT AND VALUE POTENTIAL

In the event of complete relocation the receipt that the University could expect would depend on the nature of the planning consent that could be achieved for an alternative use. The highest value alternative use is considered to be residential possibly including retirement and senior care use elements.

An indicative block layout residential schemes is attached within Appendix 8. This provides a development scheme of 369 flats, 56 houses, 7 villas and a community café.

The scheme assumes the retention of locally Listed buildings and part of the Quad. It is also assumed that the locally Listed buildings could be converted into apartments with the Quad reduced in size and the sport facilities on site are removed. This is not free of doubt.

Obtaining planning consent would be contentious and is not free of doubt in light of the current planning position. There will be substantial deductions made for Section 106 agreement costs including affordable housing, open space, highways and possibly sporting provision. The loss of sporting facilities could be offset by University's proposals to provide a 25m swimming pool and sports hall at Streatham Campus.

ST LUKE'S CAMPUS RELOCATION

Without planning permission in place a substantial lower receipt could be expected to reflect the risk and time that would be incurred by the market in promoting the site for development.

Alternative residential use will result in an increased parking requirement. Based upon maximum permitted parking levels contained within the Local Plan (extract attached within Appendix 3), it is unlikely the increased car parking can be accommodated. It is therefore probable that due to its location, parking provision will be less than required which will need to be supported by a Travel Plan. The saleability and realisable house price of the dwellings on site will be affected by the level of car parking provision.

The disposal of off campus properties including student residences is likely to be more straight forward without the need for securing planning permission for the majority of the residential properties except for the larger residential properties where planning permission should be explored for the potential conversion / redevelopment of these properties to maximise disposal receipts.

With Ducke's Meadow this will be restricted to ongoing open space / community sports facilities and its value will be limited by demand from third parties wishing to pursue such a use.

An indicative disposal receipt is set out within the Commercially Sensitive Report attached within Appendix 9 covering St Luke's Campus and associated properties.

Final disposal receipts cannot be determined until detailed design drawings have been presented to the City Council for consideration to resolve design, highways, layout and density.

11 **OPTION APPRAISAL**

Each Option has been appraised as follows:

Gross indicative costings have been prepared on a like for like basis to allow comparisons to be made.

ST LUKE'S CAMPUS RELOCATION

The costings represent:-

- Capital costs for refurbishment, new build, decanting, demolition and temporary works based upon expected and aspirational space needs.
- Maintenance costs capitalised over a 20 year period.
- Life cycle costs over a 20 year period capitalised.
- The need for additional social and support space that arises.
- Costings for the upgrade and refurbishment for the LRC/library under Options 1 and 2.

The costings include all fees but to allow comparison no allowance is made for inflation, (the base date for capital costs is March 2007) nor for furniture, fixtures and equipment or VAT.

A breakdown of costings for each Option are contained within the Commercially Sensitive Report set out within Appendix 9.

We emphasise that these costings are indicative only at this stage and not based upon a detailed scheme.

The Net Cost for each Option is summarised in the following sections. In the case of Option 3 it includes the benefit of a capital receipt that the University could expect through the disposal of St Luke's Campus (with the benefit of a planning consent in place) and the disposal of associated properties. The disposal receipt is based at March 2007 for comparison purposes. Achieving a receipt for St Luke's Campus is, however, unlikely to be obtained for a number of years.

Space projections (net and gross academic) are based upon University student growth figures (expected and aspirational) as well as the University's own space data. Space needs differ between the Options reflecting net to gross areas issues and efficiency issues between the use of new space and existing accommodation. The space figures exclude the requirement for additional social and support space that will arise. For avoidance of doubt the gross costings reflect the provision of additional social and support space. The space figures differ from the figures provided in the interim report. The interim figures had been adjusted to reflect University expectations.

ST LUKE'S CAMPUS RELOCATION

In order to convert space figures from “net” to “gross” a multiplier of 1.3 has been applied in respect of new buildings, and a multiplier of 1.4 has been applied in respect of the older refurbished buildings (which by their nature will be more inefficient in terms of utilisation of space). This largely explains the variation in the projected space required under each Option which will be dependent on the proportion of refurbished and new build accommodation.

It should be noted that under Option 2 for expected growth it has been assumed that additional support space will not be required at Streatham, as from our discussions the existing support facilities should be able to accommodate the move of SHS onto Streatham. However any expansion for aspirational growth will require the investment in additional support facilities, and this has been allowed for in the budget costings.

With regard to Option 3 Aspirational Growth we were unable to obtain meaningful gross projections in respect of PMS. PMS have indicated that substantial growth of research and research support is anticipated, and hence the area allowed for in this respect represents the maximum additional accommodation that can be fitted onto the site (although this may be further restricted by the imposition of planning restrictions).

Space data sheets are contained within Appendix 10 showing the different area requirements between the Options.

Options 2 and 3 assume that vacant possession is given of Hatherly in 2010 by Biosciences. The cost of relocating Biosciences have not been allowed for in our appraisal.

Backlog maintenance costs for those St Luke's buildings untouched by refurbishment have been included. Under Option 3 no backlog maintenance is incurred as disposal of St Luke's will be sought.

The capital cost of meeting existing and future student residential needs at Streatham Campus have also been excluded. It is assumed that the University will support the use of private sector operators to meet student housing needs.

The residential implications of these Options are described in the next section.

ST LUKE'S CAMPUS RELOCATION

Mechanical and Electrical implications of the Options is set out in Appendix 11.

11.1 Option 1 – All three Schools staying at St Luke's

In light of the Campus' fitness for purpose and expected / aspirational growth in student numbers substantial upgrade and reconfiguration of the existing accommodation as well as new additional space will be required over the next 10 years.

Gross space needs for the various Schools can be summarised as follows:-

School	Current Area	Expected Additional Area Need (Gross)	Aspirational Additional Area Need (Gross)
PMS	2361 m ²	3379 m ²	5967 m ²
SELL	3698 m ²	512 m ²	727 m ²
SHS	1988 m ²	- 62 m ²	933 m ²
Total	8047 m²	3829 m²	7627 m²

Indicative sketch proposals and methodology are attached within Appendix 12 showing potential solutions to meet these requirements based upon new build, decanting of the Schools, demolition and refurbishment.

In planning terms the key issues will be that of design, namely:

- a) Demolition of the Holnicote Wing and House and the associated impact on the Conservation Area and locally listed buildings. Detailed supporting justification will be required for demolition in addition to demonstrating how the replacement building(s) seek to 'enhance' the character and appearance of the conservation area;
- b) Scale, massing and height of the new building proposed south of the PMS building and its associated impact on the locally listed Baring Crescent Garden and the setting and appearance of the Grade II Listed Buildings.

ST LUKE'S CAMPUS RELOCATION

The aspirational growth Option causes concern with the close proximity of the new build to the site boundaries and to the other buildings on site. It is considered that such an Option would be resisted in planning terms for a smaller element of new build on site.

Both options will require additional social and support space and it is assumed that this will be required on site. Such new provision will face the same planning issues and could be problematical.

In light of the above achieving the aspirational growth Option appears remote.

Furthermore, achieving development for this Option will be dependent upon adherence to a strict phasing programme to provide sufficient decanting space whilst refurbishment and new build is undertaken. Considerable disruption to the business of the Schools can be expected.

Minimum net costs covering capital expenditure, maintenance cost and life cycle costs are expected to be £43.1 million (expected growth) and £54.6million (aspirational growth).

11.2 Option 2 – SHS move to Hatherly on the Streatham Campus with the other two Schools remaining on St Luke's

With a SHS relocation to Hatherly on the Streatham Campus, PMS and SELL will be able to utilise existing accommodation at St Luke's with only limited new build required based upon expected student growth. With aspirational student growth, however, extensive new build will be required.

Gross space needs for the Schools can be summarised as follows:-

School	Current Area	Expected Additional Area Need	Aspirational Additional Area Need
PMS	2361 m ²	3588 m ²	6176 m ²
SELL	3698 m ²	552 m ²	782 m ²
SHS	1988 m ²	-62 m ²	957m ²
Total	8047 m²	4078 m²	7915 m²

ST LUKE'S CAMPUS RELOCATION

Indicative sketch proposals and methodology are attached within Appendix 12 showing possible solutions to meet these requirements based upon decanting refurbishment, use of temporary accommodation, creation of new space as well as new building.

As with Option 1 a key risk to extensive new build provision under aspirational growth will be planning, however this is much reduced given the scale of new build with greater opportunity for refurbishment of existing buildings and retention of existing buildings. Therefore the key planning issue will be the detailed design, size and scale of new building south of the PMS building and in particular the associated impact on Baring Crescent and the Grade II Listed Buildings.

Option 2 also allows for greater Conservation gains in terms of preserving the existing historic environment and therefore this option is most likely to be favoured in planning terms.

Despite the relocation of SHS the potential for a part disposal of St Luke's is limited due to space needs of the remaining Schools.

Whilst the space offered by Hatherly for SHS meets the majority of its needs there is still the need for new build accommodation at the rear of the site amounting to approximately 500 m² (expected growth) and 1500 m² (aspirational growth).

Given the principle of educational uses being supported in policy terms within the adopted Exeter Local Plan (2005) at the Streatham Campus, the key planning issues will be design considerations, the impact on the landscape setting and nature conservation. In planning terms this is likely to be the least contentious option.

An extension at the rear of Hatherly will have minimal impact on the rest of the Streatham Campus in terms of loss of expansion land. It also brings back into economic use a building which will be vacated in 2010 which would otherwise represent a cost to the University.

SHS will require associated social and support space. It is probable that some or all of this need can be absorbed within existing provisions, but this has been excluded from the costings in respect of the expected growth projections.

ST LUKE'S CAMPUS RELOCATION

This option lies more in the control of the University with existing building and facilities available and a degree of planning certainty.

Minimum net cost covering capital expenditure, maintenance costs and life cycle costings are expected to be in the order of £40.2million has been estimated based upon expected growth and £51.4million based upon aspirational growth.

11.3 Option 3 – All Schools relocate to Streatham Campus

The relocation of all Schools to Streatham Campus frees up St Luke's Campus for disposal purposes.

Gross space needs of the Schools in relocating to Streatham can be summarised as follows:-

School	Current Area	Expected Additional Area Need	Aspirational Additional Area Need
PMS	2361 m ²	3379 m ²	5967 m ²
SELL	3698 m ²	512 m ²	727 m ²
SHS	1988 m ²	-62 m ²	957 m ²
Total	8047 m²	3829 m²	7651 m²

Option 3 provides for SHS's reuse of Hatherly with new provision to the rear with substantial new build provision for SELL and PMS adjoining Amory Building and the Geoffrey Pope Building.

Indicative proposals and methodology are attached within Appendix 12 showing potential solutions to meet these requirements based upon decanting, refurbishment and new build provision.

In planning terms this is the most radical and contentious option for both the St Luke's and Streatham Campus and is considered to be least favoured in planning terms given the overall potential development impacts.

ST LUKE'S CAMPUS RELOCATION

Whilst the principle of residential use on the St Luke's site is supported in policy terms, the City, both Planning Officers and Members alike, are of the view that the first priority with regards surplus land at St Luke's is the provision of additional student housing.

Whilst only indicative, the redevelopment plan for private residential would need to consider the views expressed by Planning Officers, particularly those buildings identified as worthy of retention. This is particularly so given the proposals to amend the Conservation Area boundary.

The adopted Exeter Local Plan supports educational uses on the Streatham campus. The key site specific planning issues will be design, impact on the landscape setting / historic gardens, nature conservation and transport.

Minimum net costs for this Option reflecting a receipt for the disposal of St Luke's with the benefit of planning consent in place and the disposal of associated properties are expected to be £47.6 million (expected growth) and £62.8million (aspirational growth).

12 RESIDENTIAL ISSUES

A series of maps have been produced to show the locations of term time addresses of students attending St Luke's Campus for individual Schools as well as an overall distribution for students based upon postcode data held by the University. These maps are within Appendix 13.

Only recognised EX term time postcodes have been used as postcodes outside the EX area potentially represent students who live beyond a realistic commuting distance.

Residential plotting maps have also been prepared for staff home addresses. Unlike student postcode plots which are limited to EX postcodes all staff postcodes that can be plotted have been used.

ST LUKE'S CAMPUS RELOCATION

12.1 Student Distribution

The maps attached within Appendix 13 show that there are three dark blue indicators representing the term time address locations of between 50 and 203 students. These three indicators represent the location of 3 University Halls of Residence. One indicator is found to the east of the St Luke's and represents the on-campus halls of residence. The second indicator is found to the east of the St Luke's and represents the Rowcroft halls of residence. The third indicator is located to the north of St Luke's and represents the James Owen Court halls of residence.

There are six main clusters of term time address locations:

- A range of blue indicators are centred around the St Luke's Campus and represent term time address locations in the Barnfield and Newtown areas. These locations are within a short walking distance of both the St Luke's Campus and the City Centre.
- To the east of the Campus a patch of blue indicators represent the term time address locations in the Heavitree area. These locations are within a short walking distance of both the St Luke's Campus and the various facilities available in the Heavitree area including supermarkets, public houses and restaurants.
- To the north of the campus a very dense patch of indicators represent the term time address locations in the Mount Pleasant area. This is an area where a great deal of student housing is available and is within walking distance of the City Centre, the St Luke's Campus and Streatham Campus.
- To the northwest of the Campus a cluster of indicators represent the term time address locations in the Pennsylvania and St James areas of the city. This area is within walking distance of the Campus, however, it is likely that some students in this area will use buses to reach the St Luke's Campus. The Pennsylvania and St James areas of the City are within walking distance of the Streatham Campus and the City Centre.
- To the west of the Campus a sparse cluster of indicators represent the term time address locations in the City Centre. This area is within walking distance of the Campus, however, it is likely that some students in this area will use buses to reach the St Luke's Campus. The City Centre provides bus links and is a reasonable walking distance from the Streatham Campus.

ST LUKE'S CAMPUS RELOCATION

- To the south of the Campus there is a cluster of pale blue indicators representing the term time address locations in the St Leonards area. It is considered that St Leonards is a less affordable area of the city and as a result less off-campus student accommodation is available. The St Leonards area is also further from the Streatham Campus than other areas which are a similar distance from the St Luke's Campus. These factors may account for St Leonards being less densely populated than would perhaps be expected due to its close proximity to the St Luke's Campus.

The indicators found outside of these 6 clusters are mostly pale blue representing the term time address locations of between 1 and 3 students. To the northwest of the clusters there are 5 indicators representing between 4 and 12 students. These indicators represent students living in Streatham Campus halls of residence. It is considered that the majority of these students will either cycle or use the bus to commute to the St Luke's Campus.

12.2 Staff Distribution

The maps demonstrate the distribution of staff home address locations is evenly spread across the City with a number outside of Exeter. It is likely that those commuting in from these addresses utilise a range of transport alternatives including walking, cycling, public transport and private cars.

12.3 Residential Implications

The mapping shows that a majority of students live within close proximity of St Luke's and within walking distance. Many including the majority of SHS students live between St Luke's and Streatham with ease of access for both (walking and bus). Staff, however, are distributed more evenly across the City and beyond. The mapping also shows that there is an overlap between student and staff which indicates that students compete with staff for housing in certain parts of the City.

From a recent study, the majority of students who attend Streatham Campus also reside within close proximity of the Campus and within 500 m of a bus route.

ST LUKE'S CAMPUS RELOCATION

Option 1 will have the greatest effect on St Luke's and its environs. The Campus has limited (if any) capacity to meet additional student housing needs. As a result the supply will need to be derived from the private sector and/or additional University operated accommodation. Securing sites for high density student residences with planning permission is likely to be problematical in light of current planning policies. Supply in areas around St Luke's is also finite.

Under Option 2 there is a gain for the Schools remaining on St Luke's who will benefit from the student residences which are made surplus by some of the students of SHS who currently live the furthest away from Streatham Campus. At present the majority of students from SHS, however, live in between the two campuses and it is likely that SHS students will continue to reside in this area due to ease of access (walking and public transport). It is likely however that additional bed spaces will be required in and around St Luke's to cater for the aspirational growth.

For Option 3 the relocation of Schools to Streatham Campus will result in a release of some student residential accommodation in and around St Luke's which lie the furthest away from Streatham Campus. For Streatham Campus there is likely to be a mismatch between supply and demand in the short to medium term particularly in light of planning issues.

Streatham Campus has limited capacity to meet the housing needs of the Schools relocating as well as the student growth expected from existing Schools on site. Such demand will largely have to be met by the Private Sector.

13 CONCLUSION

Much of the accommodation at St Luke's Campus is inflexible and in need of modernisation. Anticipated growth in student numbers will put a further strain on the existing capacity of the accommodation. A do nothing option is unlikely to be acceptable if a fit for purpose estate is required.

The Options considered have the following net cost implications:-

ST LUKE'S CAMPUS RELOCATION

Expected Growth:

Option	Net Cost
1. All Schools stay at St Luke's	£43.1million
2. SHS to Streatham	£40.2million
3. All Schools move to Streatham	£47.6million

Aspirational Growth:

Option	Net Cost
1. All Schools stay at St Luke's	£54.6million
2. SHS to Streatham	£51.4million
3. All Schools move to Streatham	£62.8million

These net costs are considered to be minimum figures and are based upon today's prices with no inflation allowed. Significant building inflation costs can be expected for projects which have distant start dates.

The costings are for comparative evaluation. On selecting a preferred Option it is recommended that a detailed study is undertaken of that Option.

The Net Cost for Option 3 includes the benefit of disposal receipts for St Luke's Campus and associated properties. These receipts are also based at today's date but achieving of such receipts are not free of doubt due to planning issues and could not be expected before vacation of St Luke's.

The net costs exclude opportunity costs to the University from loss of expansion land at Streatham which arises from Options 2 and 3.

Option 1 represents the medium cost option with no capital receipt from St Luke's. To meet future needs new build provision will be required for both expected and aspirational growth as well as refurbishment and backlog maintenance. Achieving planning approval for extensive new build particularly for aspirational growth appears remote. Furthermore, this Option would require a strict adherence to a phased new build plan to allow the Schools to decant prior to refurbishment. The extent of works required is likely to have an impact on the running of St Luke's Campus.

ST LUKE'S CAMPUS RELOCATION

Option 2 represents the lowest cost option and again with no capital receipt. It has the least impact (compared to Option 3) on Streatham Campus both in terms of opportunity costs and residential needs. Relocation of SHS to Streatham allows PMS and SELL under expected growth to meet educational space needs on St Luke's and to take up residential accommodation made surplus by some of the students from SHS. SHS is able to move to an available existing building with only limited new build required, SHS will also gain from existing support space and enhanced synergies with existing Schools at Streatham Campus. Option 2 appears to have more certainty in delivery with planning low risk. Disruption to the businesses of the Schools is likely to be lower than Option 1.

Option 3 represents the highest cost option despite disposal receipts from St Luke's and associated properties. It has the highest impact on Streatham in terms of new build provision for academic, social and support space and reduces future expansion land for the existing Schools on Campus. It represents the greatest opportunity cost to the University. Option 3 will have a major impact on student residential needs. Demand will far exceed supply. Meeting residential demand is not free of doubt in planning terms.

Achieving planning for significant expansion of St Luke's accommodation for educational needs except in the case of Option 2 under expected growth for limited replacement, infill or limited new build will be difficult.

Achieving planning consent for alternative uses other than for student housing at St Luke's is likely to be problematical and could effect disposal proceeds.

Yours faithfully

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