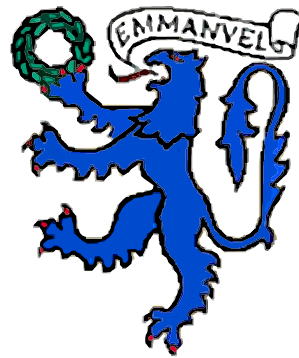


EMMANUEL COLLEGE



GRADUATE ACCOMMODATION REVIEW

Emmanuel College Graduate Accommodation Review

Introduction

This review looks at most of the houses in which Emmanuel College graduates will be residing for the next academic year. It includes the outcome of the discussion the MCR had with the bursar on the 14th September. Recommendations are made here to improve the quality of this accommodation. It concerns itself mainly with:

1. Cooking facilities

The MCR believes this is a critical point, as graduates have to cook all year round, even when the kitchens are shut. We also believe that graduates should have a reasonable choice of cooking facilities, not to mention the fact that College accommodation should be up to HMO standards in this respect.

2. Washing facilities

The MCR agreed with the bursar that these should be provided and improved for each graduate house. There are currently significant problems for graduates being able to use the College facilities both in and out of term-time:

- i. The North Court laundry is severely limited in capacity, especially during term-time, even though there is a 'graduate' allocated machine (with no drier). One machine between an estimated 50 graduates. Graduates find it very difficult to come in and out of college during a 3-hour period, especially if they work further away.*
- ii. The Hostel laundry is closed during some parts of the vacation, and during term-time offers a slow turn-around time.*

The MCR committee regard these points as very important for the good morale of graduates. Other suggestions here (apart from where mentioned) may be important, but not as important.

This report is not meant to be a general whinge at all, however if Emmanuel College is to provide accommodation to graduates, which we recognise that we are fortunate to have, then we believe it should be at a comparable quality to privately rented houses, within reason.

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22 Parkside

Overview

22 Parkside could be a first-class graduate house. The MCR Committee are aware that improvements are being made over time, however there are some issues which *urgently* require attention

Good Points

1. Spacious rooms
2. Proximity to college

Bad Points

1. First floor kitchen:

There are 11 people living in Parkside, sharing between two kitchens.

The kitchen on the first floor also acts as a bathroom (see Figure 1) The kitchen is extremely cramped, and there is approximately 0.18m² of worktop area. A fridge and microwave almost blocks the way. Two electric hobs have been removed. A severe lack of cupboard space in this kitchen means that all shelves and the sink area rapidly become cluttered up with cooking utensils and crockery. A thin wooden partition separates the Kitchen from the bathroom.



Figure 1 - Upstairs Kitchen in 22 Parkside

This area is clearly too small to be a kitchen and bathroom, therefore we recommend that the adjacent bathroom be removed, and the kitchen extended to fill the space. An oven with four hobs should be put in, as well as an extra fridge. Cupboards should be created under an extended worktop.

2. Basement kitchen

This Kitchen (see Figure 2) appears to have satisfactory cupboard space for a house that accommodates 11 people (based on 1 cupboard per person). The worktops are new and clean. The presence of only one oven and four hobs *contravenes* the legal minimum standard (see Appendix A). For a house containing 11 people, 3 ovens each containing four hobs would be required. The amount of worktop space available (approx 2.5m²) is well below that of the minimum legal requirement (0.6m² per 2 people). There is one fridge in this kitchen (so bringing the total of fridges in Parkside to 2 between 11 people – well below the legal minimum standard of 0.08m³ per person). The paint on the walls is starting to peel off.



Figure 2 - Basement Kitchen of Parkside

If the improvement to the upstairs kitchen were made (in respect of an extra oven), then only one extra oven would be required. The fridge space urgently requires increasing: if the law is adhered to, then an extra four fridges are required (however it would make sense to either provide a fridge in each room, or one fridge between two people)

It would make sense to keep this kitchen, and create another kitchen one of the unused rooms in the basement currently containing only junk:



Figure 3 - Unused room in Parkside containing only junk

3. Laundry facilities

Currently there are no laundry facilities in 22 Parkside

The room below (also stuffed with junk) could be cleared to allow space for a washing machine and tumble-drier. Its proximity to water pipes means that it could easily (and cost-effectively) be plumbed. A small window to the back garden also could provide adequate ventilation for the drier. We recommend that a deep freezer could be added to this room to enable graduates to store food. (Alternatively, fridge-freezers could be provided instead of fridges).



Figure 4 - Unused room in Parkside containing only junk

4. Bathrooms

Currently there are two bathrooms in Parkside and a small bathroom partitioned off from the upstairs 'kitchen'.

This is not enough for a house this size, and we recommend installing a shower room in the remaining unused room in the basement.

5. General state of Parkside

Parkside is in a very poor condition. With badly chipped woodwork (see Figure 5), aging, ripped and dirty carpets (see Figure 6) and dirty windows to name but a few.



Figure 5 - Chipped paintwork



Figure 6 - Old, dirty carpets

We recommend that the carpets be replaced as soon as possible, and the paintwork redone.

Summary Plan of Action

Critical improvements

1. Provision of required number of hobs and cookers
2. Installation of washing machine and drier into basement

Important improvements

3. Addition of freezers
4. Extension of upstairs kitchen
5. Creation of shower room in basement
6. Replacement of carpets
7. Renovation of paintwork

Longer-term improvements

8. Creation of extra kitchen in basement

Action to be Taken

It was agreed that 22 Parkside required a major overhaul. 22 Parkside was said to be “the next in line” for renovation, and work could start on it summer 2005.

The bursar recognised the current poor state of 22 Parkside and acknowledged that it may be possible to:

1. Improve the kitchen in the shorter term (by possibly clearing out a downstairs room full of junk, or improving the existing kitchen)
2. Inclusion of an extra oven downstairs
3. Install extra oven and fridge to attempt to bring the house closer to the required standard for HMO compliance.
4. Allow students to purchase brand new freezers for use in Parkside.

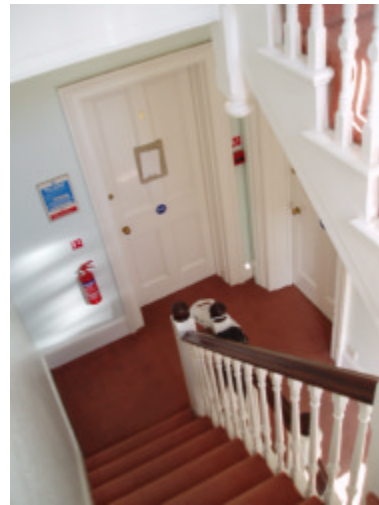
34 Warkworth Street

Overview

34 Warkworth Street has clearly traditionally been an undergraduate house, and has been decorated to a high standard. It is a good model for the standard of decoration that could be done in other houses.

Good Points

1. Well decorated
2. Close to college



Bad Points

1. Kitchens
Although the kitchens have been well decorated and a clean, there is a distinct lack of cooking facilities. There exist one pair of hobs in each kitchen, however neither microwave nor cooker. Fridges are provided in each room, so there are no freezing facilities



Figure 7 - 34 Warkworth Street Kitchen (basement)

There is clearly room for a microwave and an oven (see Figure 7), indeed there appears to be a unit missing where perhaps an oven was intended. We suggest that an oven should be provided in the kitchen, and a microwave (perhaps in the upstairs kitchen)

Currently, there being only four hobs between six people, this is not quite enough (only by a slight amount), so either a cooker with hobs should be provided, or one of the 2-hob sets should be replaced with a 4-hob set.

A freezer or fridge-freezer should ultimately be provided

2. Laundry facilities

Currently there are no laundry facilities in 34 Warkworth Street.

We recommend the installation of a washing machine in one of the kitchens.

Summary Plan of Action

Critical improvements

1. Provision of required number of hobs and cookers
2. Installation of washing machine

Important improvements

3. Addition of freezers

Longer-term improvements

Action to be Taken

The bursar agreed to the addition of at least one oven and microwaves as soon as possible.

Blantyre House

Overview

Blantyre house accommodates currently mainly undergraduates, however six rooms have been set aside this year for graduates. The overall state of Blantyre house is well decorated, clean and tidy, and carefully looked after by a most conscientious housekeeper.

Good Points

1. A well-decorated and maintained house
2. There exist washing facilities on hand
3. There are plenty of kitchens
4. There exists communal space including a TV room and a small dining room

Bad Points

1. Kitchens

The kitchens are virtually bare in terms of the cooking facilities provided. In all kitchens, there exists only a microwave and no hobs, which is insufficient for the needs of graduates who need to be able to cook all year round, especially when the kitchens are closed.



In Blantyre there are plenty of spaces for ovens (as can be seen in the pictures above), however sadly, they have not been fitted.

We recommend the installation of ovens and hobs, for use of the graduates. While the college does not as a rule provide ovens and hobs for undergraduates, we think that graduates should have access to such facilities. This is perhaps a little more difficult when the two are accommodated together. We think that a more satisfactory solution (for both grads and the college) would be to move these six grads in to a house on their own, with

proper cooking facilities, for example, 2 Warkworth Street (and the undergrads from there would move in to Blantyre)

For the shorter term, however, we think that the immediate provision of ovens and hobs (at least 4 between the six graduates) will be required.

Some kitchens also have a fair amount of space, and given that the communal area has space only for 4 people sitting down to eat (and is a considerable distance from some areas of the house), we recommend that a table and chairs be put in a kitchen closest to where the grads are to be situated.

Summary Plan of Action

Critical improvements

1. Provision of required number of hobs and cookers

Important improvements

2. Provision of a table and chairs in a suitably chosen kitchen
3. Installation of a freezer

Longer-term improvements

4. Moving the graduates to another house, for example 2 Warkworth street

Action to be Taken

The MCR welcomed the fact that hobs had been replaced since the report was submitted to the bursar.

The bursar also agreed to the provision of a combi-oven in a kitchen close to the graduates, for the use of the graduates living in Blantyre.

The bursar agreed with the MCR that it would be more desirable to put the graduates in a house of their own.

67 Glisson Road

Overview

While Glisson Road is an extremely spacious house, critical repairs and improvements are long overdue.

Good Points

1. Spacious rooms
2. Generous garden

Bad Points

1. Kitchens

There exists only one kitchen in 67 Glisson Road. It is quite incapable of being of sufficient quality and size for all graduates who use it (that is, 11!). There is one fridge in the kitchen, and one on the landing upstairs. The repair of the kitchen is fair, and there exists one oven for the whole house. There are no facilities for freezing food.

We propose that a second kitchen be created as soon as possible, possibly in room number 3, which has lain unoccupied for a long time (we understand the original idea was to turn this in to a kitchen). In order to make up for the lost room, the Grade 8 room could be divided (or another suitable room, so long as both rooms after division are of suitable quality).

Two additional freezers (or fridge-freezers) would be welcomed, as would one extra fridge. There would exist more than enough space in the additional kitchen to house these.

2. Washing Machines

There are no washing facilities in 67 Glisson Road at present, which means that the residents have to commute all the way in to College with their washing. This is obviously not an ideal situation by any means.

We propose that a washing machine and drier be installed, possibly in the room joined with room number 3 (which we propose to be the kitchen).

3. Decoration

Currently, the floor in the hallway and on the stairs of 67 Glisson Road is covered with “lino” (a cheap and nasty floor covering).

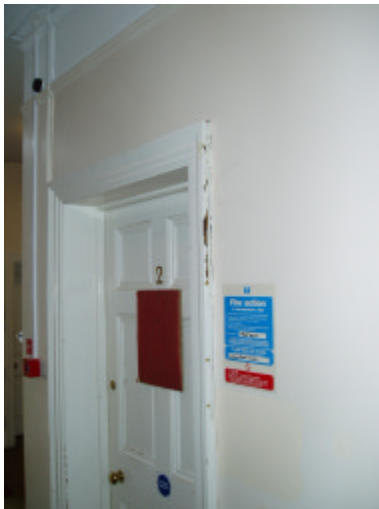


Figure 8 – Showing the Hallway of 67 Glisson Road

The “Lino” is coming apart in places, typically has hard-ingrained dirt, and is not really a good thing to use to decorate any quality accommodation!

We propose that, as in the rest of newly decorated Emmanuel College houses, it be replaced with a suitably chosen carpet.

The paintwork of the house is in a very shabby order as can be seen in the following figures.



We suggest that the house should be redecorated at the earliest possible opportunity, and brought up to the minimum standard that seems to be prevalent in other college accommodation.

4. Bathrooms

The bathrooms are in a poor state (see following figure there the tap continually drips leaving residue). There exists one poor shower in the house.



Figure 9 - A 67 Glisson Road Bathroom

We propose that the one shower in the house be restored and brought to a minimum standard, and one bath be fitted with a shower unit.

5. Bike Facilities

The only bike rack was removed from 67 Glisson Road earlier in the year in mysterious circumstances.

The bike rack should be replaced to allow for the securing of residents' bikes.

6. Heating

Residents have commented that the heating in the house is ineffective

The heating system should be looked at.

Summary Plan of Action

Critical improvements

1. Provision of a second kitchen, enabling the house to have the required number of hobs and cookers
2. Introduction of another fridge
3. Installation of washing machine and drier
4. Provision of another shower

Important improvements

5. Provision of a freezer
6. Installation of a bike rack
7. Mending of the heating
8. Redecoration of bath-rooms

Longer-term improvements

9. Removal of the 'Lino'

Action to be Taken

It had been hoped by the College that the renovation of 67 Glisson Road would have been finished by the new term (Tony Smith had pointed out that other more urgent matters had come up, and apologised for the delay).

The new kitchen, laundry and bathroom in 67 Glisson Road are expected by Christmas 2004.

The bursar pointed out that bike facilities should have been replaced, and would look in to why there are none.

43 Tenison Road

Overview

43 Tenison Road appears to be a well-decorated house,

Good Points

1. Some parts very well decorated
2. Well-kept garden

Bad Points

1. Kitchens

There are two kitchens in 43 Tenison Road. The downstairs kitchen contains an oven with four hobs, a large fridge and plenty of cupboard space for the residents. It is smartly furnished.



The upstairs kitchen is a little barer, containing another fridge, a small dining-room table, a few rudimentary shelves and a cooker. Both fridges provide negligible freezer space.

We suggest that a washing machine could be installed in the downstairs kitchen, perhaps in the place of the fridge (or the fridge could be mounted on top). The fridge could be replaced upstairs. A fridge-freezer could replace one fridge upstairs to add freezing-space, or a freezer unit could be added upstairs.

Paintwork

The paintwork in 43 Tenison Road is chipped and the wood beneath it in places is rotten.



Replace skirting board as required and repaint

Summary Plan of Action

Critical improvements

1. Provision of washing machine

Important improvements

2. Provision of a freezer unit
3. Renovation of paintwork

Longer-term improvements

Action to be Taken

The bursar agreed to a washing machine, so long as it can be plumbed in. (the MCR said they would speak to Tony Smith to see if one could be plumbed in)

33 Tenison Road

Overview

33 Tenison Road has just been completed.

Good Points

1. Newly decorated house
2. Not too far from College

Bad Points

Action to be Taken

The MCR would like to thank Buildings and Services for a first-class job.

285 and 287 Hills Road

Overview

285 and 287 Hills road are excellent acquisitions for Emmanuel College: they are spacious houses that provide accommodation that is conveniently close to Addenbrooke's hospital.

Good Points

1. Proximity to Addenbrooke's hospital (for medics)
2. Generous gardens
3. Large kitchen in 287 Hills Road

Bad Points

1. Kitchen

While the kitchen in 287 is spacious and newly refurbished, the kitchen in 285 is less so. There are 3 fridges in this kitchen (which could be considered sufficient), however only one cooker to be shared between 12 people, so breaking the requirement of 4 hobs per 5 people (another 2 cookers are required). There is negligible freezing space. A dining room table is provided along with four chairs. The furnishing is fairly new and clean.



We recommend replacing a fridge with a fridge/freezer unit, or indeed adding a freezer unit to the kitchen (or just outside where there is space). More hobs urgently need adding to this kitchen; we suggest the addition one other cooker (we appreciate that three cookers, although required, cannot easily be fitted in to the kitchen unless another room is sacrificed).

2. Communal Space

There is no communal space provided in 285 Hills Road apart from in the kitchen. It is hard to imagine that this could be enough space for the residents of 285, however 287 offers a larger kitchen for communal space.

One possibility is to convert one room in either 285 or 287 Hills road (currently the case where one room has been commandeered by the residents as it is not being used) and put a few chairs in it. This means losing one room (which the MCR are not particularly happy about) so another could be created by dividing a room in 67 Glisson Road or 22 Parkside.

3. Car Parking

There is not room for everyone who wants to can park their cars. Given that the bus service is unsatisfactory for the needs of some medics who need to travel to places that are served infrequently by buses, more car parking would be gratefully received.

Find out if the residents could use any Emmanuel Car-parking facilities.

Summary Plan of Action

Critical improvements

1. Provision of the required number of hobs and cookers

Important improvements

2. Addition of a freezer unit

Longer-term improvements

3. A second kitchen area (perhaps upstairs)
4. Provision of dedicated communal space (when Emmanuel has enough rooms)

Action to be Taken

The bursar agreed that the 'spare room' could have continued use as a communal area, until it is required as a room (although it would not be required as room, if another were made available somewhere else).

Park Lodge

Overview

Park Lodge is a large graduate house that accommodates 4 people. It is arranged in 3 parts.

Good Points

1. Proximity to College
2. Some rooms spacious

Bad Points

1. Kitchen

At present, there are two kitchens in Park Lodge. One is situated on the ground floor, and the other on the first floor of the 'main' building. The kitchen on the ground floor is fairly small; however it functions well as a kitchen. It contains a cooker with four hobs, two fridges and a useful food-storage cupboard. The upstairs kitchen is spacious, and contains at present one cooker (including 4 hobs) and a refrigerator. Most of the space in the upstairs kitchen is 'unused'. There are in all 8 cupboards in both kitchens.

[Picture]

To comply with the council's rule, an extra 4 hobs will be required, so we suggest that another cooker is purchased (and placed upstairs) and more cupboards are provided.

2. Washing Facilities

There are no washing facilities in Park Lodge. While Park Lodge is close to College, and the facilities of College can be used by the residents, it is often not possible as some residents work far from College (for example, while working on the West Cambridge site it is not possible to come in and out of college in a single 3-hour period to complete one's washing in the North Court laundry. The Hostel laundry provides some help, however grads require a little more control over how clothes are washed: temperature, spin speed etc. Over the last summer, only one machine was available in North Court, and the hostel laundry was shut leaving inadequate facilities.)

We suggest that a washing machine and drier be placed either in the upstairs kitchen or in the basement.

3. Bathrooms

There is only one working bathroom (another is disused), and one shower-room in Park Lodge. Hot water is not an assured commodity.

We urgently suggest that the disused bathroom (opposite room 9) be brought back in to use - currently it functions as a 'store-room' for the rather small room 9. A simple shower could be installed in to the bath in the bathroom opposite room 2. The hot water supply should be fixed.

4. Room 9

Room 9 measures slightly less than the Council's recommended minimum floor space of 6.5m².

Room 9 should cease to be a bedroom (a room could be created somewhere else: perhaps from a room in Parkside or 67 Glisson Road). We recommend that it be turned into set in the long run.

Summary Plan of Action

Critical improvements

1. Provision of the required number of hobs and cookers
2. Installation of washing machine
3. Resurrection of bathroom opposite room 9

Important improvements

4. Addition of a freezer unit

Longer-term improvements

5. Alteration of room 9

Action to be Taken

The bursar gave his permission for an extra fridge for the kitchen upstairs in Park Lodge.

There was discussion with the bursar over the creation of a room from the downstairs kitchen (the MCR are against this idea in terms of the quality of room it would create, and the deprivation of kitchen facilities to the downstairs of Park Lodge). When the future layout of Park Lodge is decided, the bursar announced that:

1. The downstairs toilet (next to the back-door leading to the garden) could become a laundry (the MCR noted that the cellar of Park Lodge could not be used as it was being used for 'other things')
2. Room 9 to be improved

It was acknowledged that Park Lodge would be a lower priority than 67 Glisson Road and Parkside.

Suffolk House

Overview

Suffolk house is a converted Bed and Breakfast. It is a valuable acquisition for the graduates of the College.

Good Points

1. A well-decorated and maintained house
2. En-suite facilities
3. A large communal area
4. Newly redecorated kitchen
5. Laundry facilities
6. Generous garden

Bad Points

1. Distance to College
Suffolk house is an estimated 2.5 miles from College

Summary Plan of Action

Critical improvements

Important improvements

Longer-term improvements