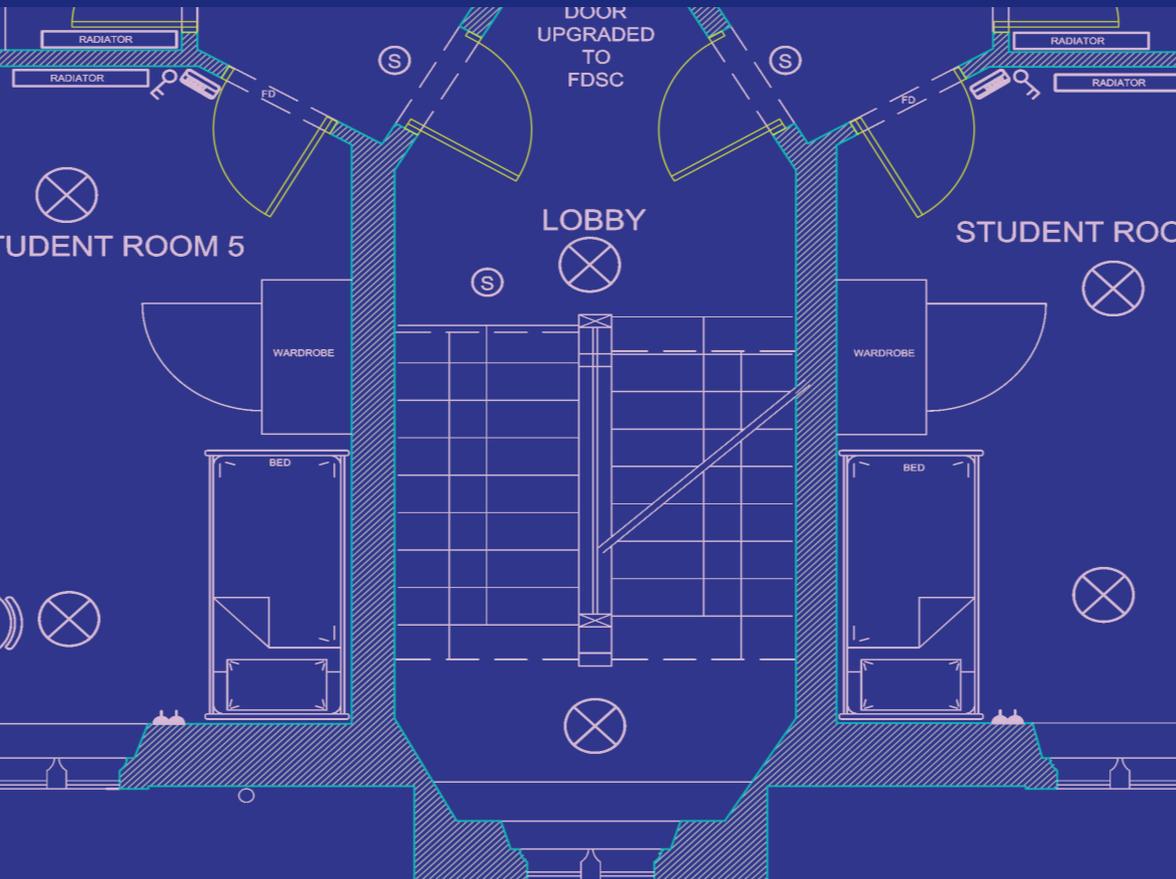




Emmanuel Staircase Refurbishment Programme

Why *your* support is so important

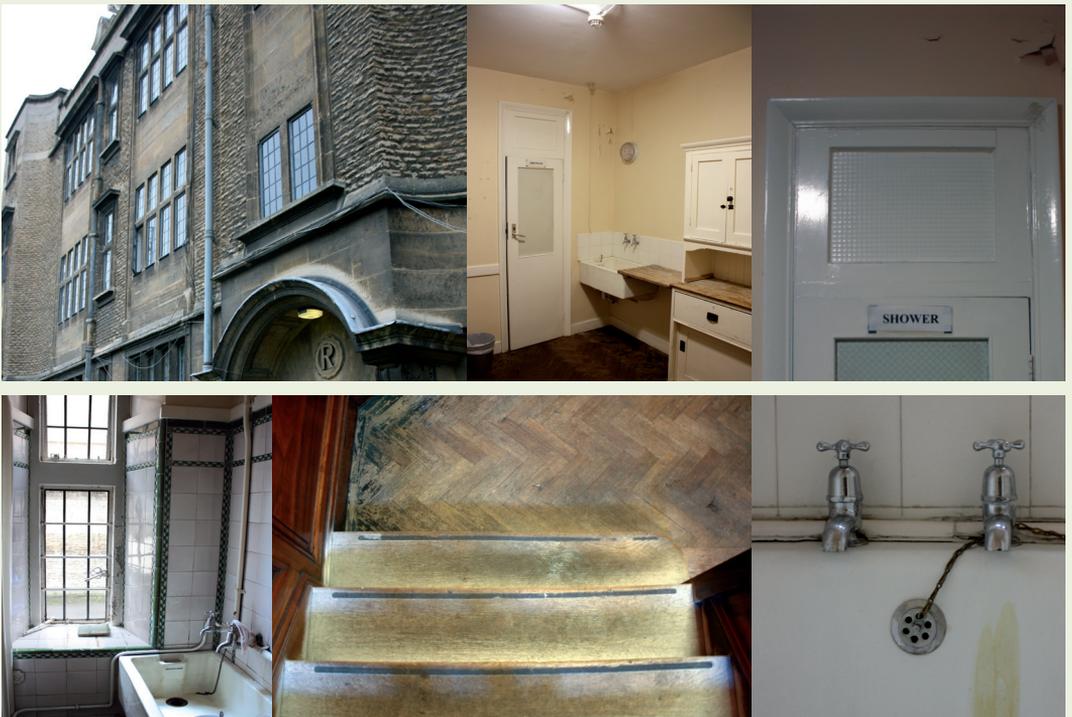


Ensuring our student accommodation meets the demands of the twenty-first century

The College's historic buildings and grounds are a national asset and we have a long tradition of looking after them. Preserving and developing them so that they continue to meet our needs, now and in the future, requires continual maintenance and investment.

North Court is a fine old building with a tiled roof and stone-mullioned windows, which was designed by Leonard Stokes and is particularly interesting because it is a very early example of a concrete structure. In 2009, the seven staircases were badly in need of remodelling and refurbishment. The buildings date back to 1913 and the accommodation and amenities they provided were not designed to meet the needs and expectations of twenty-first-century students.

Each staircase houses between 12 and 30 students, along with communal bathrooms and gyp rooms. The work required to refurbish each staircase is extensive, costly and disruptive and so we are refurbishing one staircase each year.





The newly refurbished staircases will ensure Emmanuel continues to attract the brightest students

The ability to attract the best students to Emmanuel is critical to the College's future and international reputation. The newly refurbished staircases will bring the student accommodation and amenities up to the high standards appropriate for one of the UK's top educational institutions.

The improvements includes the installation of modern bathrooms, gyp rooms, and the renewal of cabled and wireless IT connections. Every room will have intelligent energy-saving devices fitted, so that all electrical equipment, with the exception of the power supply for the refrigerator and computers, is turned off when the rooms are unoccupied. New condensing boilers are also being installed, which will give greater control over the heating and reduce heat losses. All are designed to raise living standards, lower maintenance and running costs, and reduce the College's carbon footprint.

The refurbishment programme is as challenging as it is costly

The total refurbishment of North Court presents many challenges, not just because the building is old, but also because it is listed. The fabric of the building is very strong but the interior has no floor or ceiling voids. This means there are no spaces to run new services such as ventilation, plumbing, drainage, electrical and IT provision. One solution is to lower the ceilings and create new voids within existing cupboards. Another innovation, which is both practical and aesthetically pleasing, is to install chair rails at waist height to hide IT cabling.

The programme for North Court is nearly half-way through and will take several more years

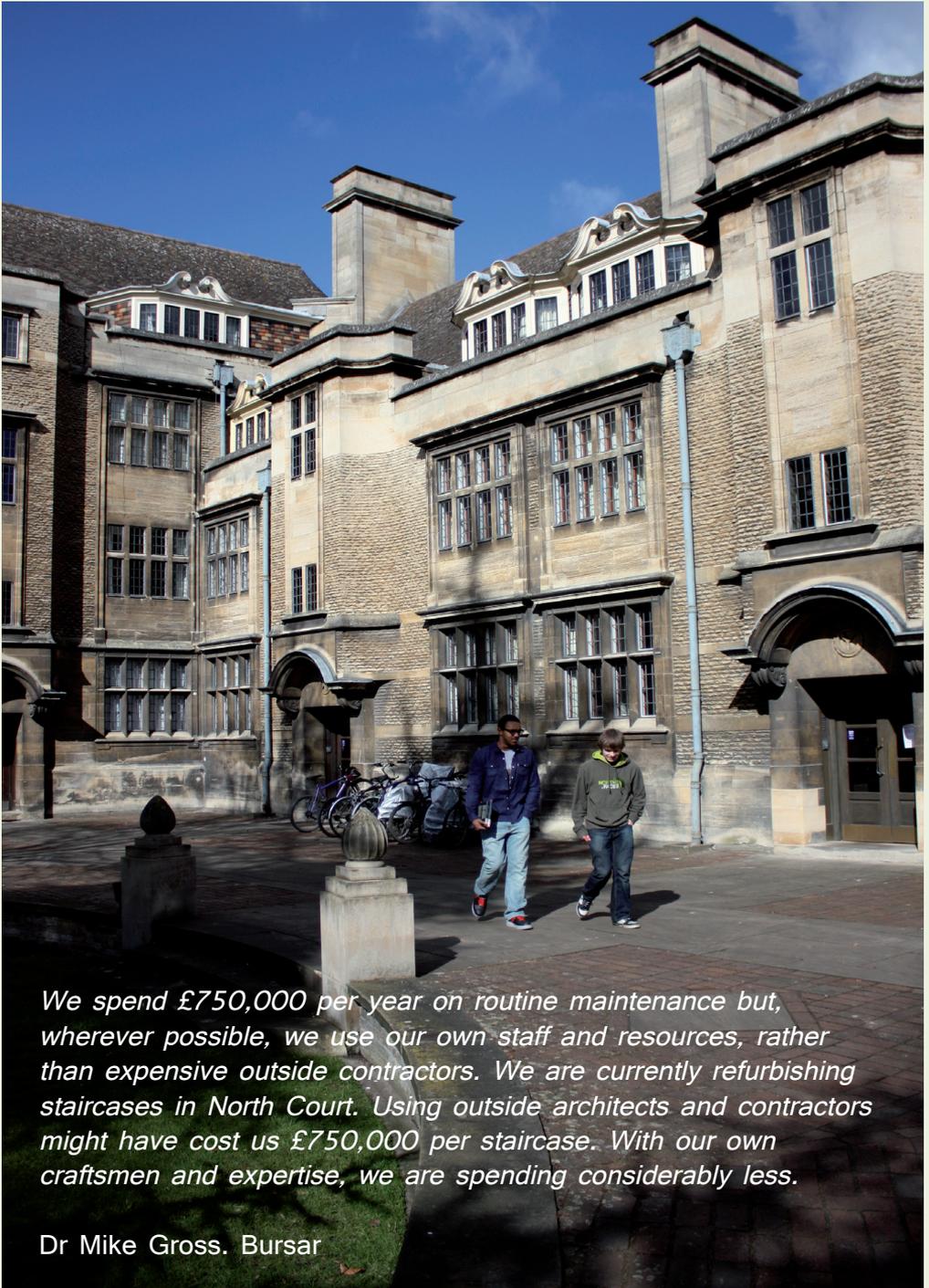
Staircases X, Y and Z are now finished and paid for. The cost of refurbishing staircase S, which is currently in progress, is estimated to be £402,600. Staircases Q, R and T will be completed in the following years. Once they are finished, we shall be turning our attention to South Court and starting work on the staircases there.

We are doing everything we can to keep the refurbishment costs down without compromising the scope or the quality of the improvements needed. However, as calls on College resources increase, funding the staircase refurbishment programme becomes ever more precarious unless we have the generous support of our Members.

Your contribution, whatever its value, will help us complete the refurbishment of North Court and then move on to South Court

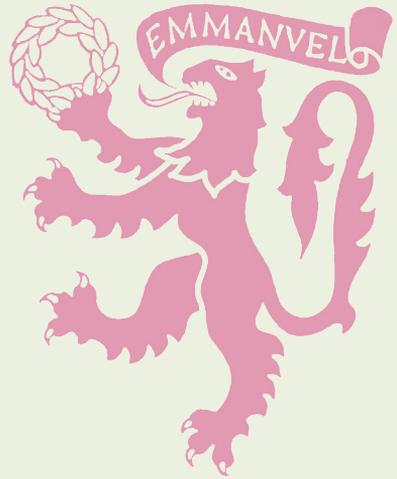
This will ensure that Emmanuel is able to continue to compete successfully with other educational institutions, at home and abroad, for the brightest students. This is why your donation is so important for the long-term future and international reputation of the College. So do please be as generous as you can.





We spend £750,000 per year on routine maintenance but, wherever possible, we use our own staff and resources, rather than expensive outside contractors. We are currently refurbishing staircases in North Court. Using outside architects and contractors might have cost us £750,000 per staircase. With our own craftsmen and expertise, we are spending considerably less.

Dr Mike Gross. Bursar



You can make your contribution by completing the enclosed donation form and returning it in the envelope provided. Alternatively, you can download a donation form or donate online at www.emma.cam.ac.uk/giving