

Field Description	Field Abbreviation	Field Length	Field Type	Field Version
Room area uplift	XUPLIFT02	13	Char	1.3.1

## VALID ENTRIES

A value rounded to three decimal places stored as character or '\_\_\_\_\_ ' (13 underscores) created for each of the derived fields specified below:

## DERIVED FIELDS

XUP_SMNIATEO	Room area uplift - Teaching offices NIA
XUP_SMNIATE	Room area uplift - Teaching not offices NIA
XUP_SMNIATET	Room area uplift - Teaching NIA total
XUP_SMNIAREO	Room area uplift - Research offices NIA
XUP_SMNIARE	Room area uplift - Research not offices NIA
XUP_SMNIARET	Room area uplift - Research NIA total
XUP_SMNIASO	Room area uplift - Support offices NIA
XUP_SMNIAS	Room area uplift - Support not offices NIA
XUP_SMNIAST	Room area uplift - Support NIA total
XUP_SMNIACS	Room area uplift - Support NIA associated with catering
XUP_SMNIALC	Room area uplift - Support NIA learning centre space
XUP_SMNIANRV	Room area uplift - Non-residential NIA vacant
XUP_SMNIANRO	Room area uplift - Non-residential NIA other
XUP_SMNIANRT	Room area uplift - Non-residential NIA total
XUP_SMNIAR	Room area uplift - Residential NIA
XUP_SMNIAT	Room area uplift - Total NIA
XUP_SMNIACT	Room area uplift - Total NIA commercial space
XUP_SMTESAA	Room area uplift - Teaching not offices specialist academic area
XUP_SMRESAA	Room area uplift - Research not offices specialist academic area
XUP_SMSAA	Room area uplift - Total specialist academic area

## REASON REQUIRED

This field is required to harmonise all higher education provider (HEP) returns to an equivalent of Net Internal Area (NIA), so that the Estates management record ratios use a consistent value of internal area across the sector.

## ADDITIONAL INFORMATION

The Estates management record (Cyy042) fields for:

- Net Internal Area (SpaceMeasurement.NetInternalArea); and
  - Specialist academic area (SpaceMeasurement.SpecialistAcademicArea)
- may be submitted to HESA either on the basis of 'Net Internal Area' (NIA) or 'Room area'.

**NIA** is the usable area within a building measured to the internal face of the perimeter walls at each floor level (Royal Institution of Chartered Surveyors (RICS) basis).

**Room area** is NIA less the width of internal walls and partitions.

The submitting HEP indicates which approach is used to measure the floor area for the total estate in the Space measurement field 'Total method of floor area measurement' (SpaceMeasurement.MethodofFloorAreaMeasurement.SMMFAT).

Where 'Room area' basis is used by the submitting HEP, HESA applies a 6% uplift to the values in the Net Internal

Area and Specialist academic area fields.

Note: The only field which is mandatory within Net Internal Area or Specialist academic area is Net Internal Area Non-residential NIA total (SpaceMeasurement.NetInternalArea.SMNIANRT). All others may therefore be null. However, if any of the fields are completed, validation exists to ensure 'Total method of floor area measurement' is returned as either N or R.

## DEPENDENT FIELDS

None

## TECHNICAL SPECIFICATION

All values submitted in:

- Net Internal Area (SpaceMeasurement.NetInternalArea); and
  - Specialist academic area (SpaceMeasurement.SpecialistAcademicArea)
- (20 fields in total) are to be returned as submitted, multiplied by 1.06 or returned as thirteen underscores in the corresponding XUP\_ field on the basis specified below:

1. If indicated in SpaceMeasurement.MethodofFloorAreaMeasurement.SMMFAT that Net Internal Area or Specialist academic area fields (if not null) were submitted using the Room area (R) method, then an uplift of 6% is applied in the corresponding XUP\_ field (i.e. value x 1.06 returned).
2. If indicated in SpaceMeasurement.MethodofFloorAreaMeasurement.SMMFAT that Net Internal Area or Specialist academic area fields (if not null) were submitted using the Net Internal Area (N) method, then no uplift is applied in the corresponding XUP\_ field (i.e. value x 1.00 returned).
3. If any of the Net Internal Area or Specialist academic area fields are null return '\_\_\_\_\_' (13 underscores) in the corresponding XUP\_ field.

Note to developers:

- i) Function to round value to three decimal places then convert to character.
- ii) Where a number is returned and converted to a character, padding to cccccccc.ccc is not required.
- iii) 13 characters are required to cope with a **potential** maximum submitted value of  $-9999999.999 * 1.06$  uplift. (Validation should prevent the return of a negative integer).

## TECHNICAL SPECIFICATION TABLE

1. If Net Internal Area or Specialist academic area field is not null and SpaceMeasurement.MethodofFloorAreaMeasurement.SMMFAT = N (NIA):

Cyy042 field	Value	Space Measurement. MethodofFloor Area Measurement. SMMFAT	Processing	Return as derived
SpaceMeasurement.NetInternalArea.SMNIATEO	Not null	N	SMNIATEO value returned	XUP_SMNIATEO
SpaceMeasurement.NetInternalArea.SMNIATE			SMNIATE value returned	XUP_SMNIATE
SpaceMeasurement.NetInternalArea.SMNIATET			SMNIATET value returned	XUP_SMNIATET
SpaceMeasurement.NetInternalArea.SMNIAREO			SMNIAREO value returned	XUP_SMNIAREO
SpaceMeasurement.NetInternalArea.SMNIARE			SMNIARE value returned	XUP_SMNIARE
SpaceMeasurement.NetInternalArea.SMNIARET			SMNIARET value returned	XUP_SMNIARET
SpaceMeasurement.NetInternalArea.SMNIASO			SMNIASO value returned	XUP_SMNIASO
SpaceMeasurement.NetInternalArea.SMNIAS			SMNIAS value returned	XUP_SMNIAS
SpaceMeasurement.NetInternalArea.SMNIAST			SMNIAST value returned	XUP_SMNIAST
SpaceMeasurement.NetInternalArea.SMNIACS			SMNIACS value returned	XUP_SMNIACS
SpaceMeasurement.NetInternalArea.SMNIALC			SMNIALC value returned	XUP_SMNIALC
SpaceMeasurement.NetInternalArea.SMNIANRV			SMNIANRV value returned	XUP_SMNIANRV
SpaceMeasurement.NetInternalArea.SMNIANRO			SMNIANRO value returned	XUP_SMNIANRO
SpaceMeasurement.NetInternalArea.SMNIANRT			SMNIANRT value returned	XUP_SMNIANRT
SpaceMeasurement.NetInternalArea.SMNIAR			SMNIAR value returned	XUP_SMNIAR
SpaceMeasurement.NetInternalArea.SMNIAT			SMNIAT value returned	XUP_SMNIAT
SpaceMeasurement.NetInternalArea.SMNIACT			SMNIACT value returned	XUP_SMNIACT
SpaceMeasurement. SpecialistAcademicArea.SMTESAA			SMTESAA value returned	XUP_SMTESAA
SpaceMeasurement. SpecialistAcademicArea.SMRESAA			SMRESAA value returned	XUP_SMRESAA
SpaceMeasurement. SpecialistAcademicArea.SMSAA			SMSAA value returned	XUP_SMSAA

Else

2. If Net Internal Area or Specialist academic area field is not null and  
SpaceMeasurement.MethodofFloorAreaMeasurement.SMMFAT = R (room area):

Cyy042 field	Value	Space Measurement. MethodofFloor Area Measurement. SMMFAT	Processing	Return as derived
SpaceMeasurement.NetInternalArea.SMNIATEO	Not null	R	SMNIATEO value x 1.06	XUP_SMNIATEO
SpaceMeasurement.NetInternalArea.SMNIATE			SMNIATE value x 1.06	XUP_SMNIATE
SpaceMeasurement.NetInternalArea.SMNIATET			SMNIATET value x 1.06	XUP_SMNIATET
SpaceMeasurement.NetInternalArea.SMNIAREO			SMNIAREO value x 1.06	XUP_SMNIAREO
SpaceMeasurement.NetInternalArea.SMNIARE			SMNIARE value x 1.06	XUP_SMNIARE
SpaceMeasurement.NetInternalArea.SMNIARET			SMNIARET value x 1.06	XUP_SMNIARET
SpaceMeasurement.NetInternalArea.SMNIASO			SMNIASO value x 1.06	XUP_SMNIASO
SpaceMeasurement.NetInternalArea.SMNIAS			SMNIAS value x 1.06	XUP_SMNIAS
SpaceMeasurement.NetInternalArea.SMNIAST			SMNIAST value x 1.06	XUP_SMNIAST
SpaceMeasurement.NetInternalArea.SMNIACS			SMNIACS value x 1.06	XUP_SMNIACS
SpaceMeasurement.NetInternalArea.SMNIALC			SMNIALC value x 1.06	XUP_SMNIALC
SpaceMeasurement.NetInternalArea.SMNIANRV			SMNIANRV value x 1.06	XUP_SMNIANRV
SpaceMeasurement.NetInternalArea.SMNIANRO			SMNIANRO value x 1.06	XUP_SMNIANRO
SpaceMeasurement.NetInternalArea.SMNIANRT			SMNIANRT value x 1.06	XUP_SMNIANRT
SpaceMeasurement.NetInternalArea.SMNIAR			SMNIAR value x 1.06	XUP_SMNIAR
SpaceMeasurement.NetInternalArea.SMNIAT			SMNIAT value x 1.06	XUP_SMNIAT
SpaceMeasurement.NetInternalArea.SMNIACT			SMNIACT value x 1.06	XUP_SMNIACT
SpaceMeasurement. SpecialistAcademicArea.SMTESAA			SMTESAA value x 1.06	XUP_SMTESAA
SpaceMeasurement. SpecialistAcademicArea.SMRESAA			SMRESAA value x 1.06	XUP_SMRESAA
SpaceMeasurement. SpecialistAcademicArea.SMSAA			SMSAA value x 1.06	XUP_SMSAA

Else

3. If Net Internal Area or Specialist academic area field is null return ' \_\_\_\_\_ ' (13 underscores):

Cyy042 field	Value	Space Measurement. MethodofFloor Area Measurement. SMMFAT	Processing	Return as derived
SpaceMeasurement.NetInternalArea.SMNIATEO	Null	Null, N or R	_____	XUP_SMNIATEO
SpaceMeasurement.NetInternalArea.SMNIATE			_____	XUP_SMNIATE
SpaceMeasurement.NetInternalArea.SMNIATET			_____	XUP_SMNIATET
SpaceMeasurement.NetInternalArea.SMNIAREO			_____	XUP_SMNIAREO
SpaceMeasurement.NetInternalArea.SMNIARE			_____	XUP_SMNIARE
SpaceMeasurement.NetInternalArea.SMNIARET			_____	XUP_SMNIARET
SpaceMeasurement.NetInternalArea.SMNIASO			_____	XUP_SMNIASO
SpaceMeasurement.NetInternalArea.SMNIAS			_____	XUP_SMNIAS
SpaceMeasurement.NetInternalArea.SMNIAST			_____	XUP_SMNIAST
SpaceMeasurement.NetInternalArea.SMNIACS			_____	XUP_SMNIACS
SpaceMeasurement.NetInternalArea.SMNIALC			_____	XUP_SMNIALC
SpaceMeasurement.NetInternalArea.SMNIANRV			_____	XUP_SMNIANRV
SpaceMeasurement.NetInternalArea.SMNIANRO			_____	XUP_SMNIANRO
SpaceMeasurement.NetInternalArea.SMNIANRT			_____	XUP_SMNIANRT
SpaceMeasurement.NetInternalArea.SMNIAR			_____	XUP_SMNIAR
SpaceMeasurement.NetInternalArea.SMNIAT			_____	XUP_SMNIAT
SpaceMeasurement.NetInternalArea.SMNIACT			_____	XUP_SMNIACT
SpaceMeasurement. SpecialistAcademicArea.SMTESAA			_____	XUP_SMTESAA
SpaceMeasurement. SpecialistAcademicArea.SMRESAA			_____	XUP_SMRESAA
SpaceMeasurement. SpecialistAcademicArea.SMSAA			_____	XUP_SMSAA