



ESTATES MANAGEMENT COMMITTEE

**Meeting held on Wednesday 13 February 2019
from 10.**

Present:

Professor Michael Arthur (Chair)
Ms Wendy Appleby
Dr Paul Ayris
Dame Nicola Brewer
Professor Stella Bruzzi
Mr Simon Cane
Dr Celia Caulcott
Professor Piet Eeckhout
Professor Mark Emberton
Professor Becky Francis
Ms Francesca Fryer
Mr Phil Harding
Professor Graham Hart
Professor David Lomas
Ms Collette Lux
Professor Ivan Parkin
Professor Alan Penn
Professor David Price
Professor Geraint Rees
Professor Sasha Roseneil
Mr Tom Rowson
Ms Fiona Ryland
Professor Anthony Smith
Professor Alan Thompson
Professor Nigel Titchener-Hooker

Apologies for absence were received from Dr Mike Cope, Mrs Lori Houlihan
and Ms Donna Dalrymple

Attendance: Ms Anne Marie O'Mullane (Minutes); Mr Michael Schuitevoerder, IoN-DRI
Programme Director; Mr Chris Shore, Director of Capital Projects

Preliminary Business

1. Matters Arising

- 1.1 The Committee noted that at its meeting on 15 November 2018 the Finance Committee approved the total project budget allocation of £24.5m for the Eastman Dental Institute and Medical School co-location project.

Item for Discussion

2. Director's Update - Oral Report

- 2.1 **Received:** #2285 (10.7.0) & (4) on 8.10.4370.11 (E) 0.26.00 7c [(O)4.1 (1)-10.4 (e) d -0.1Th.04 -0.2

The Committee also approved the initiation of negotiations for a 10 year nomination agreement (with break clauses) commencing in 2020/21 with 3rd party providers.

5. Student Accommodation Rent Setting 2019

5.1 Considered:

8. UCL School of Management Expansion

- 8.1 **Considered:** The Committee considered a proposal to lease another floor in One Canada Square (Option 1) and the possibility of leasing another floor in One Canada Square followed by a move to Wood Wharf in 2022 or later (Option 2) at EMC 3-7 (18-19). The location for School of Management postgraduate teaching at Canary Wharf had reached capacity.
- 8.2 The Provost noted that Option 2 would require an academic case to be submitted in this year's planning round. In addition, it would need to be demonstrated that it would be possible to retain research activity to a high level and that student satisfaction ratings would improve. Committee members commented on the need to manage carefully the impact on the opportunities for engaging in interdisciplinary study and the student experience as well as delivery of professional services support should undergraduate students move to Canary Wharf in the future.
- 8.3 **Resolved:** The Committee approved:
- (i) In principle the request to proceed with detailed negotiation for the acquisition of a further floor in One Canada Square. The financials for this acquisition would return for approval.
 - (ii) The continued exploration for pursuing Option 2 as per the stipulation set by the Provost.

9. Capital Approvals

25 Gordon Street

- 9.1 **Considered:** The Committee considered a request for funds to refurbish and modernise floors 1 to 4 of 25 Gordon Street for UCL Students' Union and the Faculty of Mathematics & Statistics at EMC 3-8 (18-19). Modernisation of floors 1-3 for the Students' Union use would enhance the student experience. The hand-over of 4th floor of Students' Union to the Department of Mathematics would address the urgent space need of UCL Mathematics and ensure their sustained contribution to UCL finances of £9m per annum.
- 9.2 **Resolved:** The Committee approved expenditure of £4,335,460 from the Interim £50m Capital Fund, to allow the UCL Students' Union/Maths Modernising programme to progress to completion of the construction works, following contract award.

10. Acquisition / Leasehold Approvals

10 – 11 Montagu Street

- 10.1 **Considered:** The Committee considered a

8-11 Queen Square

10.3 **Considered:** The Committee considered a request to extend the lease at 8-11 Queen Square for 10 years from April 2021 at EMC 3-10 (18-19).

10.4 **Resolved:** The Committee approved the lease extension of 8-11 Queen Square for 10 years from April 2021, and approved recurrent expenditure and uplifted the property budget accordingly:

- Rent: In the region of £100,000 pa (no VAT)
- Service charge: £37,000 pa
- Rates: £7,000 pa
- Utilities: £40,000 pa

The Committee approved the Solicitors' costs for lease £9,000 (incl. VAT).

Student Central

10.5 **Considered:** The Committee considered a request to extend the lease on space at Student Central for a term from 1 August 2019 to 31 July 2022 at EMC 3-11 (18-19) for use by the Media Lab and Medical Physics. The Committee noted that the Media

13. Date of next meeting of the Estates Management Committee

- 13.1 The date of the next meeting of Estates Management Committee was Wednesday 29 May 2019 from 10.00am to 12.00 noon.

14. Any Other Business

- 14.1 It was agreed that in future, the Committee would like to see an update on the amount of expenditure involved should all items be approved on the agenda and the implications of, for example, impacts on contribution targets. This would be a separate item on the agenda.