



## ESTATES MANAGEMENT COMMITTEE

Wednesday 22 October 2014

### MINUTES

*PRESENT:*

President and Provost (Chair)  
Dame Nicola Brewer  
Professor Nick Brook  
Professor Stephen Caddick  
Professor Anthony Finkelstein  
Professor Mary Fulbrook  
Professor Dame Hazel Genn  
Mr Andrew Grainger  
Mr Phil Harding  
Mr Rex Knight  
Mr Derfel Owen (Secretary)  
Professor Alan Penn  
Professor David Price  
Professor Geraint Rees  
Professor Anthony Smith  
Mr Dave Smith  
Professor Sir John Tooke  
Professor Jonathan Wolff

In attendance: Ms Valerie Hogg.

Apologies for absence were received from Professor David Lomas, Professor Alan Thompson and Professor Graham Hart

**Preliminary Business**

**1 MINUTES OF THE MEETING HELD ON 10 SEPTEMBER 2014**

***Confirmed:***

- 1.1 The Minutes of the meeting of EMC held on 10 September 2014 [*EMC Mins 1-3. 10.08.14*]

**CONFIDENTIAL TO THE COMMITTEE**

**2. CONFIDENTIAL MINUTES OF THE MEETING HELD ON 10 SEPTEMBER**

***Confirmed:***

- 3.1 The Confidential Minutes of the meeting of EMC held on 10 September [*EMC Mins.4-5 10.09.14.*]

**3. MATTERS ARISING FROM THE CONFIDENTIAL MINUTES**

**3A Finance Committee and Council approval of recommendations from EMC**

***Noted:***

- 3A.1 At its meeting on 10 September 2014, EMC approved the following proposals which were subsequently referred to, and approved by, FC at its meeting on 23 September 2014:

- The QEOP final business case
- The draft UCL Capital Programme 2014 to 2023

These proposals are referred to Council for approval at its meeting on 20 October 2014 after the agenda and papers were circulated.

***Reported***

- 3A.2 The Provost reported that Council had approved both proposals at its meeting on 20 October 2014.

***Matters for Discussion and Approval***

**4. CPSC MINUTES: ACTIONS AND DECISIONS**

***Received:***

- 4.1 The progress report as set out at EMC 2-09 (14-15)

## 5. UPDATED CAPITAL PROGRAMME – CPSC DECISIONS

### ***Noted:***

- 5.1 The progress report at EMC 2-10 (14-15) and EMC 2-10 (14-15) ANNEX 1

### ***Discussion***

- 5.2 The committee welcomed the important role played by CPSC in managing and overseeing project expenditure. This will be critical to demonstrating to Finance Committee and Council that major estates projects can be managed effectively and within budget.

## 6 WILKINS TERRACE, LOWER REFECTORY AND BLOOMSBURY THEATRE INCREASED COSTS

### ***Received:***

- 6.1 The recommendation as set out at EMC 2-04 (14-15)

### ***Reported:***

- 6.2 The Vice Provost (Operations) explained that this item had been discussed in detail at CPSC. The project had been revisited by CPSC because it had become necessary to grow the budgets in response to developments outside UCL's control. The additional funds required for the Wilkins Terrace project are relatively low given the complexity of the project, but are necessary because current market conditions in London are driving up costs and obstacles with the building work have been identified that were not apparent at the outset.

### ***RESOLVED – for recommendation to Finance Committee:***

- 6.3 The recommendation as set out at EMC 2-04 (14-15)

## 7. BENTHAM HOUSE

### ***Received:***

- 7.1 The recommendation as set out at EMC 2-05 (14-15)

### ***Reported:***

- 7.2 The Vice Provost (Operations) explained that this item had been discussed in detail at CPSC. The additional funds required for Bentham House had been anticipated as a risk when the project was initially approved by Council in July 2013. English Heritage had reviewed the project and confirmed a grade 2 listing for the building. English Heritage's process caused considerable project delay with resulting inflationary cost increases and, as a result, the more onerous requirements of the listed status have added significant costs.

### ***RESOLVED – for recommendation to Finance Committee:***

- 7.3 The recommendation as set out at EMC 2-05 (14-15)

## 8. HERE EAST

### ***Received:***

- 8.1 The proposal, as set out at EMC 2-06 (14-15)

### ***Reported:***

- 8.2 The Vice Provost (Operations) reported that in the search for alternative premises for The Faculties of Engineering and The Built Environment to house facilities previously proposed (and approved) at Tufnell Park, two alternative and quite distinct solutions had been identified.
- 8.3 The Vice Provost explained that the proposal for HereEast was at an early stage of development and the need for approval has been accelerated due to the imminent deadline to commit, or not, to the alternative, option at Star Lane. The size, nature and location of the premises at HereEast mean that it can accommodate functions well beyond those envisaged for Star Lane. The HereEast opportunity could also provide a potentially important “staging post” for the UCL East development, with the potential to mitigate risk of delay to that programme.

### ***Discussion***

- 8.4 The Dean of Faculty of Engineering and the Dean of the Faculty of the Built Environment expressed their support for the proposal, citing the opportunities for additional capacity and facilities at HereEast as too important to be missed at this stage.
- 8.5 The Vice Provost (Research) highlighted the significant potential for developing new and innovative partnerships with other organisations based near HereEast that could make an important contribution to UCL’s research profile and alignment of activity with the strategic priorities of research funders.
- 8.6 It was noted that the costs of proceeding with the HereEast opportunity were significantly higher than Star Lane and the previous proposition in Tufnell Park. The Vice Provost (Operations) explained that these costs would be addressed in two ways, initially by reprioritising costs elsewhere in the capital programme and over the long-term by generating income from the additional facilities available for teaching and commercial activity.

### ***APPROVED:***

- 8.7 The proposal, to withdraw from negotiations for Star Lane and proceed with detailed negotiations for the acquisition of premises at HereEast, as set out at EMC 2-06 (14-15)

## 9. TORRINGTON PLACE DATA CENTRE 3 (TP3)

### ***Received:***

- 9.1 The recommendation as set out at EMC 2-07 (14-15)

### ***Reported:***

- 9.2 The Director of Estates reported that detailed plans for the relocation of UCL’s data centre in Wolfson House were necessary to mitigate the significant disruption to the estate that is anticipated when building works begin on High Speed 2 (HS2).

- 9.3 Opportunities to relocate the data centre off-site had been explored but these were not feasible and therefore a solution at the Bloomsbury campus was necessary. The Basement of 1-19 Torrington Place presented the most feasible option. If this proposal was approved in principle by EMC, CPSC would discuss and approve a more detailed proposal in January 2015.

***Discussion:***

- 9.4 In response to a question, the Director of Estates explained that the significant costs projected for this project were a consequence of major construction work required to the basement to ensure it is suitable to host a large data centre and building work that would need to take place under some of the roads surrounding Torrington Place.

***APPROVED:***

- 9.5 The costs associated with Phase 1 and 2 of the proposal. Further discussion about the detail of the project and the timeline will take place at CPSC.

***Matters for Information***

**10. HIGH SPEED 2**

***Noted:***

- 10.1 The progress report as set out at EMC 2-08 (14-15)

**11. FORWARD LOOK**

***Noted:***

- 11.1 The above report at EMC 2-11 (14-15).

**12. PORTFOLIO SERVICES DASHBOARD**

***Noted***

- 12.1 The above report at EMC 2-12 (14-15).

**13. DATE OF NEXT MEETING**

***Noted:***

- 13.1 **The next meeting will be on 14 January 2015 at 8.30am in the Council Room.**

Derfel Owen

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