

GOLDSMITHS
University of London
COUNCIL
ESTATES COMMITTEE

Minutes of the meeting held on 27 February 2014

- Present:** Mr James Grierson (in the Chair), Ms Liz Bromley, Ms Catriona Boulton, Mr Dick Melly, Professor Natalie Fenton, Professor Robert Zimmer, Dr Juliet Sprake, Mr Conrad Grant.
- In attendance:** Mr Graham Gaskell Chief Executive of the Students' Union, Mr Andrew Lantry Head of Financial Accounts & Services, Mr Danny O'Sullivan Head of Residences, Catering and Conference Services, Mr Richard Groves Energy and Environment Manager, Ms Patsy Carter (Secretary).
- Apologies:** Professor Mark d'Inverno
 Mr David Mungall, Director of Development

OPEN BUSINESS

1 IDENTIFICATION OF ITEMS FOR DISCUSSION

The Committee noted that the substantive item for discussion would be the Capital Programme and Future Investment 2014-17.

2 MINUTES

Resolved:

that the Minutes of the meeting held 23 October 2013 be approved.

3 CAPITAL PROGRAMME & FUTURE INVESTMENT 2014 - 2017

- (i) to received the draft 2014 – 2017 Capital Programme Report **(B; 14-68)**

The Committee noted that the 2013/14 planning rounds held at the end of 2013 had set high target recruitment figures for each department and had created a unique set of problems for space allocation to accommodate the additional students for key courses. Chair's action had been sought to approve the allocation of additional funds, that had been set 'below the line' in the last year's budget to enable the completion of St James Hatcham Building by September 2014. The consequent reallocation of space, assuming completion of the works, would free up space that could be designated for alternative uses.

The Committee were invited to consider the additional refurbishment projects required to support target recruitment figures and to recommend to FRC that additional funds be allocated for these works. The draft budgets put forward for consideration had captured the proposals which had resulted in minor changes to the 3 year budget proposed for 2013-16. Included also

were additional funds requested for investment in infrastructure, which currently was in very poor condition and had failed in a number of locations in the last few months. Work had begun to analyse the financial impact of accelerating the projects.

It was noted that the budget round was still underway, with departments identifying further issues, and therefore the programme will remain subject to change until approved by Finance and Resources Committee and an update would be provided to the Estates Committee through the usual reporting process.

The Committee noted the following proposals;

(i) St James Hatcham Building

The original capital budget 2013/14 allowed for phase 1 and 2 works to St James Hatcham Building, i.e. external repairs and works to the upper floors. Phase 3 would provide the fitting out of the ground floor and would enable all the upper floors to be brought into use, together with the fitting out of WCs and ground floor space which would provide three seminar rooms and one performance space (to be allocated to the bookable pool), as well as central exhibition and social space. One large seminar room would be created on the top floor. The Committee discussed the additional budget required.

It was noted that the proposal did not currently include works to create the café space at the rear of the building, and it was being proposed that these works would be carried out as a separate project at a later date.

(ii) alterations to the Students' Union building to provide enhanced facilities in the Stretch Bar and Ground floor

A paper had been submitted to SMT in November 2013 setting out feasibility proposals for installation of new WC facilities at 2nd floor level and alterations and refurbishments at ground floor level would provide a social learning space. It was noted that the project would support prioritisation of capital investment in student-facing buildings and services, accommodate expanded student activities and maintain the financial sustainability of the Goldsmiths Students' Union. The proposal also included improvements to the stretch bar area, so that this could also be used for clubs and societies when not in use for functions. The Committee discussed the funding required.

4 CAPITAL AND MINOR WORKS PROJECTS – PROGRESS REPORT

the Committee were invited to note the progress achieved against capital and minor works projects for the last quarter and the attached appendices **(C; 14-69)**.

- a Budget
- b Programme 13-14
- c Risk

Noted:

(i) Richard Hoggart Building Reception and Forecourt

that the external repairs and landscaping works had been completed subject to snagging

and that the top coat to the tarmac areas would be carried out once external temperatures had risen above 12oC.

(ii) RHB Café and Quadrangle

that the works to the quadrangle included new bench style seating, new paving with decking beneath the feature tree and planting. Works to improve Taste bar and to replace some of the internal seating with a more informal layout including space for open access computers had been completed;

(iii) Fire stopping and refuges

that the installation of communication systems in the Ruther Building and the Library had been completed and there were detailed ongoing discussions with building control for the Education Building, Whitehead Building and Warmington tower;

(iv) Refurbishment of St James Hatcham Building

that works had commenced on site and the scheme had been granted planning consent in Dec 2013 and approval had been received from the Diocese of Southwark (freeholders). Minor comments were received from the approved inspectors and appropriate amendments had been incorporated into the scheme and that works were due for completion in September 2014.

(v) 5. 30-32 Lewisham Way

that refurbishment works had been carried out to 30-32 Lewisham Way to include upgrading of the fire alarms and emergency lighting, roof repairs, leveling of floors and repairs to stairs, opening up between the front and back rooms of no. 32, redecorations and re-carpeting, and refurbishment of the WCs. Additional window repairs have been identified, which will be let as a separate contract next summer.

5 REPORT OF THE TIMETABLING AND SPACE MANAGEMENT ACTIVITIES

Received:

Oral report from the Director of Estates & Facilities

It was noted that the Space Management Review Group would meet termly and a key focus for the Group would be to develop the campus space and Estates Aspirations principles. A fundamental principle would be that Academic Departments would be expected to arrange timetables for between the hours of 9-6 or 10-7 to ensure that departments took their share of unpopular teaching slots. A further principle would be to ensure the upgrade and standardisation of the AV equipment in teaching rooms.

The Committee raised concerns about the ability to accommodate the forecast increase in students and how this would impact on the existing teaching space offer. It was noted that a review of the existing teaching room types would be carried out to support future planning activities and that there would be a further 7 teaching rooms added to the central teaching room pool for the 14-15 academic year. The Committee commented that there was a need to remove the creation of bespoke space. In conjunction to this, there was a need to achieve better

visibility of how teaching spaces were being used and a project was being scoped to develop the use of the Syllabus Plus Timetabling system.

The Committee asked whether the Space Management Review Group could put in place a principle to standardise the type of furniture within teaching rooms, namely to achieve value for money and assist easy replacement and that students could be involved in an assessment exercise. The Committee were updated on the arrangements that were already in place to ensure flexible room set up through procurement of and use of flexible furniture.

6 ENVIRONMENT AND SUSTAINABILITY SUB-COMMITTEE

Received:

A report from the Environmental and Energy Manager (14-70)

Noted:

RE:FIT

- (i) that for phase one, part one, the installation of lighting had been completed with the exception of some areas within Deptford Town Hall (specialist lamps were on order) and the large pool area of Laurie Grove Baths (waiting until students move out in August). Sign off was ongoing;
- (ii) that the insulation install was approximately 95% complete with some areas in the student's residences would be completed in the very near future. Sign off for insulation project was on-going;
- (iii) that installation of the BMS (automatic controls) had been completed and was waiting for the completion of network points to allow full remote control of systems and training had been scheduled. Sign off was on-going;
- (iv) that the Library AHUs (ventilation equipment) installation had been completed and waiting commission and sign-off;
- (v) that the Rutherford Building AHUs had been delayed due to high winds and that the crane lift to move the AHUs was up coming, weather permitting, and pending this overall project completion would be by the middle of March 2014;
- (vi) that Salix had released funding.

South East London Combined Heat & Power (SELCHP)

The Committee noted that discussions had begun with the GLA, Lewisham and SELCHP and some feasibility work had taken place. The project was being proposed to address the need to reduce energy costs and carbon emissions. Good progress had been made so to reduce both, but there was only so much that could be done to reduce energy consumption from buildings. There were options in relation to reducing the emissions associated with the heat and that following an initial feasibility study carried out by external consultants to look into the options, the conclusion was that a connection to SELCHP should be made. It was proposed that a full

scope feasibility study should be carried out to establish the risks and benefits of such a connection, in order that a sound business case can be made.

A connection to SELCHP would assist with Goldsmiths ambitions for the new development at 1 St James and any new Halls of Residence that are planned. By receiving heat from a low carbon source, and via a local district heating network, the buildings would be compliant with Lewisham's Core Strategy Documents (Core Strategy Policies 8 and 9) – and will also be compliant with the carbon reduction aspirations contained in the Mayor of London's strategic document, The London Plan.

The Committee were informed of work that had started with Lewisham Council, the Department for Energy & Climate Change (DECC) and the Greater London Authority (GLA) on a funding bid to carry out a feasibility study into creating a local energy network between SELCHP and Goldsmiths, that would also include some of Lewisham Council's local housing. The likely total cost of the study was between £40 - £50k and funding from DECC would cover 66% of the cost. The balance would then be split with Lewisham. This study would be robust enough to present to potential funding bodies such as the Green Investment Bank, the London Energy Efficiency Fund (LEEF) or Salix, all of whom have expressed a willingness to fund the project.

The Committee noted the developments but emphasised that funding should not be seen as the driving force for taking projects forward.

Received:

Environmental and Sustainability Policy Statement – Review 2. The Committee were being invited to recommend approval to Council. (E:13-468 R2).

Through discussion the Committee questioned the performance targets commenting that they did not clearly show the targets (past and present) and what had been achieved since 2009.

The Policy would be reviewed and submitted to the next meeting for further discussion.

7 AOB

Noted:

- (i) that WIFI in Residences was being progressed;
- (ii) that the refurbishment of Batavia Mews had included the installation of WIFI

8 2013-14 ESTATES COMMITTEE DATES

The Committee were invited to note that the remaining 2013-14 meetings would be held on the following dates and times in Room 110, Deptford Town Hall building:

Wednesday 14 May 2014, 2.00pm
Wednesday 9 July 2014, 2.00pm.

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