



## ESTATES MANAGEMENT COMMITTEE

Wednesday 13 March 2013

### MINUTES

*PRESENT:*

President and Provost (*Chair*)  
Professor Stephen Caddick  
Professor Mary Collins  
Professor Anthony Finkelstein  
Professor Dame Hazel Genn  
Mr Andrew Grainger  
Mr Phil Harding  
Professor Graham Hart  
Mr Rex Knight  
Professor Alan Penn  
Professor David Price  
Professor Stephen Smith  
Professor Alan Thompson  
Professor Jonathon Wolf  
Professor Michael Worton

In attendance: Mr Jason Clarke (Secretary); Ms Valerie Hogg; Mr David Smith.

Apologies for absence were received from Professor Richard Catlow, Professor David Lomas, Professor Anthony Smith and Professor Sir John Tooke.

*Key to abbreviations*

EMC	Estates Management Committee
EU	European Union
HEI	higher education institution
IoO	Institute of Ophthalmology
LIDC	London International Development Centre
MEH	Moorfields Eye Hospital
SoP	School of Pharmacy

<p><b><i>Preliminary Business</i></b></p>
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**43    SERVICING OF EMC**

***Reported:***

- 43.1 The Chair reported that the servicing of EMC would from now on be undertaken by Academic Services (as the 'committee secretariat') and that the Director of Academic Services would be acting as meetings secretary for EMC, thus enabling the Director of Estates to focus on the substantive business of the Committee.

**44    MINUTES OF THE MEETING HELD ON 16 JANUARY 2013**

***Approved:***

- 44.1 The Minutes of the meeting of EMC held on 16 January 2013



**48 97 TOTTENHAM COURT ROAD: LEASE EXTENSION FOR UCL ENTERPRISE**

***Noted:***

48.1 The above proposal, as set out at EMC 4-3(12-13).

***Reported:***

48.2 UCL Business PLC and UCL Consultants Ltd currently occupy the second floor of 97 Tottenham Court Road under a lease arrangement held in UCL's name with the landlords, Derwent London. The lease expires on 5 August 2014 and approval was sought to extend the Lease to August 2018 and to also potentially take a lease for the first floor, subject to the satisfactory conclusion of ongoing discussions with Derwent London.

***RESOLVED:***

48.3 That EMC approve the proposal at EMC 4-3(12-13).

***[ACTION: Colin Plank, Nick Ayres – to note]***

**49 LEASE AT 170 TOTTENHAM COURT ROAD FOR THE INSTITUTE OF CARDIOVASCULAR SCIENCES**

***Noted:***

49.1 The above proposal, as set out at EMC 4-4 (12-13).

***Reported:***

49.2 The Institute currently shares space with UCL Partners on the third floor of 170 Tottenham Court Road. UCL Partners had offered the Institute the opportunity of sharing additional space on the fourth floor. The Committee's approval was being sought to enter into a sharing agreement with UCL Partners to secure this additional space, which would make an ideal location for a range of important activities.

***Discussion:***

49.3 It was noted that the source of funding to cover the funding shortfall on the fit-out costs had yet to be identified. Given the strategic importance of this project, it was agreed that the Chair, the Dean of the Faculty of Population Health Sciences and the Director of Finance & Business Affairs should liaise to resolve that issue.

***RESOLVED:***

49.4 That EMC approve the proposal at EMC 4-4 (12-13), subject to the point noted at Minute 49.3 above.

***[ACTION: David Smith – to note]***

**50 DISPOSAL OF PART 36 – 38 GORDON SQUARE, SCHOOL OF PHARMACY SHARE IN LIDC**

***Noted:***

50.1 The above proposal, as set out at EMC 4-5 (12-13).

***Reported:***

50.2 The Committee's approval was being sought for the above disposal which was supported by the SoP.

***RESOLVED:***

50.3 That EMC approve the proposal at EMC 4-5 (12-13).

***[ACTION: Colin Plank, Nick Ayres – to note]***

**51 PHYSICS BUILDING: REFURBISHMENT OF THE 2<sup>nd</sup> AND 3<sup>rd</sup> FLOOR TEACHING LABORATORIES**

***Noted:***

51.1 The above proposal, as set out at EMC 4-6 (12-13).

***Reported:***

51.2 The project would entail the refurbishment and re-configuration the two remaining undergraduate teaching laboratories in the Physics Building to provide updated facilities by upgrading the building. The project aligned with the teaching and working key strategy, which forms part of the Masterplan, to substantially improve quality and efficiency of such space and accommodate future change in teaching and working trends.

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

51.3 That EMC recommend approval of the proposal at EMC 4-6 (12-13) to Finance Committee.

***[ACTION: Greg Beach – to note]***

**52 ENVIRONMENTAL SUSTAINABILITY POLICY**

***Noted:***

52.1 The above policy at EMC 4-7 (12-13).

***Reported:***

52.2 The above paper sets out the recent review of the Environmental Sustainability Policy and key changes which had been made.

**RESOLVED – for recommendation to UCL Council**

- 52.3 That EMC approve the Environmental Sustainability Policy at EMC 4-7 (12-13) for recommendation to UCL Council.

**[ACTION: Richard Jackson, Nick McGhee – to note]**

<p><b>Items of Business for Discussion</b></p>
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**53 BLOOMSBURY MASTERPLAN: PROGRESS UPDATE**

**Noted:**

- 53.1 The above report at EMC 4-8 (12-13).

**Reported:**

- 53.2 The Director of Estates noted, *inter alia*, the following:

- An update of the Masterplan, which had been approved in July 2011, is underway.
- The underlying assumptions and conditions upon which the Masterplan had been based remained relevant today.
- In the eighteen months since the Masterplan had been approved, good progress had been made in its implementation. The School Estates Boards were working effectively in establishing academic priorities, which in turn influenced the specific projects which were ultimately submitted to EMC for approval.
- The Masterplan took into account UCL's current and future strategy for institutional growth and development.

**Discussion:**

- 53.3 There followed a wide-ranging discussion about the Masterplan, during which the following points were noted:

- Hard copies of the full Masterplan, including appendices, would be circulated to all members of EMC.
- There was a need for a stronger linkage between UCL's estate strategy and its financial strategy and its academic strategy for staff and student numbers.
- It was argued that the current external financial environment within which UCL, in common with other HEIs, was operating was less bleak than was predicted when the Masterplan was approved in summer 2011 and that this meant that some of the underlying assumptions upon which the Masterplan had been based should be reviewed.
- It would be important to ensure that the focus on the new campus development at Stratford did not distract attention from the estates needs of those activities based on the Bloomsbury campus.

- 53.4 In summing up the discussion, the Chair noted that the external financial situation remained uncertain, for it was far from clear what the outcatten.gprnTJCogprnTJCogprnTJCogpbsequn whi 0.000

university. As noted previously, he suggested that this should be a major item for discussion at the forthcoming Awayday.

**RESOLVED:**

53.5 That EMC welcome the progress report on the Bloomsbury Masterplan at EMC 4-8 (12-13).

**[ACTION: Andrew Grainger – to note]**

53.6 That hard copies of the full Masterplan be made circulated to members of EMC.

**[ACTION: Andrew Grainger]**

53.7 That the Masterplan be discussed at the forthcoming Awayday.

**[ACTION: Rex Knight – to note]**

**54 UCL STRATFORD: UPDATE**

**Noted:**

54.1 The above report at EMC 4-9 (12-13).

**Reported:**

