

Committee:	Property Committee
Date:	11 January 2012.
Subject:	Debrief on Student Centre
Author:	James Stevenson, University Secretary and Clerk to the Board of Governors
Executive sponsor:	Martin Earwicker, Vice Chancellor
Recommendation by the Executive:	To discuss the paper

Executive summary

1. Please see paper.

	Board/Committee	Date
Matter previously considered by:	Property committee	14 December 2011
Further approval required?	No	N/A

Communications – who should be made aware of the decision?	N/A
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Debrief on Student Centre

1. At its special meeting of 14th December 2011, the Property Committee gave detailed consideration to the final proposal for the construction of the Student Centre. The committee remained supportive of the overall aims of the Student Centre and noted the tight timeline for works to complete for the start of the academic year 2012/13.
2. During the discussion, independent governors raised concerns about how the business case set out the financial justification for the project and how it assessed benefits of the proposal to LSBU as a whole.
3. The committee requested the following matters to be clarified as soon as reasonably practicable:
 - a clear financial analysis of costs and benefits of proceeding;
 - a standard NPV calculation;
 - in relation to the archaeology risk (believed by the executive to be low), quotes for insuring against the risk.
4. On 16th December 2011, an addendum to the business case was circulated by e-mail to the members of the Property Committee, which clarified these matters.
5. Subsequently, members of the committee confirmed their approval of the proposal and on 20th December 2011, the ten day “standstill” period commenced. The award of the contract to Mansell Construction Services Ltd will be made early in January 2012.
6. As requested by the Committee, a further special meeting has been arranged for 11th January 2012, at which members will discuss the approach expected for the consideration of the proposal for the Enterprise Centre project in the first quarter of 2012. This matter is dealt with later in the agenda.
7. In addition, the meeting of 11th January 2012 is an opportunity for the Executive to reflect on what lessons have been learned from the approvals process for the Student Centre, with the aim of applying this learning to the Enterprise Centre approvals process.
8. The members of the Student Centre project team and the Vice Chancellor have met to reflect on the key learning points, which in summary include:
 - overall timetable – building in sufficient time to ensure that governors are able to have opportunities to tease out the key business issues and constructively challenge the Executive accordingly;
 - project approvals route – being clearer as to what stages of the project are being approved and in which forum (whether the board or a sub-committee); and
 - clear business justification – ensuring that the business case is clear, at as early a stage as possible, about the Executive’s assessment of the

benefits of a proposal, the range of alternatives and their impact, and a robust finance case with detailed NPV calculations.

9. A separate paper sets out the approach to the Enterprise Centre, which will take into account these matters. A proposed approvals route is included in this paper.
10. The Vice Chancellor and members of the Executive will be happy to discuss these matters further at the special meeting.

Vice Chancellor
6 January 2012