

Minutes of a Meeting of the Property Committee
held at 4pm on 28 January 2015
in Room 1B27, Technopark, London Road, London SE1

Present

Ken Dytor	Chairman
David Longbottom	Chairman of the Board
Jerry Cope	Joint Vice Chair of the Board
Prof David Phoenix	Vice Chancellor and Chief Executive
Andrew Owen	
Prof Shushma Patel	

In attendance

Prof Pat Bailey	Deputy Vice Chancellor
Richard Flatman	Chief Financial Officer
Prof Paul Ivey	Pro Vice Chancellor (Research and External Engagement)
Ian Mehrtens	Chief Operating Officer
Carol Rose	Director of Estates
James Stevenson	University Secretary and Clerk to the Board of Governors
Michael Broadway	Governance Manager

Welcome and Apologies

1. Apologies had been received from Emine Dzhihan and Sarah Mullally.

Conflicts of Interest

2. No interests were declared on any items on the agenda.

Minutes of the meeting of 17 September 2014

3. The committee approved the minutes from the meeting held on 17 September 2014 (paper **PC.01(15)**) and the proposed redactions for publication.

Matters arising

4. The committee noted that the final account for the Student Centre was close to being completed.

Redevelopment of Elephant and Castle

5. The committee received a presentation on the redevelopment of the Elephant and Castle (paper **PC.02(15)**). It was noted that the redevelopment would provide significant opportunities for the University, which would be reflected in the estates strategy (see below).

Estates Master Planning

6. The committee discussed a proposal to establish a time limited working group to consider the development of a long-term estates strategy within the context of local developments, particularly the regeneration of the Elephant and Castle (paper **PC.03(15)**). The group would consist of the Chief Operating Officer (Chair), Deputy Vice Chancellor, Chief Financial Officer, Director of Estates and Academic Environment, a local developer and an architect.
7. The Corporate Strategy would set the parameters for the development of the estates strategy. The outcome of the working group would be a series of estates strategy options and to provide a context to planning decisions.
8. The committee approved the creation of the working group.

Acquisition of Hugh Astor Court

9. The committee discussed the business case for the acquisition of Hugh Astor Court (paper **PC.04(15)**). The site is strategically important for the University as it would allow the completion of a cohesive campus. The building would be used as student accommodation in the interim before development of the site, possibly as a central hub for students, as part of the estates strategy which is in development.
10. The committee supported the proposal subject to the following information being included in the business case before it was considered by the Board:
 - a. return on investment as student accommodation before demolition;
 - b. return on capital employed;
 - c. resale value of the site for LSBU; and
 - d. the expected increase in value for LSBU when the site is redeveloped.
11. The committee recommended the business case based on capital expenditure of £11.4m, subject to the requested amendments, to the Policy and Resources Committee.

Media Centre business case

12. The committee discussed in detail the business case for the creation of a new Media Centre (paper **PC.05(15)**), which would enhance undergraduate specialist teaching provision for Journalism, Film Practice, Sound Design and Digital Design, within the School of Arts and Creative Industries.
13. The committee supported the proposal subject to the following information being included in the business case before it was considered by the Board:
 - a. Brief options analysis regarding space and location of the planned Centre;
 - b. Contribution the School of Arts and Creative Industries makes to the University; and
 - c. Priorities for investment in the schools.
14. The committee recommended the business case, subject to the requested amendments, to the Policy and Resources Committee.

Confucius Institute development update

15. The committee noted an update on the development of the Confucius Institute to Model Institute status (paper **PC.06(15)**). A business case would be considered by the Executive at its meeting of 3 February 2015 to approve the redevelopment of Caxton House to house the Institute. It was anticipated that the project would finish in July 2015.
16. The committee noted the importance of the Confucius Institute for the University's developing links with China.

David Longbottom left the meeting

Clarence Centre post occupancy review

17. The committee welcomed the Clarence Centre post occupancy review (paper **PC.07(15)**). The committee noted that it was a positive report and congratulated the Executive on the success of the building.

General Estates Matters

18. The committee noted an update on general estates matters (paper **PC.08(15)**). It was noted that improvement works to K2 would take place over the summer. Refurbishment of student residences was a priority.

Any other business

19. The committee noted that this would be the last Property Committee meeting for Ken Dytor, chair of the committee, who would shortly be retiring as a governor. The committee warmly thanked Ken for his contribution to the committee, the Board and the University.

Date of next meeting

20. The committee noted that the next meeting would be held on Wednesday 15 April 2015 at 4pm (subject to their being substantive items).

There being no further business, the Chairman closed the meeting.

Confirmed as a true record:

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Chairman

{Secretary's note: this is the final meeting of the committee. The Board closed the committee on 14 May 2015 as part of the governance effectiveness review}