

**Minutes of the meeting of the Major Planning and Investment Committee  
held at 4.00 pm on Thursday 25 February 2021  
via MS Teams**

**Present**

Rashda Rana (Chair)  
Jerry Cope  
Jeremy Parr  
David Phoenix  
Tony Roberts  
Kate Stanton-Davies (co-opted member)  
Harriet Tollerson

**Apologies**

James Stevenson  
Vinay Tanna

**Observers**

Duncan Brown  
Michael Cutbill

**In attendance**

Michael Broadway  
Richard Flatman  
Paul Ivey  
Kerry Johnson

**1. Welcome and apologies**

The Chair welcomed members to the meeting. The above apologies were noted.

The Chair welcomed Kate Stanton-Davies to her first meeting of the committee as a co-opted member.

**2. Declarations of interest**

No member declared an interest in any item on the agenda.

**3. Minutes of the previous meeting**

The committee approved the minutes of the meeting of 29 October 2020 and the written resolution of 13 November 2020, and their publication as redacted.

#### 4. **Matters arising**

##### Westminster UTC update

The committee noted confirmation from the DfE that South Bank Academies had not been successful in its bid for the Sir Simon Milton Westminster UTC. The committee noted that SBA would seek to continue engagement with the UTC.

##### British University in Egypt (BUE) update

The committee noted that, due to a change in leadership at the BUE, work on the international branch campus had been deferred indefinitely.

The committee noted that the BUE would continue to be a transnational education partner of LSBU.

Alternative options for a MENA hub were being explored.

All other matters arising were noted as complete.

#### 5. **SBC estates strategy**

The committee discussed in detail the proposed disposal strategy for part of SBC's Clapham and Vauxhall sites.

The committee noted that an unsolicited approach had been made by London Realty, offering a new gateway provision building at Clapham plus a cash amount of [REDACTED]. The committee noted that the offer was higher than the two valuations from Jones Lang LaSalle (JLL) and Avison Young (AY) [REDACTED].

The committee noted the importance of SBC securing the best deal reasonably obtainable. The offer from London Realty was considered to be the prime option for disposal at this stage. The committee noted the advantage of this offer in terms of cashflow and the potential for the shortfall in development costs to be covered, and minimising disruption to SBC learners and staff.

The committee noted the decision of the SBC Board at its meeting of 17 February 2021 to support the Executive to continue discussions with London Realty as the preferred option. The SBC Board had also requested for other disposal options as recommended by JLL to continue to be pursued.

Due diligence on the offer and London Realty would be carried out. As part of this due diligence members of the committee would be invited to meet London Realty.

The committee noted SBC's obligations to the DfE in the proposed transaction. Early conversations would take place with the DfE to avoid further delays to the project. The committee would be kept updated on these discussion.

At its meeting of 4 May 2021, the SBC Board would be requested to consider a detailed proposal for the transaction, ahead of any final approval for the transaction in July 2021. The committee noted that the consent of the LSBU

Board to the transaction would be required.

The committee noted the direction of travel, and supported the proposed disposal strategy.

## 6. **Project LEAP update**

The committee noted the update on Project LEAP workpackage 5.0 and the associated risks and costs.

The committee noted the delays caused by the December 2020 IT outage, and the impact on the project budget and timelines. The change partner (PwC) had been unable to access many of the core systems, which had delayed PwC's ability to assess the data quality in the current student records system (QL).

The committee noted that the delay was not expected to impact on the scope or benefits of the project.

The committee noted that the additional costs were estimated at £500k + VAT. The Executive would assess whether any of these costs could be recoverable under cyber security insurance, and considered that some of the additional cost could be absorbed within the programme.

The committee noted that resilience measures were in place to ensure that any future cyber attack would not affect the new Student Records System (SRS) or Customer Relationship Management (CRM) software. The December 2020 cyber attack was made primarily on "on-premises" systems. Salesforce and U4SM were both cloud-based, so would not be vulnerable in the same way as LSBU's current systems. The committee noted that investment in security systems and back-ups had also been significantly increased.

## 7. **Estates development update**

### Southwark Campus re-development

The committee noted the update on delivery of the LSBU major capital development programme.

The committee noted that work on the London Road refurbishment remained broadly on target, but the contractor was now indicating that work would not be complete in time for the building to be open at the beginning of the 2020/21 academic year.

The committee noted that due to unforeseen works on London Road, there were potentially severe budgetary pressures. [REDACTED]

The committee noted the continued delay to the installation of fibre links to the Tabard Street building. The Executive would continue to seek a resolution with Virgin Media and were considering options for escalation.

### SBC estates

The committee noted the update on the SBC estates programme and Nine

Elms STEAM Centre (NESC).

The committee noted that the contract with Graham Construction had been signed, and that construction of Block 'A' had begun.

The committee noted that a dedicated staff member had been appointed to the NESC project to align the curriculum plan and initial educational delivery at Vauxhall.

**Date of next meeting  
4:00 pm, on Thursday 6 May 2021**

**Confirmed as a true record**

\_\_\_\_\_ (Chair)