

Estates Newsletter

What we did this summer

The Estates Master Planning review is complete and was approved by the Board of Governors on 28th September. Work has begun on the first implementation projects, including the planning of building works in the Tower Complex to support the move of FSSH from Ladbroke House. The sale of Tower Hill was completed in August.

Estates and Campus Services merged on 1st September and we are busy merging budgets, offices, structures and procedures, drawing on the best of both the former departments.

Estates staff formerly based in Stapleton House moved to the Tower Complex during the summer and will shortly be joined by Campus Services.

This summer's works may not have the same visual impact as recent

capital projects, but they will improve the day to day experience.

This newsletter includes more details of improvements to teaching rooms, lifts, signage and toilets across the estate. Continuing investment will focus on delivering Estates Master Planning implementation projects and we will take whatever opportunities we can to improve the University's core facilities.

The retender of the maintenance contract was completed over the summer and Norland Managed Services took over as our new contractor on 1st September.

Caroline Jackson

Caroline Jackson,
Director of Estates



New furniture in the Tower Complex courtyard - in time for Freshers' Week and some autumn sunshine.

New Tower and Calcutta lifts

Two new Tower lifts are now running. Work on the third starts 17th October, aiming to finish mid-December. Calcutta House also has two new lifts.

The lifts are twice as fast as the previous ones, use less energy and intelligently manage their journeys.

Lecture theatres' transformation complete

TM2-37, TMG-58, BP3-20 and MG1-17 have all just received a complete refurbishment. A wholesale change of appearance and an equipment refit has been finished in all four rooms.

The two-month timescale was a challenge for the Estates Department and its contractors, who both ensured everything came together in time for lectures to begin. The lecture theatre improvements include:

- Re-plastered walls, including hiding exposed pipe work and wiring.
- New ceilings, integrating improved air conditioning systems.
- New Audio/Video (AV) equipment; including projectors and speakers.
- New flooring, carpets, seating and repainted walls.



TMG-58 has a new drop-down projector and more seats

Additionally, TMG-58 has had the Audio/Video (AV) booth at the rear removed to make room for 33 extra seats and a retractable video projector fitted into the ceiling. TMG2-37 has also had its AV booth removed to create more seating space and received a number of smaller touches, such as the addition of coat hooks.

Tower signage

New door number signs have been put up in the Tower Complex to reflect its division into red, green, blue and yellow zones.

This means the signs will tie in with the latest maps, which have been widely distributed to new students. Door signs are available to download and print off on the Estates [Metranet](#) pages.



Environment website pages get overhaul



The Estates Department's environment pages have been updated and expanded. They are now intergrated into the University's main [environment section](#).

A total of fifteen pages have been created, all with completely new content.

The pages detail what Estates is doing to reduce energy usage and waste. They also explain how staff and students can get involved.

Rachel Ward, the Energy Manager, has been to the Freshers Fairs to promote energy saving.

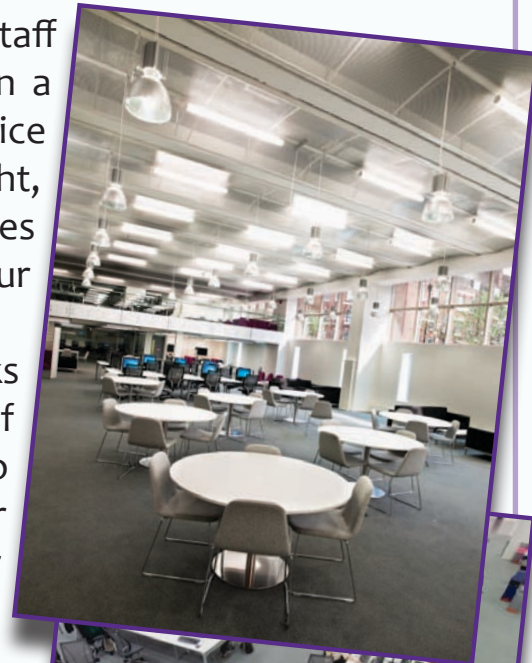
Learning Centre opens on North campus

The new Learning Centre is being enjoyed by staff and students. It opened on 10th May, 2011, in a revamped section of Holloway Road Library. Vice Chancellor Malcolm Gillies said "with its light, space and technology, this Learning Centre moves us forward in the service we can provide to our students and our researchers".

The upgrade and modernisation works renovated the ground and mezzanine floors of the building. Internal walls were removed to create a large open plan space and the floor was raised to a consistent level. Ground floor windows were installed to allow in more natural light and to offer a view of the street outside.

A coffered ceiling was installed to hide the chilled beams and create a greater sense of space in areas with low floor to ceiling heights. New lighting and heating systems have been installed to increase comfort and energy efficiency.

The Learning Centre's main entrance now leads into an open space, allowing visitors to quickly orientate themselves with the layout and facilities of the building.



Toilet refurbishments enter new phase



The improved toilets in Holloway Road's Learning Centre.

A second round of toilet upgrades are about to begin across both campuses.

Toilets in Central House, Moorgate, Commercial Road, Calcutta House basement and the Tower Complex are all due to have new fittings and be redecorated. When a schedule of works has been established the dates and durations will appear on the Estates [website](#).

The Tower Building (first phase), Stapleton House, the Learning Centre, Moorgate, Spring House and Calcutta House are all now finished. The refurbishments include:

- Repairing and repainting the walls and ceilings.
- New basins, toilets, cubicles, mirrors and air freshening units.
- Improved motion activated lighting systems.
- More efficient hand dryers.

Comfortable arrangement for new furniture

Estates has recently completed a Mini-tender exercise based on the Framework agreement put in place by the LUPC/SUPC to find a new single source supplier for furniture. Based on the results of a questionnaire and a full product evaluation, London Met is pleased to announce that Emergent Crown will be supplying furniture to the University.

Emergent Crown was founded in 1988 via a collaboration between The Crown Suppliers (TCS) and Ernest Gill and Son. TCS is a Government

body supplying all aspects of Office furniture to the Public Sector and Ernest Gill and Son are a family company who manufacture wooden and metal components.

Emergent Crown has project managed large contracts with prestigious clients such as the Ministry of Defence, Department of Social Security, Police Authorities, National Health Service and Councils.

Once an ordering process and product catalogue are finalised they will be added to the Estates web pages. The intention is to produce an automated ordering form.



Air-Con upgrades cool carbon footprint

Work continues on modernising air conditioning systems, to comply with new legislation and increase energy efficiency.

Stapleton House has had a new refrigeration unit installed on its roof. Other upgrades are being planned for all the significant buildings across both campuses.



The new refrigeration unit uses cleaner gases

Upcoming Building User Groups meetings

Building(s)	Chair	Date	Room
Tower Building	Caroline Jackson	Wed, 2 November, 10:00 – 11:30	GCG-09
Calcutta House, incl. Women's Library, 2 & 16 Goulston Street	David Everett	Thu, 3 November, 10:00 – 11:30	CM2-38
Stapleton House	Rod Ardé	Mon, 7 November, 10:00 – 11:30	SH2-12
Spring House & Eden Grove	Bill Hunt	Mon, 7 November, 14:30 – 16:00	SPE1-02
Central House & Commercial Road	Oliver Holmes	Wed, 9 November, 10:00 – 11:30	CR1-00
Learning Centre & Science Centre	Steven Taylor	Wed, 9 November, 14:30 – 16:00	LCG-06
Moorgate incl. Kingsland Road & Jewry Street	Rod Ardé	Thu, 10 November, 10:00 – 11:30	MG2-19
Ladbroke House	Laurie Johnston	Fri, 11 November, 10:00 – 11:30	LH3-34

Dates and locations may change, for updates please check: <http://tinyurl.com/bugs-dates-locations>