



Minutes of the Estates Policy Committee Meeting of 01 September 2020

Microsoft Teams

Present: Prof. A. Seery (Chair), Bursar & Director of Strategic Innovation – Secretary to the Committee, Chief Financial Officer (CFO), President of the Graduate Students Union, Prof. J. Parnell, Mr C. O'Connor, Mr A. Grainger, Prof. C. Casey, Chief Operating Officer

In Attendance: **For item 4:** Kevin O'Kelly (Sponsor), Greg Power (Head of Capital Projects and Planning), Seamus McMorris and Michael Brady (Pascall & Watson Architects)
For item 5: Leonard Hobbs (Sponsor), Greg Power (Head of Capital Projects and Planning), Colin Brogan (Project Manager), Bill Black and Richard Murphy (RMA Architects)

Apologies: Director of Campus Infrastructure

Statement of Interest: None declared.

EPC/20-21/001 Minutes of 05 June 2020 meeting
EPC/19-20/026 Institutional Review 2020 – following the meeting on 05 June 2020, the Quality Office confirmed that the new date for the Institutional Review has been agreed as the week beginning 25th October 2021. These minutes were signed off as an accurate reflection of the last meeting.

EPC/20-21/002 Matters arising
EPC/19-20/025: EPC/19-20/017 Old Library Redevelopment Project – Dublin City Council has notified Trinity of its intention to grant planning permission for the Old Library Redevelopment Project. This is a major milestone for the project. The Bursar & Director of Strategic Innovation thanked the Committee for their input and feedback on the designs. It was noted that some observations had been lodged on the planning permission.

Section A

EPC/20-21/003** **Historic Accommodations Buildings Project – update on Rubrics/Chief Steward's House**
Kevin O'Kelly (Sponsor), Greg Power (Head of Capital Projects and Planning), Seamus McMorris and Michael Brady (Pascall & Watson Architects) attended for this item.

The Project Sponsor provided a brief introduction to the project. It will provide staff accommodation, some student accommodation and research



space for Fellows emeriti. It was noted that nine options for sustainable energy systems were examined, with consideration given to capital cost, maintenance costs, sustainability, and noise impact. The preferred option is a ground-source heat pump, which involves a higher capital cost but a lower ongoing running cost. The merit of refurbishing such a historical part of the university's estate and demonstrating that this can be done in a sustainable manner was noted. The heat pump requires the creation of a plant room, which can be underground on New Square, and the digging of bore holes, which will be invisible upon completion.

Seamus McMorris provided an update regarding conservation and architecture. The original east-west dual aspect of apartments in the Rubrics will be reinstated as much as possible.

The Project Sponsor introduced the Chief Steward's House design. The area around the building is now within scope of the project in order to make access to the Chief Steward's House accessible via House 10.

The Project Sponsor requested the Committee's approval to proceed to planning permission submission for the Rubrics and for the Chief Steward's House. The Chair opened the floor for comments.

In response to a query it was noted that the project team are currently determining whether there is any material financial impact of the ground source heating system. The Committee expressed very positive sentiments towards this energy solution, and was encouraged by the project's approach to sustainability. A suggestion was made that the university may have an opportunity to consider scaling up the ground-source heat pump provision to service more of the campus. It was noted that a larger-scale heat pump may be out of scope for this project and require a project in its own right. The Bursar & Director of Strategic Innovation will liaise with Estates & Facilities regarding possible economies of scale to be derived from a larger ground-source heat pump, and to explore possibilities surrounding waste heat capture on campus.

In response to a query regarding the opening up of the east-west passageways in the Rubrics, it was confirmed that there is evidence these were originally open in the building.

It was confirmed that the replacement slate on the Rubrics roof will be in harmony with existing slate on campus and that the ramp to House 10 will be a lightweight removable metal ramp.

A query was raised regarding the primary risks to the project. In response, it was noted



- Constraints related to the Rubrics's status as a listed building have been factored in. Underground works on a historic campus may encounter artefacts – preliminary works are being undertaken to mitigate this risk.
- The impact of Covid-19 on the construction industry is still unclear; there are potential risks associated with increased costs of materials and labour. There are contingency funds in the project.

In response to a query reassurance was offered that the structural engineers on the project will fully consider routes for services and requirements for fire separation and floor strength.

The Committee cautioned that post-Brexit tariffs on goods from the UK may significantly impact prices on some items.

The Committee recommended that up-to-date aerial photos of campus be used in future presentations.

There was discussion on the heating system for the Chief Steward's House; reassurance was offered that sustainability is being considered. The Committee recommended that double-glazed windows be considered for the Chief Steward's House, both in terms of benefits to the insulation of the building and reduction of the impact of external noise. It was noted that the possibility of waste heat capture on campus could be explored.

Action The request for the Rubrics and Chief Steward's House to proceed to submission of planning permission application was approved.

**EPC/20-
21/004****

TTEC Early Activation Space

Leonard Hobbs (Sponsor), Greg Power (Head of Capital Projects and Planning), Colin Brogan (Project Manager), Bill Black and Richard Murphy (RMA Architects) attended for this item.

The Project Sponsor provided an introduction, contextualising the early activation project within the greater TTEC (Trinity Technology and Enterprise Campus) project. The aim of this project is to develop credibility for the greater TTEC vision. Some government grants have been secured, and further government funding will be sought.

Richard Murphy presented slides on the design. It is planned to activate the space in the Tower shortly; some existing interventions will be pared back to reveal the original Victorian architecture.



The Chair opened the floor to comments. The Committee's reaction to the proposed design was positive.

The landscaping has not yet been designed; the Committee recommended early engagement with the Grounds & Gardens Committee in order to factor in considerations regarding maintenance, biodiversity and sustainability. In response to a query, it was noted that the 2/3 Grand Canal Quay 'Swap' (minute EPC/19-20/027 refers) has not yet been factored into the design, but it will not impact the timeline for this early activation.

Reassurance was offered that the layout of desk spaces has been arranged in accordance with current Covid-19 guidelines.

There was discussion on costs; the Finance Committee minutes circulated for today's meeting show the financial elements. The Committee was supportive of the project team's intention to invest in this initial stage of the project.

The Committee thanked the project team, who then left the meeting. The Chair invited further discussion from the Committee.

A query was raised regarding the possibility of roof gardens, and biodiversity of landscaping; it was noted that roof gardens were not within the remit of today's item, but that when the project team consult with Grounds & Gardens Committee regarding the landscaping, the Committee will aim to maximise biodiversity.

- Action** The request for the TTEC Early Activation Project to proceed to submission of planning permission application was approved. The following note was put forward for the project team's consideration:
- The Committee recommended that the design team liaise with the Grounds & Gardens Committee at an early stage of the project's landscape design in order to factor in considerations regarding maintenance, biodiversity and sustainability.



Section B – no items

Section C

- EPC/20-21/005** **Finance Committee decisions relevant to Estates Policy Committee**
Noted that these minutes contain relevant information on the Rubrics, Early Activation, and Old Library Redevelopment Projects.
- EPC/20-21/006** **Proposed dates for next meetings**
Proposed dates for 2020/21:
04 December 2020
05 March 2021
04 June 2021
- EPC/20-21/007** **AOB**
The Chair welcomed Gisèle Scanlon, the new President of the Graduate Students Union, and thanked all Committee members for their time and input today.