Higher Education Statistics Project

John Rushforth
Head of Estates
Higher Education Funding Council
for England
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Higher Education

- **Big Business** - £11 bn
- **Significant Estate** - £20bn
- **Diverse sector**
Diverse Income - £11bn

- Funding Councils: £2.6bn
- Research: £1.3bn
- Fees: £4.4bn
- Residences: £1.3bn
- Endowments: £1.3bn
- Other: £1.3bn
- Charities: £1.3bn
- Consultancy: £1.3bn
Funding Council Role

- Distribute Funds
- Promote value for money
- Protect the taxpayers investment
- Advise the Secretary of State
Pressures

- Competition for students & staff
- Reduced unit of funding
- Technology
Uses for Estate Management Statistics

- To prove a case
  - externally
  - internally
- Review strengths and weaknesses
- Demonstrating added-value
- Target-setting
- Enhancing property performance
Purpose of Project

- To identify important estate management statistics
- To develop robust definitions for these statistics
- To produce preliminary comparative information for ‘Sponsor institutions’
- To recommend how the Project might be extended to the rest of the sector
Principles

- Voluntary
- Simple as possible
- Use existing data wherever possible
- Extendable
- Enable the comparison of institutions
- Transparent and readily understood
- Checking of information to be non-intrusive
- Non-judgmental
Categories

- Meeting Needs – users of estate
- Managing costs - finance
- Utilisation – use of the resource
- Managing well – management
<table>
<thead>
<tr>
<th>Stage</th>
<th>Focus</th>
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</thead>
<tbody>
<tr>
<td>Initial Survey</td>
<td>What sponsors required</td>
</tr>
<tr>
<td>Seminar</td>
<td>Explain and clarify</td>
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<tr>
<td>Consultation</td>
<td>Establishing priorities</td>
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<tr>
<td>Definitions</td>
<td>Developing definitions</td>
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<tr>
<td>Data Structures</td>
<td>Data framework and redraft of definitions</td>
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<tr>
<td>Data Collection</td>
<td>Collecting data</td>
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<tr>
<td>Validation</td>
<td>Producing draft results and checking with sponsors</td>
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</tbody>
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Survey

- Who did what
- Needs and wants
- What ratios were used now
- What data was available
- Priorities
Seminar

- Feedback survey results
- Test hypotheses
- Initial propositions
- 28 KERS
- but aiming for 15
Consultation

- Surveyed views within institutions
- Views of Estates, Finance, VC
- Site visits
- Assessed 28 KERS against
  - availability
  - relevance
- Reduced to 14 KERS
### Desirability versus Availability

<table>
<thead>
<tr>
<th></th>
<th>Available Now</th>
<th>Available with Effort</th>
<th>Available with Difficulty</th>
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</thead>
<tbody>
<tr>
<td><strong>Essential</strong></td>
<td></td>
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<td></td>
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<tr>
<td><strong>Important</strong></td>
<td></td>
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<tr>
<td><strong>Useful</strong></td>
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### KER subjects

<table>
<thead>
<tr>
<th>Denominator</th>
<th>Meeting business needs</th>
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<tbody>
<tr>
<td>1. Cost of legislative compliance</td>
<td>Space</td>
</tr>
<tr>
<td>2. Building condition</td>
<td>Space</td>
</tr>
<tr>
<td>3. Functional Suitability ratio</td>
<td>Space</td>
</tr>
<tr>
<td>Controlling costs</td>
<td></td>
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<tr>
<td>4. Total property costs</td>
<td>Space, income, students</td>
</tr>
<tr>
<td>5. Maintenance costs</td>
<td>Space, students</td>
</tr>
<tr>
<td>6. Reactive maintenance costs</td>
<td>Maintenance costs</td>
</tr>
<tr>
<td>7. Energy costs</td>
<td>Space, students</td>
</tr>
<tr>
<td>8. Energy consumption</td>
<td>Space, students</td>
</tr>
<tr>
<td>9. Gross residential income</td>
<td>Bedspaces</td>
</tr>
<tr>
<td>Effective utilisation</td>
<td></td>
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<tr>
<td>10. Teaching space used</td>
<td>Time and capacity</td>
</tr>
<tr>
<td>11. Space utilised</td>
<td>Students, staff, total space</td>
</tr>
<tr>
<td>12. Residential lettings</td>
<td>Bedspaces available</td>
</tr>
<tr>
<td>Managing well</td>
<td></td>
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<tr>
<td>13. Estate management costs</td>
<td>Space, students, total costs</td>
</tr>
<tr>
<td>14. Estate management staffing</td>
<td>Space, students</td>
</tr>
</tbody>
</table>
Definitions

- Parallel process
- Formal definition of 156 elements
- Steering Group
- Consulted with sponsors
- Most accepted
- Teaching: research: other
Collection of data

- Feasibility test
- Data collection instrument
- Helpline
- Validation checks
- Full set for feedback
- User survey
Building condition

Building condition, %A and B of GIA

Observations
Non-residential property costs (£ psm NIA)

Observations
... as % total revenue

Non-residential property costs per £ revenue (%)
… and per student

Non-residential property costs per SFTE

Observations
## Some Results

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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<tbody>
<tr>
<td>% of space requiring major repair or inoperable</td>
<td>31%</td>
</tr>
<tr>
<td>Non-residential property costs per student FTE as % of total revenue</td>
<td>£73/£731</td>
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<tr>
<td>Research property costs as % of research revenue</td>
<td>6.7%</td>
</tr>
<tr>
<td>Maintenance costs per square metre GIA</td>
<td>£13.39</td>
</tr>
<tr>
<td>Gross residential income per bedspace</td>
<td>£1,748</td>
</tr>
<tr>
<td>Non-residential space per student FTE (sq m)</td>
<td>11.3</td>
</tr>
<tr>
<td>Office floorspace per office-based staff (sq m)</td>
<td>13.4</td>
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<tr>
<td>Estate management costs as % of total property costs</td>
<td>3.7%</td>
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</table>
Conclusion

- Successful first step
- Common needs, different availability
- Needs commitment
- Must be relevant