



University of East Anglia

Information Services Directorate

The Library
University of East Anglia
Norwich Research Park
Norwich NR4 7TJ
United Kingdom

Email: foi@uea.ac.uk
Tel: +44 (0) 1603 593 523
Fax: +44 (0) 1603 591 010
Web: <http://www.uea.ac.uk>

[REDACTED]

27 October 2015

Dear [REDACTED]

Freedom of Information Act 2000 – Information request (ref: FOI_15-190)

We have now considered your request of 29 September 2015 for information regarding the costs and revenue generated by University accommodation. Our response is provided on pages 2-5 of this letter, together with a copy of your original request. We hope this response will meet your requirements.

However it is not possible to provide all the requested information. In line with your rights under section 1(1)(a) of the Act to be informed whether information is held, we confirm that the University holds no relevant information for questions 2 and 4 of your request for the reasons noted below.

Please note that any material over which UEA has copyright is released on the understanding that you will comply with all relevant copyright rules regarding reproduction and/or transmission of the information provided.

You have the right of appeal against this response to your request for information. If you wish to appeal, please set out in writing your reasons for appealing and send to the above address.

You must appeal our response within 60 calendar days of the date of this letter. Any appeal received after that date will not be considered nor acknowledged. This policy has been reviewed and approved by the Information Commissioner's Office.

You also have a subsequent right of appeal to the Information Commissioner whose [contact details](#)¹ can be found on their website.

Please quote our reference given at the head of this letter in all correspondence.

Yours sincerely

David Palmer
Information Policy and Compliance Manager
University of East Anglia

¹ https://ico.org.uk/Global/contact_us

Response to Freedom of Information Act 2000 request (FOI_15-190)

I would like to make a Freedom of Information request regarding the cost and revenue of university owned and joint owned accommodation.

Please tell me, for each of the past five years:²

1. A) The total cost of university owned residences

B) This cost broken down by spending on:

- i) Gas
- ii) Electricity
- iii) Internet
- iv) Catering

The requested information is presented in the table below. Please note that all figures are based upon TRAC (Transparent Approach to Costing) costing model required for submission to the Higher Education Funding Council annually.

Year	Gas	Electricity ³	Internet ⁴	Catering ⁵	Total ⁶
2010-11	£75,705.00	£862,947.00	£51,535.00	£0.00	£14,297,155.00
2011-12	£94,758.00	£885,867.00	£55,223.00	£0.00	£14,165,610.00
2012-13	£99,132.00	£974,994.00	£53,965.00	£0.00	£15,290,342.00
2013-14	£91,145.00	£944,758.00	£52,736.00	£0.00	£15,720,748.00
2014-15	£82,920.00	£1,052,961.00	£51,535.00	£0.00	£18,313,530.00

2. A) The total cost of joint owned residences where the university has a part ownership

B) This cost broken down by:

- i) Gas
- ii) Electricity
- iii) Internet
- iv) catering

[Information not held - s.1(1)(a), Freedom of Information Act]

Please note that UEA wholly owns all residences in use. There are no jointly owned residences so we do not hold any of the above noted information. We do, however, manage one property, Mary Chapman Court, which is wholly owned by Norwich City Council. Please note that all figures presented in response to questions 1, 3 and 5 exclude Mary Chapman Court.

² All figures are presented for the UEA financial year 01 August to 31 July.

³ Electricity costs include electric heating costs.

⁴ This is an internal recharge from Accommodation Office to Information Services Directorate to cover networking support in residences.

⁵ Catering services are not provided to UEA residences so the cost for all residences is nil.

⁶ Please note that the total cost of residences includes more than the elements you have requested and the total cost incorporates these additional elements.

3. A) The total revenue from university owned residences

B) The revenue from student rents in these residences, broken by each rent band, including catering options⁷

Rent band ⁸	Academic Year				
	2010-11	2011-12	2012-13	2013-14	2014-15
Disabled	£19,348.83	£18,187.79	£22,729.09	£21,427.57	£8,182.68
House	£272,854.40	£212,364.20	£275,312.57	£99,959.11	£130,407.76
Paired Unit	£597,860.47	£527,461.57	£599,760.91	£715,337.42	£78,744.09
Resident Tutor Flat	£21,555.69	£33,275.09	£33,954.36	£39,385.55	£52,053.17
Single Ensuite	£9,717,377.80	£10,012,386.10	£10,885,458.24	£11,954,697.35	£12,881,000.11
Standard Single	£1,834,188.63	£1,869,406.79	£2,007,629.09	£2,179,040.31	£2,366,179.05
Standard Twin	£303,763.67	£345,366.33	£384,776.96	£418,843.38	£536,477.69
Standard Ziggurat (PG)	£3,448.11	£3,097.87	£3,291.39	£36,085.06	£49,770.67
Studio Flat	£22,611.01	£23,601.89	£21,837.49	£22,006.84	£27,504.98
2 Bedroom Studio Flat	£10,627.23	£29,416.30	£48,564.91	£51,295.27	£68,945.16
Visitors Flat	£119,613.67	£96,285.01	£28,685.10	£43,665.55	£71,663.38
BL Double			£15,251.58	£53.65	
BL Family			£182.98	£1,037.27	
BL Single			£24,830.90		
BL Twin			£4,682.03		
2 Bedroom Premier Flat			£16,472.68		
2 Bedroom SWH Flat/House			£62,233.24	£110,006.81	£181,563.68
2 Bedroom VCH House			£27,395.46	£57,195.91	£98,808.97
Standard Twin Ziggurat (PG)				£9,823.18	£10,903.22
En Suite Crome Court (PG)					£811,543.45
Total	£12,923,249.51	£13,170,848.95	£14,463,048.96	£15,759,860.24	£17,373,748.05

⁷ Catering services are not provided to UEA residences so the catering revenue for all residences is nil.

⁸ The University does not have rent 'bands' per se but charges a set fee based upon the type of accommodation let.

4. A) The total revenue from joint owned residences where the university has a part ownership
- B) The revenue from student rents in these residences, broken down by each rent band, including catering options

[Information not held - s.1(1)(a), Freedom of Information Act]

Please see response to question 2 above.

5. A) The total profit or surplus from university owned and joint owned accommodation
- B) From the figures in questions 1-4 I should be able to calculate the profit or surplus from your accommodation. However, if there are any other costs or revenue that would affect this calculation, please include them here.

The requested information is presented within the table below. We would caution that the premise stated in 5(B) above is incorrect due to the omission of many elements of the overall costing of accommodation provision in question 1.

Income / Expenditure Category	Academic Year				
	2010-11	2011-12	2012-13	2013-14	2014-15
<u>Income</u>					
Accommodation rental income	£12,923,250	£13,170,849	£14,463,049	£15,759,860	£17,373,748
Other income (conferences, damage, bedding etc.)	£192,141	£237,327	£233,977	£335,309	£699,320
Capital Grants	£51,189	£51,189	£51,189	£51,189	£51,189
Total Income	£13,166,579	£13,459,364	£14,748,214	£16,146,358	£18,124,257
<u>Expenditure</u>					
Direct Payroll (n.b.: cleaning payroll costs form part of the overall recharge cost from cleaning department)					
Accommodation office and management staff costs	£(250,954)	£(267,734)	£(274,251)	£(314,628)	£(345,148)
Other Operating Expenditure					
Electricity and Heating	£(862,547)	£(885,867)	£(974,994)	£(944,578)	£(1,052,961)
Gas	£(75,705)	£(94,758)	£(99,132)	£(91,145)	£(82,920)
Water and Effluent	£(284,813)	£(281,946)	£(320,996)	£(361,300)	£(397,492)
Cleaning Costs	£(1,868,817)	£(1,813,019)	£(1,916,902)	£(1,994,772)	£(2,155,100)
Maintenance and Repair works	£(2,116,327)	£(2,012,263)	£(3,082,330)	£(3,339,820)	£(4,044,321)
IT charges	£(51,535)	£(52,736)	£(53,965)	£(55,223)	£(56,509)
Other running costs	£(246,249)	£(271,640)	£(114,676)	£(80,574)	£(135,847)

Income / Expenditure Category	Academic Year				
	2010-11	2011-12	2012-13	2013-14	2014-15
Loan costs					
Loan charges to residences accounts	£(3,814,842)	(3,692,604)	(3,565,659)	(3,428,987)	(4,142,826)
Depreciation					
Depreciation on buildings	£(3,398,247)	£(3,397,897)	£(3,368,765)	£(3,366,779)	£(3,849,355)
Sub-total directly coded expenditure	£(12,970,038)	£(12,770,464)	£(13,771,670)	£(13,977,807)	£(16,262,481)
Cost adjustments as per TRAC methodology					
Return on Finance and Investment (RFI) assets ⁹	£485,733	£556,975	£569,545	£94,480	£717,723
Return on Finance and Investment (RFI) expenditure	£(369,646)	£(363,958)	£(392,493)	£(398,368)	£(463,481)
Infrastructure adjustment ¹⁰	£(1,443,205)	£(1,588,162)	£(1,695,724)	£(1,439,054)	£(2,305,292)
Sub-total TRAC cost adjustments	£(1,327,118)	£(1,395,146)	£(1,518,672)	£(1,742,941)	£(2,051,050)
Total expenditure	£(14,297,155)	£(14,165,610)	£(15,290,342)	£(15,720,748)	£(18,313,530)
Net surplus/(deficit) position after TRAC cost adjustments	£(1,130,576)	£(706,246)	£(542,127)	£425,609	£(189,273)
Other items					
Disposal proceeds from sale of off-site accommodation (small houses)	£245,418	£304	£78,609	£361,443	£303,497
Adjusted surplus/(deficit) position for non-recurring items	£(885,158)	£(705,942)	£(463,518)	£787,052	£114,224

⁹ Return for Financing and Investment adjustment - The RFI adjustment is used to approximate the surpluses required for rationalisation, updating and development, including investment in human capital and innovation, and the costs of raising and servicing capital. (As per TRAC guidance issued by HEFCE.)

¹⁰ Infrastructure Adjustment - Under current accounting standards, institutions are required to account for their infrastructure on either a historical cost or valuation basis, whereas costs reported under TRAC need to reflect the full long-term costs of maintaining the institution's infrastructure. The term 'infrastructure' in this context covers estates (land and buildings) and physical infrastructure (roads, grounds, boiler plants etc.) but does not cover equipment, vehicles, furniture, etc. (As per TRAC guidance issued by HEFCE.)