

UNIVERSITY ESTATE COMMITTEE

Open Minutes of the meeting of the University Estate Committee held on 3 November 2015

Present: Mr G Howells (Chair), Professor D Elmes, Ms T Elliott, Mr I Leigh (President, Students' Union), Mr O Rice (Democracy and Development Officer, Students' Union), Professor L Young (Pro-Vice-Chancellor (Academic Planning and Resources))

Apologies: Ms R Drinkwater, Professor D Haddleton, Professor S Hand, Mr K Sloan.

In Attendance: Mr J Breckon (Director of Estates and Secretary), Mr C Carrington (Capital Programme Director, Estates), Mr K Edwards (Chief Finance Officer, Estates), Mr W Heynes (Operations Director, Estates), Ms J Horsburgh (Deputy Registrar), Ms L Pride (Development Plan Architect), Dr E Melia (Senior Assistant Registrar (Space Management and Timetabling) and Assistant Secretary), Mr H Rowles (Assistant Registrar (Space Management and Timetabling)), Mr A Smith (Finance Director), Mr R Wilson (Director of Business Development (Real Estate), Campus and Commercial Services Group).

Note: Some items are noted as "Exempt information not included" as they contain information that would be withheld from release to the public because an exemption under the Freedom of Information Act 2000 applies.

1/15-16 Minutes

RESOLVED:

That the minutes of the meeting of the University Estate Committee held on 4 June 2015 be approved.

2/15-16 Conflicts of Interest

REPORTED:

That, should any members or attendees of the University Estate Committee have any conflicts of interest relating to agenda items for the meeting, they should be declared in accordance with the Committee of University Chairs (CUC) Higher Education Code of Governance (2014).

NOTE: No declarations were made.

3/15-16 Conference Facility (minute 67/14-15 referred)

CONSIDERED:

Elevations and plans for the Flat Floor Conference facility (displayed immediately prior to the meeting).

REPORTED: (by the Capital Programme Director)

- (a) That the project was on a tight timescale, with planning approval granted, noting that work would commence on-site in mid-November 2015 with completion due in summer 2016.

(by the Chair)

- (b) That the plans had been approved by a sub-group of members of the Committee, noting that the Quality and Design Sub-Group would be involved in the planning and design of new buildings in the future.

RESOLVED:

That the elevations and plans for the Flat Floor Conference facility be approved.

4/15-16 University of Warwick Engineering Workshop Extension (minute 35/14-15 referred)

CONSIDERED:

Elevations and plans for the University of Warwick Engineering Workshop Extension to be constructed adjacent to the Phytobiology Facility (displayed immediately prior to the meeting).

REPORTED: (by the Capital Programme Director)

- (a) That the facility would provide an engineering hall and associated research environments.
- (b) That the building was being constructed due to a successful Warwick Manufacturing Group bid to the UK Research Partnership Investment Fund (UKRPIF), noting that the strict expenditure timescales associated with this funding had required that the project be fast-tracked.

(by the Development Plan Architect)

- (c) That the landscaping indicated on the plans, particularly between the Phytobiology Facility and the International Digital Laboratory could be improved to provide a more pleasant access to the building.

(by Ms T Elliott)

- (d) That there needed to be an overall vision and aesthetic alongside the masterplan to facilitate flexibility to allow the University to respond to similar bids in the future, noting that land was the University's most valuable asset.
- (e) That landscaping was very important, noting that the spaces between buildings were as important as the buildings themselves.

RESOLVED:

- (a) That the elevations and plans for the University of Warwick Engineering Workshop Extension be approved.
- (b) That the design for the landscaping to surround the University of Warwick Engineering Workshop Extension be further developed for approval by the Committee prior to implementation.

5/15-16 Multi-Story Car Park (minute 34/13-14 referred)

CONSIDERED:

Elevations and plans for the proposed Multi-Story Car Park adjacent to the Lynchgate Link (displayed immediately prior to the meeting).

REPORTED: (by the Capital Programme Director)

- (a) That the Multi-Story Car Park (MSCP) would provide approximately 640 additional spaces, via a new access point to campus from a new roundabout on Lynchgate road.
- (b) That planning permission had been granted, noting that the scheme was accelerated due to pressure from Coventry City Council, who wished to consider the plans for the car park alongside the plans for the National Automotive Innovation Centre.
- (c) That the MSCP would have a curved mesh façade and construction would commence in May 2016.

RESOLVED:

That the elevations and plans for the Multi-Story Car Park adjacent to the Lynchgate Link be approved.

6/15-16 Gibbet Hill Road and Benefactors New Road Layouts

REPORTED: (by the Chair)

- (a) That concerns had been raised by staff and students about the design of the new road and pedestrian schemes introduced as part of the Gibbet Hill Road and Benefactors Place projects.
- (b) That there had been two Road Traffic Accidents, one on Gibbet Hill Road, a public road, and one on University property outside the Rootes grocery store.

(by the Director of Estates)

- (c) That significant engagement with staff and students was ongoing and additional vehicular signage would be installed, noting that the space continued to be monitored following completion of the works.
- (d) That traffic consultants TMS had been contracted to carry out a full review of the schemes and the report would be considered at the next meeting of the Project Progressing Group.

(by the Deputy Registrar)

- (e) That there was an ongoing road-safety campaign each academic year, particularly aimed at those new to campus and that this would continue.

7/15-16 Annual Report on Capital Project Delivery

RECEIVED:

A presentation from the Director of Estates on capital projects completed since October 2014.

REPORTED: (by the Director of Estates)

- (a) That the Estates Office had approximately 400 staff and had undergone a restructure, with an increased focus on skills, training and compliance.
- (b) That the vision of the Estates Office had been summarised as “We will make and care for places and spaces where people are continually inspired and our services valued.”
- (c) That the restructure had increased the capacity of the Capital Programme Team and allowed for a greater emphasis on design and the early stages of development.
- (d) That over the previous academic year the Shard, the Engineering Extension, the Gibbet Hill Road and the Plaza and WBS Phase 3b had been completed.

(by the Chair)

- (e) That the University Council had extended a special thanks to the Estates team, particularly for their work on the 50th Anniversary Celebrations and campus infrastructure.

8/15-16 Energy Efficiency Report

RECEIVED:

A report from the Head of Energy and Sustainability on energy usage and carbon reduction, as set out in paper UEC.1/15-16.

REPORTED: (by the Director of Estates)

- (a) That the Estates Office would be trialling a new method of embedding a carbon review into new projects, starting with the Sports Hub.
- (b) That the Estates Office employed two Sustainability Champions who worked with the wider University community to embed energy efficiency into the daily operation of the University.

(by Professor D Elmes)

- (c) That he had recently undertaken some research on carbon reduction strategies and communication and would be happy to share some insight with colleagues in Estates.

9/15-16 Wellesbourne Campus

RECEIVED:

An oral report from the Operations Director (Estates Office) on the Wellesbourne Campus Working Group.

REPORTED: (by the Operations Director (Estates Office))

- (a) That the Wellesbourne Working Group had been convened to undertake a review of the Wellesbourne Campus with external consultants engaged, and it would produce a report for Council in early 2016.

(by the Chair)

- (b) That the site was almost as large as the University's main campus and provided excellent opportunities for the University.

RESOLVED:

That the report produced by the external consultants and the Wellesbourne Working Group be considered by the University Estate Committee prior to consideration by the University Council.

10/15-16 Car Parking Strategy

CONSIDERED:

- (a) A paper from the Operations Director (Estates Office) outlining the updated car parking strategy for the campus as recommended by the Car Parking Project Progressing Group (PPG), as set out in paper UEC.2/15-16.
- (b) A presentation from the Operations Director (Estates Office) detailing the locations of car parking developments and the sites of associated proposed demolitions.

REPORTED: (by the Operations Director (Estates Office))

- (a) That there had been a marked increase in pressure and demand for car parking spaces which had coincided with a reduction in available spaces due to ongoing construction works.
- (b) That there were three phases of proposed car park development:
 - (i) Short-term temporary car parks to alleviate immediate pressure;
 - (ii) Medium-term smaller works which would increase the capacity of some existing car parks; and
 - (iii) Medium to long-term construction of larger car parks such as the Multi-Story Car Park.
- (c) That car park 7 was reaching the end of its serviceable lifespan and would require approximately £1m of expenditure to keep it operational over the next two years.
- (d) That a bat survey undertaken on Toar Cottage had identified the presence of bats, which would delay demolition of the building and the subsequent extension of car park 16.
- (e) That the any extension to car park 12 would need to be developed on green-belt land, which would impact on the planning process.

(by the Director of Estates)

- (f) That the long-term plan was to move car parking to the periphery of campus in multi-story car parks where possible.

(by the Chair)

- (g) That the refresh of the campus masterplan needed to include a longer-term car parking element and to link to the travel strategy.

(by Ms T Elliot)

- (h) That there needed to be a focus on improving public transport to shift the balance away from private car use as much as possible.

(by the Deputy Registrar)

- (i) That work had been undertaken to identify alternative sites for parking, including off-campus sites.
- (j) That car park 7 provided parking for the Arts Centre, noting that any replacement would need to be close enough to still fulfil this need.

(by the Director of Business Development (Real Estate), Campus and Commercial Services Group)

- (k) That full provision of car parking as defined in the travel plan and Section 106 was dependent on building additional buildings to the total massing defined in the masterplan.

RESOLVED:

- (a) That the Operations Manager (Estates Office) provide an update at the December meeting of the University Estate Committee on the plans to influence the travel behaviours of the community and shift away from private car use.
- (b) That further information including additional images regarding the condition of Toar Cottage and the two Westwood Bungalows be provided to members of the Committee to inform the decision on the demolition of these buildings.
- (c) That the car parking strategy as set out in paper UEC.2/15-16 be approved.

11/15-16 Condition Survey

RECEIVED:

A report from the Operations Director (Estates Office) on the prioritisation of the condition surveys, as set out in paper UEC.3/15-16.

12/15-16 Quality and Design Sub-Group

CONSIDERED:

- (a) A summary report and minutes of the meeting of the Quality and Design Sub-Group (QDSG) held on 9 September 2015, as set out in paper UEC.4/15-16.

- (b) A presentation from the Capital Programme Director on the projects considered by the QDSG including the Arts Centre 20:20 Extension, Warwick Sports Hub and new Humanities Building.

REPORTED: (by the Capital Programme Director)

- (a) That the QDSG had challenged the design team for the Arts Centre 20:20 project and requested updated designs, noting that the scheme planned to replace the Mead Gallery and Cinema with a larger extension to provide digital cinemas, a gallery and additional circulation space.
- (b) That the QDSG had recommended that the new Humanities Building be constructed on the site of car park 7, noting that the other sites considered suitable would not become available until the decommissioning of the Radcliffe Conference Centre, which was not planned in the near future.
- (c) That the Sports Hub was at a very early stage and that the next meeting of the QDSG would consider massing and sites.
- (d) That the QDSG had approved a change in the façade materials for the New Teaching and Learning Building.

(by Professor D Elmes)

- (e) That the QDSG needed to develop a set of core standards that could be applied to every project to ensure consistency and allow the University to respond quickly to calls for funding.

(by the Chair)

- (f) That it was important that all projects moving through the design process be reviewed by the QDSG, noting that it was recognised that, as evidenced by the Multi-Storey Car Park and the University of Warwick Engineering Workshop Extension, that there was pressure for some projects to be progressed rapidly.
- (g) That the QDSG had already delivered improvements to the project process and would become more robust in the future.
- (h) That the membership of the QDSG needed to be reconsidered to ensure that the membership provided appropriate oversight of projects.

RESOLVED:

- (a) That the recommendation of the Quality and Design Sub-Group (QDSG) that the location of the Sports Centre Hub on the north of the proposed site and the orientation of the entrance to the building perpendicular to the end of the new spine route from the centre of campus with the incorporation of a significant public square to the front of the building be approved.
- (b) That the recommendation of the QDSG that the spine route across the Warwickshire land to the Sports Centre Hub should be completed prior to the facility opening in Autumn 2018 be approved.
- (c) That the recommendation of the QDSG that detailed analysis be carried out on the site of car park 7 (Site C as set out in paper UEC.4/15-16) as the proposed location for the New Humanities Building, including massing studies and flow of pedestrian traffic and implications for the locations of entrances, be approved.

- (d) That the Estates team would ensure that the QDSG reviewed all future major capital projects, including those with tight deadlines and compressed design timeframes for consideration prior to recommendation to University Estate Committee.

13/15-16 National Automotive Innovation Centre Value Engineering (minute 47/14-15 referred)

RECEIVED:

A paper from the Capital Programme Director on the designs for the landscaping and roof top elevation of the National Automotive Innovation Centre (NAIC) as set out in paper UEC.5/15-16.

REPORTED: (by the Capital Programme Director)

[Exempt information not included]

RESOLVED:

That the recommendations made by the Quality and Design Sub-Group (QDSG) on the value engineering changes to the design of the National Automotive Innovation Centre as set out in paper UEC.5/15-16 be approved.

14/15-16 Warwick Manufacturing Group Development Sites

CONSIDERED:

A presentation from the Capital Programme Director on potential campus sites for the development of Warwick Manufacturing Group (WMG) and future facilities.

REPORTED: (by the Capital Programme Director)

- (a) That consultants had been engaged to identify potential development sites for WMG noting that they had considered 10 sites around the main campus and the Science Park.
- (b) That in the short-term there were very few suitable sites for development on the scale required by WMG, noting that in the medium-term the sports centre site would become available.

(by the Chair)

- (c) That it was important to consider the mix of facilities and departments on central campus to ensure that a balance was maintained.
- (d) That the Science Park could be better utilised as it was suitable for development, noting that many of the low-rise buildings on the site could be replaced with more dense accommodation.

(by Professor D Elmes)

- (e) That there was a significant global trend of companies wishing to be co-located with researchers on university campuses, noting that the Science Park was ideal for this purpose.

15/15-16 National Advanced Steel Innovation Centre (NASIC)

CONSIDERED:

A paper from the Capital Programme Director on the proposed site of the Warwick Manufacturing Group (WMG) UKRPIF National Advanced Steel Innovation Centre as set out in paper UEC.6/15-16.

REPORTED: (by the Capital Programme Director)

That following the work undertaken to identify development sites for WMG, Riley 2 was the only suitable site for development of the National Advanced Steel Innovation Centre.

RESOLVED:

That the Riley 2 location for the development of a detailed design the National Advanced Steel Innovation Centre for future recommendation to the Council be approved.

16/15-16 Capital Programme Boards

RECEIVED:

A paper on the terms of reference, initial projects, standing agendas and proposed reports to CSAG for the new Capital Programme Boards as set out in paper UEC.7/15-16.

REPORTED: (by the Director of Estates)

That the Capital Programme Boards would provide a streamlined version of the Project Progressing Groups, noting that work on the Boards was nearly complete and the first meetings would be scheduled for the near future.

17/15-16 Capital Projects

CONSIDERED:

The Estates Office Capital Projects report, detailing progress on major capital projects and associated issues with programme delivery and the status for each Project Progressing Group, as set out in paper UEC.8/15-16.

RESOLVED:

That the Capital Programme Director provide an update on the public realm works at the meeting of the University Estate Committee on 9 December 2015.

18/15-16 Capital, Space and Amenities Group

RECEIVED:

A report summarising the main items of business from the meetings of the Capital, Space and Amenities Group held on 5 June, 2015 and 9 July 2015, as set out in paper UEC.9/15-16.

19/15-16 Date of Next Meeting

REPORTED:

That the future meetings of the Committee for the 2015/16 academic year were as follows:

Wednesday 9 December 2015	2.00-4.30pm, Senate House Council Chamber
Tuesday 9 February 2016	2.00-4.30pm, Senate House Council Chamber
Tuesday 12 April 2016	2.00-4.30pm, Senate House Council Chamber
Monday 20 June 2016	2.30-5.00pm, Senate House Council Chamber

As at 17 November 2015