

## UNIVERSITY ESTATE COMMITTEE

Minutes of the meeting of the University Estate Committee held on 9 February 2016

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Present: Mr G Howells (Chair), Professor S Croft (Vice-Chancellor and President), Ms R Drinkwater (Group Finance Director), Professor D Elmes, Professor D Haddleton (from item 38/15-16), Professor S Hand, Mr I Leigh (President, Students' Union), Mr O Rice (Democracy and Development Officer, Students' Union), Mr R Wilson (Business Development Manager (Real Estate), Campus and Commercial Services Group), Professor L Young (Pro-Vice-Chancellor (Academic Resources and Planning)).

Apologies: Ms T Elliott, Mr K Sloan.

In Attendance: Mr J Breckon (Director of Estates and Secretary), Mr C Carrington (Capital Programme Director, Estates), Mr D Gibbons (Senior Project Manager, Estates) (for item 40/15-16), Mr W Heynes (Operations Director, Estates), Ms J Horsburgh (Deputy Registrar), Mr S Lloyd (Timetabling Systems Manager), Dr E Melia (Senior Assistant Registrar (Space Management and Timetabling) and Assistant Secretary), Ms L Pride (Development Plan Architect), Mr H Rowles (Assistant Registrar (Space Management and Timetabling)).

### 35/15-16 Minutes

RESOLVED:

That the minutes of the meeting of the University Estate Committee held on 9 December 2015 be approved.

### 36/15-16 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.

### 37/15-16 Student Residences (minute 28/15-16 referred)

RECEIVED:

- (a) An oral report from the Director of Estates on the outcome of the tender process for additional Sherbourne residences.
- (b) An oral report from the Director of Estates updating the Committee on the proposed modular student residences.

REPORTED: (by the Director of Estates)

- (a) That the tender process for the 267 additional residences at Sherbourne had been completed.

- (b) That the Estates Office continued to investigate the financial viability and aesthetic constraints of modular residences, noting that no formal conclusion had yet been reached.
- (c) That work was ongoing to identify sites across campus suitable for development as residential accommodation.

(by the Group Finance Director)

- (d) That an accommodation strategy document was in the draft and consultation stage, noting that this would give clarity over the requirements for residential provision on campus for the next 10 years.
- (e) That en-suite accommodation was over-subscribed on campus, noting that the Sherbourne development would help to meet this demand.
- (f) That the University had been able to change the funding model and repayment period for the new Sherbourne blocks which would enable the weekly rents to match those of the existing Sherbourne rooms.

38/15-16 Branded Monoliths (minute 26/15-16 referred)

CONSIDERED:

A paper from the Operations Director (Estates Office) on the sites chosen for the locations of new branded monoliths, as set out in UEC.21/15-16.

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

- (a) That the installation of monoliths would now follow a phased approach which would reduce the initial costs and enable clarity before all monoliths were installed.
- (b) That the site at Kirby Corner Road was a large area that had the capacity to form a prominent entrance to campus.

RESOLVED:

That the prototype monolith be installed and viewed by the Committee or a sub-group of the Committee before full installation proceeds.

39/15-16 Multi-Storey Car Park

RECEIVED:

An oral report from the Director of Estates on the construction programme for the approved multi-storey car park and the associated access route via Lynchgate Road.

REPORTED: (by the Director of Estates)

- (a) That the contract for the approved Multi-Storey Car Park had been placed, noting that construction would commence in May, with completion scheduled for October 2016.
- (b) That access works were being planned to ensure that the works to Lynchgate Road would be completed at the same time as the car park.

- (c) That discussions about the proposed road layout for Lynchgate Road were ongoing with Coventry City Council, noting that safe pedestrian crossings were a key aspect of the design.

40/15-16 Gibbet Hill Masterplan (minute 34/14-15 referred)

CONSIDERED:

A presentation from Daniel Gibbons (Senior Project Manager, Estates Office) on the outcomes of the Gibbet Hill masterplanning exercise.

REPORTED: (by the Senior Project Manager, Estates Office)

- (a) That the masterplan provided a framework for the development of the Gibbet Hill campus which would allow phased development in a structured fashion, with earlier developments not impeding later construction.
- (b) That the masterplan had been developed to show the capacity of the site under two different development models, noting that the net increase in area had been defined by the capacity of the site.
- (c) That the Quality and Design Sub-Group (QDSG) had challenged the architects to develop additional models for the site, noting that this had resulted in two options, with option A giving an increase of 60% Gross Internal Area (GIA) and option B giving an increase of 80% GIA at the expense of additional demolition and construction work.
- (d) That the existing infrastructure on the campus was insufficient to support the expansion of the site and was approaching the end of its service life, noting that the option of replacing the infrastructure in stages was being explored.

(by the Chair)

- (e) That the site could be increased in capacity to over 60,000m<sup>2</sup> GIA, noting that parking would not be sufficient on the site without a significant uplift in the utilisation of other transport modes.
- (f) That a live campus would make construction and demolition more challenging.
- (g) That understanding the capacity and potential use of each of the University's campuses was crucial to inform decision making.
- (h) That the site, including both buildings and wider environment, needed to be of the highest quality to support the aspirations and needs of the Schools and the University.

(by the Director of Estates)

- (i) That there was a need to provide additional parking in the short-term on the Gibbet Hill site, noting that care would be given to ensure that the orchard site was suitable and could be reinstated if required.

(by the Vice-Chancellor and President)

- (j) That there was an urgent need to increase the amount and quality of space available at Gibbet Hill, noting that the plans and finance need to be finalised as soon as possible.

(by the Pro-Vice-Chancellor (Academic Planning and Resources))

- (k) That there was a need for the first building constructed to be a multi-disciplinary research space to facilitate growth and decant of the rest of the site.

41/15-16 Mathematical Sciences Extension

CONSIDERED:

A paper from the Capital Programme Director on the location, outline design and layouts of the proposed extension to Computer Sciences and the Zeeman Building, as set out in UEC.22/15-16.

REPORTED: (by the Capital Programme Director)

- (a) That Mathematics, Statistics and Computer Science had exceeded the capacity of their current buildings resulting in staff and students needing to be located elsewhere on campus.
- (b) That the space adjacent to the Zeeman and Computer Science Buildings could accommodate a 6,000m<sup>2</sup> five-storey extension that would meet the growth needs of the departments for approximately 10 years based on current projections.
- (c) That the Capital, Space and Amenities Group had considered the requirements, business case and design of the building.

(by the Director of Estates)

- (d) That the roof extension to the Zeeman Building could be costly and create significant disruption to the occupants below, requiring some decant of staff, noting that there was the possibility of adding an additional storey to the extension to meet accommodation needs.
- (e) That a planning application would be submitted in March 2016, noting that this required a prompt decision on the viability of the roof extension to the Zeeman Building.
- (f) That the building design had been challenged by the QDSG and provided a flexible space footprint that met the University Space Norms and allowed good opportunities for staff to meet and network throughout the atrium and collaborative areas.

(by the Vice-Chancellor and President)

- (g) That it was important to progress the project to a planning application as quickly as possible to support the needs of the three departments.

(by the Senior Assistant Registrar (Space Management and Timetabling))

- (h) That a critical mass of activity from the Statistics Department had been moved to the Ramphal Building, including academic staff and postgraduate students, noting that the building had some expansion room for Statistics until the completion of the new extension.

(by the Chair)

- (i) That there had been significant cost inflation in the construction industry and this was expected to continue, partially due to a shortage of skilled labour, noting that expediting construction could help to limit costs.

42/15-16 Arts Centre 20:20 (minute BC.17/13-14 refers)

CONSIDERED:

- (a) A paper from the Capital Programme Director on the location, outline design and layouts of the proposed 20:20 project to remodel and extend the Arts Centre, as set out in UEC.23/15-16.
- (b) A presentation from the Capital Programme Director on the planned sequencing of the Arts Centre 20:20 project and extensive maintenance and refurbishment works to the Arts Centre.

REPORTED: (by the Capital Programme Director)

- (a) That the Arts Centre had undertaken work with the Arts Council England to provide a vision for a sustainable future for the Arts Centre, noting that this would require an extension and significant refurbishment of the Arts Centre.
- (b) That detailed planning was being carried out to allow the Arts Centre to continue to operate and generate income throughout the extensive five-phase programme of work.
- (c) That the full programme would start by 2018 at the latest, with completion scheduled for 2020.

(by the Senior Assistant Registrar (Space Management and Timetabling))

- (d) That planning was ongoing to mitigate the impact of the works on the critical activities of the Arts Centre, Music Centre and teaching activities scheduled in the building, noting that a decant strategy was being developed which would be considered by the CSAG.

(by the Chair)

- (e) That the full impact of the works on visitors and users of the Arts Centre, including students, needed to be managed carefully to ensure that the business of the Arts Centre was not damaged by the works.
- (f) That the QDSG had challenged the Architect on the design and after reviewing several iterations was confident that the plans would create a landmark extension to the Arts Centre.

RESOLVED:

That the design, elevational treatments, plans and scope of the scheme being proposed as recorded in the RIBA Stage 3 Report from the Design Team prior to submission of a planning application and the procurement of a contractor be approved.

43/15-16 Quality and Design Sub-Group

RECEIVED:

- (a) A summary report and minutes of the meeting of the Quality and Design Sub-Group (QDSG) held on 9 December 2015, as set out in paper UEC.24/15-16.
- (b) An oral report from the Capital Programme Director on the outcomes of the meeting of the QDSG held immediately prior to the meeting of the University Estate Committee.

REPORTED: (by the Capital Programme Director)

- (a) That the QDSG considered a presentation on each major project and made recommendations to the project teams based on quality, sustainability, logistics and integration with the masterplan.
- (b) That at its meeting on 9 February the QDSG had considered presentations on:
  - (i) The Sports Hub, noting that a challenge had been issued about the orientation of the building on the site.
  - (ii) The Mathematics Extension, noting that a challenge had been issued about the entrance and integration with the campus.
- (c) That a presentation on the proposed spine route through Warwickshire land had been considered and further detail would be brought to a future meeting of the Committee.

44/15-16 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.25/15-16.

REPORTED: (by the Capital Programme Director)

- (a) That further safety features would be installed on Gibbet Hill Road in early March.
- (b) That the pedestrian routes around the NAIC would be changed over the coming months, with a significant communication plan to inform staff and students of the new routes.

RESOLVED:

That the Estates Office Capital Projects report be noted.

45/15-16 Capital, Space and Amenities Group Report

CONSIDERED:

A report on the key items discussed at the meeting of the Capital, Space and Amenities Group held on 22 October and 2 December 2015, as set out in paper UEC.26/15-16.

REPORTED: (by the Pro-Vice-Chancellor (Academic Resources and Planning))

- (a) That the CSAG had considered the business case for the new Humanities Building and had challenged the Faculty to revise the student number projections in the plan.
- (b) That the CSAG had asked the Estates Office to undertake further site analysis of Car Park 7 to ensure the location was suitable for the proposed Humanities Building.

(by Professor D Elmes)

- (c) That it would be useful to include a summary of the information considered by the CSAG in the papers that were considered by the University Estate Committee.

RESOLVED:

- (a) That the revised membership and terms of reference of the Capital, Space and Amenities Group be approved.
- (b) That the report on the key items discussed at the meeting of the Capital, Space and Amenities Group held on 22 October and 2 December 2015 be noted.

46/15-16 Steering Committee Report

RECEIVED:

A report on key items of relevance discussed in meetings of the Steering Committee since the last meeting of University Estate Committee, as set out in paper UEC.27/15-16.

REPORTED: (by the Senior Assistant Registrar (Space Management and Timetabling))

That the report followed a new format and would be produced for all future meetings of the University Estate Committee.

47/15-16 Date of Next Meeting

REPORTED:

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

Monday 18 April 2016	2.00-4.30pm, Senate House Council Chamber
Tuesday 14 June 2016	2.30-5.00pm, Senate House Council Chamber

As at 10 February 2016