

UNIVERSITY ESTATE COMMITTEE

Minutes of the meeting of the University Estate Committee held on 18 April 2016

Present: Mr G Howells (Chair), Professor S Croft (Vice-Chancellor and President), Ms R Drinkwater (Group Finance Director), Professor D Elmes, Professor D Haddleton, 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).

Apologies: Ms T Elliott, Professor S Hand, Mr K Sloan, Professor L Young.

In Attendance: Mr J Breckon (Director of Estates and Secretary), Mr K Edwards (Chief Finance Officer, Estates), Mr D Gibbons (Senior Project Manager, Estates), Mr W Heynes (Operations Director, Estates), Ms J Horsburgh (Deputy Registrar), Mr S Lloyd (Senior Assistant Registrar (Space Management and Timetabling) and Assistant Secretary), Mr A MacIntosh (Senior Project Manager, Estates) (for item 43/15-16), Ms L Pride (Development Plan Architect), Mr H Rowles (Assistant Registrar (Space Management and Timetabling)).

48/15-16 Minutes

RESOLVED:

That the minutes of the meeting of the University Estate Committee held on 9 February 2016 be approved.

49/15-16 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.

50/15-16 Branded Monoliths (minute 38/15-16 referred)

RECEIVED:

A presentation from the Operations Director, Estates on visual representations of the new branded monoliths indicating the appearance of monoliths and the locations of the phase one chosen sites.

REPORTED: (by the Operations Director, Estates)

- (a) That a sample monolith had been delivered and was currently being stored off site, noting that this had allowed the Estates Office to take photographs of the monolith in various lighting conditions to show how it would appear when in its final location.

- (b) That the level of illumination of the monoliths was still to be finalised, noting that location could also have an impact on the brightness of the monoliths due to adjacencies of other properties.
- (c) That there were five proposed locations on and around main campus and each of these would have a monolith with different colour detail.
- (d) That the monoliths would be installed before the end of term three, at an approximate cost of £15,000 per monolith.
- (e) That the four small monoliths at the Wellesbourne campus would be replaced with one larger monolith.

51/15-16 Multi-Storey Car Park (minute 39/15-16 referred)

RECEIVED:

A presentation from the Director of Estates on the new road layout and pedestrian crossing on Lynchgate Road associated with the new Multi-Storey Car Park.

REPORTED: (by the Director of Estates)

- (a) That a number of road improvements to Lynchgate Road had been proposed by travel consultants and Coventry City Council, including pedestrian refuges in the centre of the road and a dedicated cycle path, noting that when constructed the new roundabout would slow traffic speeds.
- (b) That the car park and improvements to Lynchgate Road would be constructed as a fast-track build over the summer, with completion scheduled for October 2016.

(by the Democracy and Development Officer)

- (c) That he welcomed the overall improvements to pedestrian safety on Lynchgate Road, noting that it would be helpful if the scheme was flexible to allow further interventions in future, if required or deemed necessary by the student body.

(by the Development Plan Architect)

- (d) That further design was required to fully plan pedestrian access and routes through to main campus from the car park.

52/15-16 Demolition Plans (minute 27/15-16 referred)

RECEIVED:

An oral update from the Operations Director, Estates on the phased approach to demolition of buildings on the Westwood campus.

REPORTED: (by the Operations Director, Estates)

- (a) That the first phase of demolition on Westwood would commence imminently and was scheduled for completion early June, noting that initially the cleared space would be used to create a compound for the contractor working on the National Automotive Innovation Centre (NAIC).

- (b) That upon completion of the NAIC the space cleared by the demolitions on Westwood would be available for development as part of a wider Westwood masterplan.

53/15-16 Naming of the New WMG Engineering Facility

CONSIDERED:

A paper from the Capital Programme Director on naming the new WMG Engineering Facility, as set out in UEC.28/15-16.

RESOLVED:

That the renaming of the University of Warwick Engineering Workshop Extension as the Advanced Manufacturing and Materials Centre be approved.

54/15-16 Capital Programme Phasing

RECEIVED:

A presentation from Mr D Gibbons on the sites and impact on the campus of the major capital programme.

REPORTED: (by Mr D Gibbons)

- (a) That the maps showed the impact of major capital developments across Westwood, Gibbet Hill and main campus, noting that this allowed an understanding of the phasing of projects and their interactions and interdependencies.
- (b) That the maps would be developed in future to show areas of major maintenance work, feasibility studies and infrastructure developments.
- (c) That the key milestones had been drawn together to include RIBA planning stages and the capital governance structures of the University, including Financial Procedure 18 and the committee structure.
- (d) That a series of documents and templates had been developed to ensure consistency across projects.

(by the Chair)

- (e) That the maps provided a useful tool to communicate both internally and externally the development plans of the University, noting that it informed a masterplan of available plots across the site.
- (f) That there was a trend toward higher buildings on campus, noting that this allowed for a more efficient use of the University's Estate.
- (g) That the time allocated to the planning phase for projects was very tight, noting that this may need to be extended where possible to ensure appropriate planning and oversight.

(by the Director of Estates)

- (h) That the phasing maps allowed for resource allocation and planning within the Estates Office, noting that it also demonstrated the front-loaded nature of the majority of the projects.
- (i) That the Estates Office aimed to be in a position where work had been completed sufficiently in advance to have “shelf-ready” plans for new plots as they become available, noting that the department was unable to achieve this as it was currently resource-constrained.

(by Professor D Elmes)

- (j) That the maps facilitated discussion around planning, zoning, interdependencies of location and collaboration.

(by the President, Students' Union)

- (k) That the maps could be very useful to share with the current student body and prospective students.

(by the Group Finance Director)

- (l) That the Financial Planning Sub-Committee should be involved at an early stage in the project development cycle.

55/15-16 Mathematical Sciences Extension (minute 29/15-16 referred)

CONSIDERED:

A paper from the Capital Programme Director on the agreed design submitted for planning permission for the proposed extension to Computer Sciences and the Zeeman Building, as set out in UEC.29/15-16.

REPORTED: (by Mr D Gibbons)

- (a) That the design of the Mathematical Sciences Extension had been considered by the Quality and Design Sub-Group, noting that the Group had challenged the design team to consider:
 - (i) The quality, longevity and cost of materials planned for the building.
 - (ii) The layout and height of the mechanical plant on top of the roof; noting that this would be higher than surrounding buildings.
 - (iii) The integration of the building into its surroundings, particularly ensuring that the entrance was visible and connected to Academic Square.

(by the Group Finance Director)

- (b) That she had concerns over the practicality of copper as a material and the impact of perforations in the copper on the material's longevity.

(by the Director of Estates)

- (c) That more a review of the building layout and design would take place to ensure that there was sufficient provision of gender-neutral toilets.

(by the Vice-Chancellor and President)

- (d) That a new Equality and Diversity policy was being developed, noting that the review of the building would reflect the policy.

(by Professor D Elmes)

- (e) That the appearance of the building could be designed to represent the purpose and nature of the activities taking place inside.

RESOLVED:

That subject to appropriate financial approval from the Financial Planning Sub-Committee, the proposed design be taken forward to further detailed design and construction.

56/15-16 Warwick Sport (minute 29/15-16 referred)

RECEIVED:

A paper from the Capital Programme Director on the design of the new sports facilities including the Sports Hub, as set out in UEC.30/15-16.

REPORTED: (by Mr A MacIntosh)

- (a) That the QDSG had issued a number of challenges to the design team which had been reflected in the most recent iteration of the design, noting that the design had now moved to RIBA Stage 3.
- (b) That a planning application would be submitted in June, noting that further visualisations and detail would be considered by the QDSG before the planning application was submitted.
- (c) That the slope of the ground at the site was being utilised as part of the design to reduce the overall height of the building.
- (d) That the building would be constructed in a sustainable fashion aiming for BREEAM "Very Good", noting that the roof would include approximately 250m² of photovoltaic panels.
- (e) That the plans had provision for coach drop-off and turning but not for coach parking, noting that it was anticipated that coach parking would be provided elsewhere on campus.

(by the Chair)

- (f) That the entrance for the building would be located on the Warwickshire land at the end of the main East-West spine route across campus.
- (g) That space had been set aside for the expansion of both the sports hub and the nearby energy centre.

(by the Deputy Registrar)

- (h) That Car Park 2 was not suitable for coach parking, noting that the provision of coach parking needed further planning.

(by the Director of Estates)

- (i) That further detail on the sustainability and energy efficiency of the building would be considered at a future meeting of the QDSG.

57/15-16 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 February 2016, as set out in paper UEC.31/15-16.
- (b) An oral report from Mr D Gibbons on the outcomes of the meeting of the QDSG held on 12 April 2016.

REPORTED: (by Mr D Gibbons)

- (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 12 April the QDSG had considered presentations on the Sports Hub, the Mathematical Sciences Extension and the Humanities Building.
- (c) That work was ongoing to identify potential sites for the provision of multi-storey car parks on the periphery of campus, noting that this was part of a longer term plan to reduce traffic through the centre of campus.
- (d) That WMG had submitted plans for two new facilities, noting that these proposals would be considered at the Capital, Space and Amenities Group on 21 April.

(by the Chair)

- (e) That the QDSG ensured that all projects were reviewed at appropriate times in the project lifecycle, noting that this ensured consistency across projects.
- (f) That the QDSG could benefit from more input on landscape and the campus environment.

58/15-16 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 and Capital Programme Board as set out in paper UEC.32/15-16.

REPORTED: (by the Director of Estates)

- (a) That negotiations were ongoing with the contractor for the NAIC, with the aim of reducing to a minimum the length of time that the path between University House and main campus would be closed.
- (b) That the NAIC contractor had been very accommodating and allowed several groups of civil engineering students to visit the site as part of their studies.

RESOLVED:

That the Estates Office Capital Projects report be noted.

59/15-16 Capital, Space and Amenities Group Report

RECEIVED:

A report on the key items discussed at the meetings of the Capital, Space and Amenities Group held on 27 January and 24 February 2016, as set out in paper UEC.33/15-16.

60/15-16 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.34/15-16.

61/15-16 Date of Next Meeting

REPORTED:

That the future meeting of the Committee for the 2015/16 academic year would be held on Tuesday 14 June 2016 from 2.30-5.00pm in the Senate House Council Chamber.