

UNIVERSITY ESTATE COMMITTEE

Minutes of the meeting of the University Estate Committee held on 14 June 2016

Present: Mr G Howells (Chair), Ms R Drinkwater (Group Finance Director), Professor D Elmes, Professor D Haddleton, Professor S Hand, Mr I Leigh (President, Students' Union), Mr O Rice (Democracy and Development Officer, Students' Union), Professor L Young (Pro-Vice-Chancellor (Academic Resources and Planning)).

Apologies: Professor S Croft, Ms T Elliott, Mr K Sloan, Mr R Wilson

In Attendance: Mr J Breckon (Director of Estates and Secretary), Mr C Carrington (Capital Programme Director), Mr K Edwards (Chief Finance Officer, Estates), Ms S England (Strategy Programme Manager), 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), Ms L Pride (Development Plan Architect), Mr H Rowles (Assistant Registrar (Space Management and Timetabling)).

64/15-16 Minutes

RESOLVED:

That the minutes of the meeting of the University Estate Committee held on 18 April 2016 be approved.

65/15-16 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.

66/15-16 Chair's Business: Membership of the University Estate Committee

REPORTED: (by the Chair)

- (a) That he wished to record the thanks of the University Estate Committee to Mr Ken Sloan, Registrar and Chief Operating Officer, for his very positive contribution to the work of the Committee.
- (b) That he wished to record the thanks of the University Estate Committee to Mr Will Heynes, Operations Director, Estates Office, for his very positive contribution to the work of the Committee.

- (c) That he wished to record the thanks of the University Estate Committee to the outgoing President of the Students' Union, Mr Isaac Leigh, and the outgoing Democracy and Development Officer, Mr Oliver Rice for their very positive contributions to the work of the Committee.

67/15-16 Mathematical Sciences Extension (minute 42/15-16 refers)

RECEIVED:

An oral update from the Pro-Vice-Chancellor (Academic Planning and Resources) on the progress of the Mathematical Sciences Extension business case at the meeting of the Financial Plan Sub-Committee held on 17 May 2016.

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

That the proposal for the Mathematical Sciences Extension had been considered by the Financial Plan Sub-Committee, noting that the increased budget to facilitate the larger size of the building had been included in the capital plan.

68/15-16 Car Parking Strategy

RECEIVED:

A presentation from the Strategy Programme Manager on the plans to develop car parking on campus and the sites being considered for the replacement of Car Park 7 (Arts Centre).

REPORTED: (by the Strategy Programme Manager)

- (a) That the University had a range of managed and un-managed car parks that currently provided fewer spaces than allowed by the current section 106 agreement.
- (b) That the intention was to replace many of the smaller car parks across campus with fewer, larger car parks located at the periphery of the site, noting that this would improve the environment on campus.
- (c) That modelling suggested that upon completion of the new multi-storey car park there would be a greater supply of car parking than demand until late 2018, noting that the car park would not be completed until after the start of autumn term 2017, which could lead to temporary shortages of space.
- (d) That developing the large multi-storey car parks would lead to an increase in provision above the section 106, noting that the model did not currently include any increase in the agreement or the removal of any smaller car parks.
- (e) That work was ongoing as part of the travel plan to reduce the demand for car parking as well as increasing supply, noting that the number of users on campus was projected to increase.
- (f) That in the longer-term car parking in the centre of campus would be reserved for disabled users and VIPs.

(by the Democracy and Development Officer)

- (g) That it would be useful to gather feedback from the student population on the proposed siting of a large car park near the Bluebell residences.

- (h) That the University should be encouraging staff, students and visitors to use alternative methods of transport to campus.

(by the Capital Programme Director)

- (i) That providing a multi-storey car park on the current site of car park 16 would enable the demolition of car park 7, which would facilitate the construction of the new Humanities Building.

(by the Chief Finance Officer, Estates)

- (j) That the capital plan included additional funding for car parking.

69/15-16 Spine Route and University Road (minute 12/15-16 referred)

RECEIVED:

A presentation from the Senior Project Manager on plans for the proposed Spine Route to link the Warwickshire land to University Main Campus and short-term and long-term changes to University Road.

REPORTED: (by the Senior Project Manager)

- (a) That moving car parking to the periphery of campus would enable changes to the design and use of University Road.
- (b) That a project team would be assembled to assess the needs and usage of the road, noting that this team would report to the Quality and Design Sub-Group (QDSG) and the University Estate Committee in due course.
- (c) That the new spine route would run from the end of Library Road across the Warwickshire land to the new Sports Hub, noting that this route would be for pedestrians and cyclists.
- (d) That the plans would be considered by the QDSG before being brought back to the Committee.

(by the Director of Estates)

- (e) That movement and journeys across campus would need to be mapped to include the new car parking provision.

(by the Chair)

- (f) That the design of the spine route would need to consider predictions about pedestrian movements, dwell spaces, travel routes and community.
- (g) That the Radcliffe Conference Centre was in an unfortunate location and did not make good use of land, noting that it in the longer term consideration should be given to removing the building to further develop campus.
- (h) That development along the spine route would not be just residential buildings, noting that it was important to build academic buildings in that area of campus to ensure that the area had a mixed use and vibrant feel.

(by the Group Finance Director)

- (i) That the recent refurbishment of the Radcliffe Conference Centre had a 15 year lifespan.

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

- (j) That a number of key academic and related buildings on main campus would need replacement or significant refurbishment, noting that these could be replaced with buildings along the spine route.

70/15-16 Capital Projects

CONSIDERED:

An update from the Capital Programme Director on recent progress of key capital projects, as set out in paper UEC.35/15-16 {restricted}.

REPORTED: (by the Capital Programme Director)

- (a) That the Mathematical Sciences Extension was due for completion in 2018.

(by Professor D Elmes)

- (b) That it would be useful to have a review of the refurbishment of the Benefactors Building, noting that it was similar in age and construction to a number of other buildings across campus that would need refurbishment in the future.

71/15-16 Capital Development Concept Priorities

REPORTED: (by the Director of Estates)

- (a) That the capital plan had been developed on a ten year planning horizon to enable the University to plan for a more holistic and integrated campus, as well as resourcing and funding strategies.
- (b) That this was in line with the Vice-Chancellor's growth ambition and delivery of new or refurbished academic facilities on a regular basis.
- (c) That a full report would be given to the next meeting of the University Estate Committee, noting that the final capital plan had not yet been approved.

72/15-16 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 20 May 2016, as set out in paper UEC.36/15-16 {restricted}.
- (b) A presentation from the Senior Project Manager on the outcomes of the meeting of the QDSG held on 9 June 2016.

REPORTED: (by the Senior Project Manager)

- (a) That the planning application for the Sports Hub had been submitted that morning, noting that the meeting of QDSG on 20 May had been focused exclusively on the Sports Hub to ensure it was ready for the submission.
- (b) That a design competition would be held for the new Humanities Building, noting that the QDSG had considered the appropriate format for the competition.

(by the Chair)

- (c) That the Sports Hub had been designed to allow expansion in the future, noting that this could either be on the site of the car park or some of the sports pitches.

73/15-16 Annual Maintenance Update

RECEIVED:

An update from the Operations Director, Estates Office on major maintenance priorities and expenditure, as set out in paper UEC.37/15-16 {restricted}.

REPORTED: (by the Operations Director, Estates Office)

- (a) That a more robust system of asset management was being implemented, with additional information being gathered through a series of surveys.
- (b) That the next set of surveys would provide better data on the quality of residential buildings and mechanical and electrical plant across the University.
- (c) That work was underway to identify the best systems for Building Information Management, noting that this could be used alongside, or replace, the current Quantarc Estates Database.
- (d) That the Maintenance plan needed to be further aligned with the capital plan to ensure the appropriate buildings were refurbished to complement new capital developments.

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

- (e) That it was important to understand the planned lifespan of buildings to ensure that there were no significant refurbishments of buildings to meet short-term needs which could lead to inefficient expenditure profiles

74/15-16 Capital, Space and Amenities Group Report

RECEIVED:

A report on the key items of relevance discussed in meetings of the Capital, Space and Amenities Group since the last meeting of the University Estate Committee, as set out in paper UEC.38/15-16 {restricted}.

75/15-16 Steering Committee Report

RECEIVED:

A report on the key items of relevance discussed in meetings of the Steering Committee since the last meeting of the University Estate Committee, as set out in paper UEC.39/15-16 {restricted}.

76/15-16 Date of Next Meeting

REPORTED:

That this was the final meeting of the Committee for the 2015/16 academic year, noting that the next meeting would be held in October with the precise date communicated after the publication of the Committee Timetable.