

UNIVERSITY ESTATE COMMITTEE

Open Minutes of the meeting of the University Estate Committee held on 9 November 2016

- Present: Mr G Howells (Chair), Mr J Breckon (Director of Estates), Ms R Drinkwater (Group Finance Director), Professor D Elmes, Professor D Haddleton (Chemistry Department), Mr A Penfold OBE (Independent member of Council), Mr L Pilot (President, Students' Union), Ms R Sandby-Thomas (Registrar).
- Apologies: Professor S Croft (Vice Chancellor), Professor C Ennew (Provost), Ms T Elliott, Ms R Gittins (Democracy and Development Officer, Students' Union), Professor S Swain (Pro-Vice-Chancellor), Professor L Young (Academic-Vice-President).
- In Attendance: Mr K Edwards (Chief Finance Officer, Estates), Mr D Gibbons (Senior Project Manager, Estates), Mrs P Glover (Secretary to Council and Secretary), Mr S Lloyd (Senior Assistant Registrar (Space Management and Timetabling) and Assistant Secretary), Ms L Pride (Development Plan Architect), Mr T Yates (Operations Director, Estates).

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.

1/16-17 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.

2/16-17 Membership and Terms of Reference

RECEIVED:

The statement of the Membership and Terms of Reference of the Committee for the academic year 2016-17, as set out in paper UEC.1/16-17.

3/16-17 Minutes

RESOLVED:

That the minutes of the meeting of the University Estate Committee held on 14 June 2016 be approved.

4/16-17 Review of Benefactors (minute 70/15-16 referred)

REPORTED: (by the Director of Estates)

- (a) That the post-project review of Benefactors refurbishment had identified two main learning points; first the need to improve stakeholder input into the project brief and apply appropriate stage gates for user acceptance, and second to increase financial contingency in accordance with the level of risk for each project.
- (b) That the Benefactors project experience had not altered the University's position on large-scale refurbishment, noting that a full cost benefit analysis was necessary when considering whether to refurbish or replace existing buildings.

(by the Development Plan Architect)

- (c) That the heritage of existing buildings would always need to be considered in order to preserve the character of the campus.

5/16-17 Car Parking Strategy (minute 68/15-16 referred)

RECEIVED:

A presentation from the Director of Estates on the plans to develop the replacement of Car Park 7 (Arts Centre).

REPORTED: (by the Director of Estates)

- (a) That the preferred location for the replacement for Car Park 7 (adjacent to the Arts Centre and Senate House) was Car Park 16 (adjacent to University House), noting that this was in keeping with the strategy to develop large multi-store car parks on the periphery of campus.
- (b) That the proposed replacement car park would create an additional net ~~43,500~~ 1,300 spaces in 2018 and entrances and exits to Kirby Corner Road and Gibbet Hill Road. [Revised at UEC meeting on 23 January 2017]

(by the Chair)

- (c) That given the prominent locations of periphery car parks and their link to the wider transport strategy, the University should consider developing a standard for their design, noting that factors such as the skin, elevation and lighting were important.

(by the Group Finance Director)

- (d) That there was an urgency to replace Car Park 7 so that it could be demolished to allow the Arts and Humanities Forum building to be constructed on the site for 2021.

(by Professor D Haddleton)

- (e) That the lighting and sign-posting would need to be improved along the routes through campus to assure public safety.

RESOLVED:

- (a) That the proposed location of the replacement for Car Park 7, to be sited on Car Park 16, be approved.
- (b) That the project for the replacement for Car Park 7 move forward to preparation and brief and that the Estates Office provide a feasibility study for the new building.

6/16-17 Chair's Action

RECEIVED:

A report on the actions taken by the Chair on behalf of the Committee since its last meeting, as set out in the paper UEC.10/16-17.

REPORTED: (by the Chair)

- (a) That the proposal to name the flat floor conference facility "The Slate", near Lakeside Residences, had been approved by Chair's action.
- (b) That the proposal to name the new teaching and learning building on central campus "The Oculus" had been approved by Chair's action.

7/16-17 Capital Projects Update

RECEIVED:

- (a) A report from the Capital Programme Director (Estates Office) on the large capital projects completed and ongoing, as set out in paper UEC.2/16-17{restricted}.
- (b) A presentation from the Director of Estates on the large capital projects completed in 2016/17 and ongoing in 2016/17.

REPORTED: (by the Director of Estates).

- (a) That the capital projects completed in 2015/16 or early in 2016/17 were:
 - (i) Gibbet Hill Road and Benefactor's Plaza;
 - (ii) Benefactors Residence Refurbishment;
 - (iii) Mechanochemical cell Biology Building Extension (Gibbet Hill);
 - (iv) Advanced Manufacturing and Materials Centre (WMG);
 - (v) The Oculus, and
 - (vi) Warwick Accommodation Refurbishments.
- (b) That as a result of the redesign of the road and the pedestrian schemes introduced as part of the Benefactors and Plaza project, average speeds along the Gibbet Hill Road had reduced significantly.
- (c) That the capital projects under construction were:
 - (i) The Slate; (due for completion Term 1 2016/17)
 - (ii) Lynchgate Multi-store Car Park (Term 1 2016/17);
 - (iii) Sherbourne Residences Phase 2 (Term 1 2017/18), and

(iv) National Automotive Innovation Centre. (completion Term 1 and fit-out in Term 2 2017/18)

(d) That the capital projects in the design stage were:

- (i) Mathematical Sciences Zeeman Extension (due for completion 2018);
- (ii) Sports and Wellbeing Facilities (2018), and
- (iii) Arts Centre 20:20 (2020).

(by Professor D. Elmes)

(e) That the capital projects summarised were impressive and integrated well with the campus and the public realm.

(by the Chair)

(f) That the University should consider applying for major design awards as recognition for these landmark buildings.

8/16-17 Westwood Campus

RECEIVED:

A presentation from the Director of Estates on the principles for developing a strategy for Westwood Campus to include teaching and residential accommodation.

REPORTED: (by the Director of Estates)

- (a) That the Estates Office had evaluated a number of sites around campus for opportunities to respond to University growth, assessing the environment, planning approval barriers, building condition surveys, costs and the wider impact on campus.
- (b) That Westwood Campus had the potential to be developed further as a mixed-use facility with residences, as it had access to green spaces, sports facilities, good transport links, noting that there was also an opportunity to improve integration and connectivity with the main campus.
- (c) That initial masterplanning had identified areas on the north and on the west of the campus as the priority for more residential accommodation noting that the existing buildings in these areas were in poor condition and had been earmarked for demolition.
- (d) That the work also suggested that the central area of the campus remain as a green space and the south east area, addressing the Kirby Corner road, be developed for academic buildings.
- (e) That the development brief had recognised the emerging strategy of the campus as the location for academic activity in support of routes into the HE sector and also its contribution to developing links with the local community.

(by Professor David Elmes)

(f) That routes to main campus were, in part, blocked by Science Park buildings on the opposite side of Kirby Corner Road and the long term future of some of the low scale buildings in this area should be considered.

(by the Chair)

- (g) That the development should recognise the area as a stepping stone in the wider road and public transport strategy.
- (h) That the Estates Office should consider adopting a building volume and density benchmark for the residential accommodation.

(by the President of the Student's Union)

- (i) That Westwood Campus as the long term location for Counselling services should be considered, noting that the disadvantages of remote location could be reduced by improving transport links and making services easier to access from a user perspective.

(by Professor D Haddleton)

- (j) That safety and lighting for routes from the Student Union to Westwood should be considered.

RESOLVED:

That the Estates Office develop the strategic definition for the Westwood Campus and instruct an architect to create a phased development plan.

9/16-17 Accommodation

RECEIVED:

A paper from the Senior Project Manager (Estates) on the brief, programme and status of new Cryfield accommodation, as set out in paper UEC.3/16-17{restricted}.

REPORTED: (by the Senior Project Manager)

- (a) That following rejection of the previous brief on affordability grounds, the brief for developing residences on Cryfield had been revised to create more viable mid-range accommodation in clusters of 6-12 room apartments and houses.

(by the Director of Estates)

- (b) There was an urgency to move forward with the design as this would be the next major residential development after Sherbourne and before Redfern, noting that planning consent would be required before the summer 2017 in order to deliver the first buildings in 2018.

(by the Group Finance Director)

- (c) The rents for the new accommodation would not be subsidised however the University would ensure that it continues to provide a "ladder" of price points for students.

(by the Chair)

- (d) That the project should be considered as a new development and it should come to the Quality and Design Subgroup at the design stage.

RESOLVED:

That the revised brief for Cryfield accommodation be considered by the Campus and Commercial Services Capital Programme Board to ensure that the development would deliver both value and quality.

10/16-17 Engineering Laboratories Refurbishment

CONSIDERED:

A report from the Senior Project Manager (Estates) on the work to develop teaching spaces in the Engineering Building in response to recommendations in an accreditation report from the Institute of Engineering and Technology, as set out in paper UEC.4/16-17.

REPORTED: (by the Senior Project Manager)

- (a) That the major refurbishment work would provide additional teaching labs with improved adjacencies for research and teaching and that the CSAG had allocated the three centrally timetable teaching rooms to the department from Term 3 2016/17 to enable the work to proceed.
- (b) That as part of the development, a reception area would be created at the entrance to the department from Library Road noting that this would be integrated with the recently refurbished common area.

RESOLVED:

That the alterations to the teaching spaces in the School of Engineering be approved and be moved forward to concept design, and the preparation of the business case.

11/16-17 Gibbet Hill Phase One

RECEIVED:

A paper from the Senior Project Manager (Estates) with a proposal to progress phase one of the Gibbet Hill masterplan with an inter-disciplinary research laboratory building, as set out in paper UEC.5/16-17.

REPORTED: (by the Senior Project Manager)

- (a) That a strategic brief had been developed by the architect, in consultation with the departments, for a new interdisciplinary research building to be constructed as the first phase of the Gibbet Hill Masterplan.
- (b) That the building would be located on the north side of the campus adjacent to the pedestrian and cycle path approach from main campus.

(by the Development Plan Architect)

- (c) That the strategic brief should be reviewed against the Masterplan to ensure that it met the current and future needs for the development for the campus, noting that there had been a change to the building entrance location in the architect's concept drawings.

RESOLVED:

- (a) That the location for the new interdisciplinary research building on the north side car park on Gibbet Hill be approved.
- (b) That the Strategic Brief for the new interdisciplinary research building on Gibbet Hill be approved, subject to alignment with the Masterplan.

12/16-17 Spine Route and University Road (minute 69/15-16 refers)

RECEIVED:

A paper from the Senior Project Manager (Estates) on work completed and further plans to improve University Road and the Spine Route as set out in UEC.6/16-17.

REPORTED: (by the Senior Project Manager)

- (a) That spine route was a priority for connecting main campus to the new sports facility growth on Warwickshire land.
- (b) That the vision was for the route be a combined pedestrian and cycle pathway with green space on one side and academic buildings fronting the other.
- (c) That the proposal was for a phased approach with the first phase producing a direct resin bound gravel path, the second replacing this with a meandering block pathing surface and the finale phase adding development plots along the route.

(by the Development Plan Architect)

- (d) That a design challenge would be to navigate the Radcliffe Conference Centre building while integrating with the broader parkland experience along the remainder of the route.

(by the Chair)

- (e) That the scale of the academic buildings fronting the route should be substantial to form a bold counterpart to the main campus noting that they should have active ground floor spaces to add interest to path users.

(by Professor D Elmes)

- (f) That the University should consider identifying the first academic buildings to be developed along the route to stimulate interest and improve engagement with stakeholders.

RESOLVED:

That the vision and concept for the Spine Route, from main campus to the new sports development, be taken forward to preparation and brief and that the Estates Office create a feasibility study for the project.

13/16-17 University Masterplan (minute 79/15-16 refers)

RECEIVED:

An oral report from the Director of Estates on Local Authority plans and surrounding infrastructure improvements.

REPORTED: (by the Director of Estates Office)

- (a) That the University 10-year Masterplan had identified 171,000 square meters (40%) of new capital development from 2009 to 2019.
- (b) The supporting work to improve the campus infrastructure had now been completed and 9% growth in car parking spaces had been factored into the plan.
- (c) That the University Travel Plan targeted different modes of travel and allowed for a 12% increase in traffic to 2019.
- (d) That local Authority masterplanning had identified the potential for new road and rail links to the south of the University, noting that if this were to happen the link road would provide the opportunity for a new entrance to campus.
- (e) That the University Masterplan would be refreshed to incorporate changes to the public realm noting that the refresh would be completed in 2017.

(by the Chair)

- (f) That the creation of a new link road and a new entrance presented the University with opportunities to look beyond campus boundaries when considering purchasing land.

(by Mr A Penfold)

- (g) That given traffic growth and parking constraints, the Local authority plans to strengthen transport links presented an opportunity to consider a more ambitious and sustainable travel plan.

14/16-17 Property, Land and Titles (minute 78/15-16 refers)*

RECEIVED:

An oral report from the Director of Estates on land purchases and developments.

REPORTED: (by the Director of Estates Office)

[Exempt information not included]

15/16-17 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.7/15-16 {restricted}.

16/16-17 Quality and Design Sub-Group

RECEIVED:

A report on the key items of relevance discussed in meetings of the Quality and Design Sub-Group since the last meeting of the University Estate Committee, as set out in paper UEC.8/15-16 {restricted}.

17/16-17 Capital Programme Boards Report

RECEIVED:

A report on the key items of relevance discussed in meetings of the Capital Programme Boards Report since the last meeting of the University Estate Committee, as set out in paper UEC.9/15-16 {restricted}.

18/16-17 Date of Future Meetings

REPORTED:

That the future meetings of the Committee for the 2016/17 academic year were as follows:

Monday 23 January 2017	14.00-16.00, Senate House Council Chamber
Monday 24 April 2017	12.00-14.00, CMR 1.0 University House
Monday 26 June 2017	12.00-14.00, Senate House Council Chamber