

UNIVERSITY ESTATE COMMITTEE

Open Minutes of the meeting of the University Estate Committee held on 23 January 2017

Present: Mr G Howells (Chair), Mr J Breckon (Director of Estates), Professor S Croft (Vice Chancellor), Ms R Drinkwater (Group Finance Director), Professor D Elmes, Professor C Ennew (Provost), Ms R Gittins (Democracy and Development Officer, Students' Union), Mr A Penfold OBE (Independent Member of Council), Mr L Pilot (President, Students' Union), Ms R Sandby-Thomas (Registrar), Professor S Swain (Pro-Vice-Chancellor), Professor L Young (Academic-Vice-President).

Apologies: Ms T Elliott (Independent Member of Council), Professor D Haddleton.

In Attendance: Mr M Best (Turley Architects) (for item 27/16-17), 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 H Rowles (Assistant Registrar (Space Management and Timetabling)), 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.

19/16-17 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.

20/16-17 Minutes

RESOLVED:

That the minutes of the meeting of the University Estate Committee held on 14 June 2016 be approved, subject to the following amendments, additions underlined, deletions ~~struck through~~:

5/16-17 Car Parking Strategy

(...)

- (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.

(...)

21/16-17 University Estate Key Performance Indicators

CONSIDERED:

A presentation from the Director of Estates on the Estates Management Returns (EMR) collated by the Higher Education Statistics Agency and comparisons between Russell Group Institutions.

REPORTED:

[Exempt information not included]

22/16-17 Car Parking Strategy (minute 5/16-17 referred)

CONSIDERED:

- (a) A report by the Senior Project Manager (Estates) on the multi-storey car park to be located on Car Park 16, as set out in paper UEC.11/16-17.
- (b) A presentation from the Senior Project Manager (Estates) on location, layout and scope for the proposed multi-storey Car Park to be developed on Car Park 16.

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

- (a) That the design process for the car park had been considered in detail at the Quality and Design Sub-Group (QDSG), noting that the location of the car park had resulted in the Group issuing several challenges to the design team.
- (b) That outline planning permission had been applied for an area greater than the proposed size of the car park to allow flexibility in placing entrance and exit ramps and roadways.
- (c) That a number of consultation events had been held with staff and the general public, noting that the major concerns raised were around the potential increase in traffic on Gibbet Hill Road and Kirby Corner Road, rather than the size and shape of the building.
- (d) That the location of the car park would largely be screened by existing trees during summer, noting that design work was underway to ensure the building was completed to a high visual standard, while ensuring that there would not be significant light pollution caused by the internal lighting in the car park.
- (e) That ARUP were carrying out extensive traffic modelling to understand the impact of the car park on the wider road network and the impact of a large number of users trying to leave the car park at the same time at the end of the standard working day.

(by the Chair)

- (f) That this car park would replace existing car parking capacity on campus, noting that it would not significantly increase the number of spaces, which were limited by the transport agreement with the local authorities.

- (g) That underground car parks rarely provided good value for money, noting that they generally cost at least three times more per space than a conventional multi-storey car park.

(by the Vice-Chancellor)

- (h) That the public consultation had raised a number of issues, including the possibility of splitting the car park into two facilities either side of Kirby Corner Road.
- (i) That stakeholders were keen to see developments such as solar panels being used to provide some of the energy to power the car park.

(by the Development Plan Architect)

- (j) That the land on the opposite side of Kirby Corner Road to University House was designated Green Belt, noting that this would preclude the construction of a multi-storey car park on that site.

RESOLVED:

That the accommodation and scope for the multi-storey car park to be situated on Car Park 16 be approved to allow for the application for outline planning permission.

23/16-17 Warwick Sport (minute 56/15-16 referred)

CONSIDERED:

- (a) A report from the Senior Project Manager (Estates) on the plans for the extended sports facilities around campus, as set out in paper UEC.12/16-17.
- (b) A presentation from the Senior Project Manager (Estates) on accommodation and works being proposed as part of the Sports Spokes Model.

REPORTED: (by the Senior Project Manager (Estates)).

- (a) That the QDSG had challenged the proposed extension to the Tennis Centre on Westwood, noting that the facilities would only share a reception and thematically had very little else in common.
- (b) That there was an opportunity to enhance the landscape between Arden and the Tennis Centre as part of this development, which would provide required changing rooms for the sports pitches on the Westwood Campus.
- (c) That the work to develop the Westwood sports facilities would incorporate the ongoing Westwood masterplanning activity.
- (d) That a number of measured running and walking paths would be created around campus, providing routes of varying standardised lengths such as 5km and 10km.
- (e) That the Barford Boathouse development was currently on hold due to a number of issues around access and legal rights.
- (f) That the Claycroft Activity Zone was currently being developed in conjunction with the senior team from Warwick Sport.

(by the Chair)

- (g) That the University of Birmingham had a similar outdoor activity centre, noting that it could be worth looking at their development.

(by Professor D Elmes)

- (h) That it would be important to balance the correct lighting levels to ensure the outdoor facilities were safe and easy to use in the evenings and early mornings, without causing significant light pollution.

(by the Group Finance Director)

- (i) That the Capital Programme Board would respond to the issues raised by the Committee.

24/16-17 WMG Materials Engineering Centre

RECEIVED:

A report from the Senior Project Manager (Estates) on the concept for the Materials Engineering Centre, as set out in paper UEC.13/16-17.

REPORTED: (by Senior Project Manager (Estates))

- (a) That, at its meeting held on 21 April 2016, the Capital, Space and Amenities Group had resolved that the Materials Engineering Centre be taken forward for detailed planning.
- (b) That the impact of the building would need to be carefully managed to ensure that clear pedestrian access and desire lines between the new Multi-Storey Car Park and main campus were not compromised by the building.

(by the Academic Vice President)

- (c) That it was critical that the building did not interfere with the functionality and operation of the existing Phytobiology Building.

(by the Development Plan Architect)

- (d) That given the location of the building it would be preferable for the design to reference the International Digital Laboratory and International Institute for Product Innovation Buildings, rather than the Advanced Materials Manufacturing Centre.

25/16-17 New Cryfield Residences (minute 8/16-17 referred)

CONSIDERED:

A report from the Senior Project Manager (Estates) about the plans to create further accommodation at Cryfield, as set out in paper UEC.14/16-17

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

- (a) That the design for the New Cryfield Residences would be respectful of the existing ecology and the existing Sustrans cycle route would run through the centre of the site.
- (b) That there were some concerns about access to the maisonette style residences, noting that these would be external walkways at a two-storey height.

(by the Chair)

- (c) That the scale of this design provided an opportunity to develop guidance about a design code to help unify the look and feel of campus.

RESOLVED:

That a small group meet to discuss the risk implications of the walkway access to the maisonette residences and model the impact of any potential changes on capacity and cost.

26/16-17 Property Land and Titles (minute 13/16-17 referred)

RECEIVED:

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

REPORTED: (by the Director of Estates)

[Exempt information not included]

RESOLVED:

That the Director of Estates provide a presentation at the next meeting of the Committee identifying some of the University's opportunities for land acquisition.

27/16-17 University Masterplan Refresh

CONSIDERED:

A presentation from the Director of Estates on plans to undertake a refresh of the University Masterplan.

REPORTED: (by the Director of Estates)

- (a) That the current masterplan was nearing the end of both the planning period and the amount of development allowed, noting that this necessitated a refresh of the masterplan.
- (b) That a two-stage approach was recommended, with the first phase enabling delivery of the 10 year capital plan, including infrastructure requirements, noting that the second phase would provide a longer-term view and would respond to the emerging University size and shape strategy.
- (c) That growth would be stifled until major new infrastructure projects such as the proposed new A46 link road were developed.

(by the Chair)

- (d) That the development of a short term plan was pragmatic and necessary, noting that the short-term plan would need to complement and support the longer-term plans of the University.

(by the Vice-Chancellor)

- (e) That the masterplan refresh would need to enable the University to maximise the potential offered by infrastructure improvements such as the new link road.

(by the Pro-Vice-Chancellor)

- (f) That the University needed to be fully engaged in the consultations and planning for new infrastructure developments and feed into local authority and regional masterplanning wherever possible and appropriate.
- (g) That the masterplan should incorporate other University sites, including the Science Park, Wellesbourne and other locations that may become strategically important to the University.

RESOLVED:

That the master plan brief be further developed and presented to the Council.

28/16-17 New Faculty of Arts Building (minute 12/15-16 referred)

REPORTED: (by the Director of Estates)

That three architects were currently being interviewed to provide the design for the new Faculty of Arts Building, noting that a decision would be made in three weeks.

29/16-17 Steering Committee Report

RECEIVED:

A report summarising the main items of business from the meetings of the Steering Committee held on 7 November and 21 November 2016, as set out in paper UEC.15/16-17 {Restricted}.

30/16-17 Capital Programme Boards Report

RECEIVED:

A report summarising the main items of business from the meetings of the Capital Programme Boards, as set out in paper UEC.16/16-17 {Restricted}.

31/16-17 Capital, Space and Amenities Group Report

RECEIVED:

A report summarising the main items of business from the 14 November 2016 meeting of the Capital Space and Amenities Group, as set out in paper UEC.17/16-17 {Restricted}.

32/16-17 Date of Future Meetings

REPORTED:

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

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