

## UNIVERSITY ESTATE COMMITTEE

Open Minutes of the meeting of the University Estate Committee held on 24 April 2017

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Present: Mr G Howells (Chair), Mr J Breckon (Director of Estates), Professor S Croft (Vice Chancellor), Ms R Drinkwater (Group Finance Director), Ms T Elliott (External Member), Professor D Elmes, 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: Professor C Ennew (Provost), Professor D Haddleton.

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 David Hammond (Capital Programme Director, Estates); Mr S Lloyd (Senior Assistant Registrar (Space Management and Timetabling) and Assistant Secretary), Ms L Pride (Development Plan Architect).

*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.*

### 33/16-17 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.

### 34/16-17 Minutes

RESOLVED:

That the minutes of the meeting of the University Estate Committee held on 24 April 2017 be approved.

### 35/16-17 Warwick Sport (minute 23/16-17 referred)

REPORTED: (by the Group Finance Director)

- (a) That there was a significant budget challenge to the capital plans for the new sports hub building and spokes, noting that the project was on hold pending action to review the business case.

(by the Director of Estates)

- (b) That further feasibility studies had been undertaken including a value engineering exercise, the outcomes of which would culminate in a paper with recommendations to be considered by the Finance and General Purposes Committee.
- (c) That the recommended changes to the building, related to the facades, landscaping and function, had been evaluated by the Quality Design Sub-group at its 23 April meeting.
- (d) That the life cycle and maintenance costs of the building, including the significant air cooling requirements, had been considered as part of the exercise.

36/16-17 Cryfield Residences (minute 25/16-17 referred)

REPORTED: (by the Director of Estates)

- (a) That, in response to health and safety concerns raised during the consultation period, the accommodation designs had been modified to internalise a walkway that had previously been designed to be external.
- (b) That cost concerns expressed at the Campus and Commercial Services Capital Programme Board, would be tested by the market through competitive tender at the next stage.

37/16-17 University Masterplan Refresh (minute 27/16-17 referred)

CONSIDERED:

A presentation by the Director of Estates on the proposed approach to the refresh of the University Masterplan.

REPORTED: (by the Director of Estates)

- (a) That the current Masterplan expired in 2019, however with the projects in the Capital Plan floor area limits would be reached earlier on the Coventry land, and the Section 106 car parking spaces limit would be reached with the commission of the MSCP on Car Park 16 in 2018.
- (b) That a priority in the first phase of the refresh was to submit an outline planning application before the end of the 2017 calendar year for approval in the first quarter of 2018, with a request to increase the floor area and parking spaces limit.
- (c) That the outline planning application would be submitted, along with an environmental impact assessment and a transport network impact report, noting that these would help the University to secure the future building planning approvals required to implement the Capital Plan to 2025.
- (d) That although there was an unavoidable need to increase the number of car parking spaces to 2025, the level of increase required to support modal shift and the wider transport network aspirations for the region beyond 2025 would be open to discussion and challenge.

- (e) That the University was connected to the Local Councils and all the major regional development forums concerned with industry growth, infrastructure and the integrated transport network, where it could clearly articulate its plans for growth and align them with regional plans.

(by Ms T Elliot)

- (f) That the outcomes of the refresh should be connected to the Midlands Engine economic growth initiative supported by LEPs and Local Authorities.
- (g) That the target to increase car parking spaces should be considered within the wider context of an integrated transport network for the region and aspirations for modal shift to more sustainable forms of transport.

(by Mr A Penfold)

- (h) That as the University would want the outputs of the strategy refresh exercise to inform the industrial strategy for the region, it should target its key messages to policy decision makers by focusing on how the masterplan would enable regional growth to be delivered.

(by the Chair)

- (i) That, while there was an immediate need to resolve the limits to car parking, the first phase of the Masterplan refresh should also enable to University to respond to the longer-term aspirations for growth and changes to the transport network in the area.

(by The Pro-Vice-Chancellor (Engagement))

- (j) That the University had recently submitted its response to the Industrial Strategy, noting that it was important to demonstrate how the University's plans would help the government to achieve its industrial aspirations.

(by The Vice Chancellor)

- (k) That in supporting regional growth plans and the prospect of new rail and road network links, the University would seek a combined solution working with other key stakeholders such as Coventry University and Jaguar Land Rover.

(by Professor L Young)

- (l) That when increasing the limits to support growth to 2025 and beyond, the University would want to carefully consider the balance of priorities for capital development between academic, commercial and other activities, noting that discussions about University future size and shape should inform that phase of the refresh.

(by Professor D Elmes)

- (m) That the University could not wait to begin the phase two refresh process and that resources needed to be found to achieve parallel running of both phases so that the masterplan could be developed in the first stage taking account for relative priorities.

(by the Development Plan Architect)

- (n) That the first phase of the refresh would be cognisant of University growth so as not to disadvantage future planning, noting that sharing knowledge about future plans, even if only at an early stage, would help with this process.

RESOLVED:

- (a) That the University would submit an outline planning application to raise floor area and car parking limits until 2025.
- (b) That initial high-level planning for second phase of the Masterplan would be carried out in parallel with the phase one refresh, so that the results could inform the outline planning application.
- (c) That the brief be developed for stage two of the Masterplan refresh, covering the period from 2025 to 2036, including identifying the governance framework needed to support this.

38/16-17 Property Land and Titles (minute 26/16/17 referred)

RECEIVED:

A presentation by the Director of Estates on the priorities for land and property purchases.

REPORTED: (by the Director of Estates)

[Exempt information not included]

39/16-17 Sustainability Framework

RECEIVED:

An oral report from by the Director of Estates on the plans to implement the University Sustainability Framework.

REPORTED: (by the Director of Estates)

- (a) That the framework was being developed to integrate the University's approach and to drive the delivery of a sustainable campus.
- (b) That the draft framework had identified the need for sustainability leaders, with a focus on four themes: teaching, research, environment, and community.
- (c) That work was being undertaken to scope the activity under each of the themes and to identify the resources needed, noting that this would generate new targets for reduced emissions.
- (d) That, pending the outcome of this work, the Estates Office would continue to implement carbon reduction projects, noting that there wasn't a penalty for not meeting the HEFCE emission targets and that the University had performed well in relation to peer institutions.
- (e) That once implementation plans had been developed, the Sustainability Framework would be brought to a future meeting of the Committee.

40/16-17 Car Parking Strategy (minute 22/16-17 referred)

RECEIVED:

A report by the Senior Project Manager (Estates) on the feedback from public consultation and traffic modelling undertaken to assess the impact of the multi-storey car park (MSCP) to be located on Car Park 16, as set out in paper UEC.18/16-17.

REPORTED: Senior Project Manager (Estates)

- (a) That although during public consultation concerns had been raised about the impact on the local road network, overall the car park would not alter the volume of traffic on nearby roads.
- (b) That congestion on Lynchgate Road at peak periods had been cited as a particular area for concern by local residents, noting that options for a new left-hand-lane only access to the Science Park and alterations to the T-junction close to the Aldi store were being considered by the University and Coventry City Council.
- (c) That the design of entrance and exits to the MSCP were being considered as part of a transport assessment, noting that work was ongoing to model different options to reduce journey delays at the beginning and end of the day.
- (d) That alternative parking arrangements had been identified to mitigate parking during the construction, noting that sustainable travel schemes, such as car sharing and the UniCycles scheme, would continue to be promoted.
- (e) That design options on the scale of the car park, between five and seven floors, and the number of parking bays between 1000 and 1300, were being considered in order to reduce the prominence of the building and to mitigate the impact on the surrounding roads.

(by the Development Plan Architect)

- (f) That although the surrounding landscaping would screen the car park when approaching the campus externally, the building would be clearly visible from within campus, noting that an additional development plot had been identified between the car park and University House which, once built on, would help to conceal the building.

(by Ms T Elliot)

- (g) That the University should consider the symbolism of such a large, prominent car park and the impact on perceptions in the context of a sustainable travel plan.

41/16-17 WMG Materials Engineering Centre (minute 24/16-17 referred)

CONSIDERED:

A paper from the Senior Project Manager (Estates) on the proposed location for the new WMG Materials Engineering Centre as set out in paper UEC.19/16-17.

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

- (a) That, in response to concerns raised at the last meeting, modelling work had been undertaken which confirmed that there would be no over-shadowing of the phytobiology Building.
- (b) That the proposed building would contain a double height engineering hall, some ground floor laboratories and two floors of offices.
- (c) That combination of grant and University funding had been identified and that construction would need to begin in September 2017, with completion scheduled for late 2018.
- (d) That it was important to maintain and enhance access routes from student accommodation, Canon Park Shopping Centre and Lynchgate Car Park, through the site and onto Main Campus.
- (e) That QDSG had challenged the design team to review how the building would be positioned on the site and the combination of construction materials proposed.

(by Professor D Elmes)

- (f) That it was a difficult site and that it would be a challenge to design a building with visual appeal.

(by the Chair)

- (g) That it was important to create a suitable working environment for building users.

RESOLVED:

- (a) That the proposed location for the WMG Materials Engineering Centre on the corner of Academic Square between IIPSI and IDL Buildings be approved.
- (b) That updated designs of the WMG Materials Engineering Centre would be provided at a future meeting of the Committee.

42/16-17 New Faculty of Arts Building (minute 12/15-16 referred)

RECEIVED:

A presentation from the Senior Project Manager (Estates) on the winning design concept for the replacement of the Humanities Building.

REPORTED: Senior Project Manager (Estates)

- (a) That following a RIBA supported design competition, Felden Clegg Bradley Studios had been chosen as the lead architects for the project.
- (b) [Exempt information not included]

- (c) That at the next stage the design team would review the volume and location of office, teaching spaces and circulation areas within the clusters, noting that the final design may look somewhat different from the initial concept as thinking develops.

(by the Chair)

- (d) That the University had gained a tremendous amount of value from the design process and that this had extended creative thinking processes beyond the scope of the brief.

(by Mr A Penfold)

- (e) That when masterplanning the University should be considering the streets, squares and other defined spaces surrounding pavilion-type buildings such as this.

(by the Development Plan Architect)

- (f) That the winning design had been particularly clever in its treatment of the geometry of the building and the surrounding landscape, and its situation in reference to nearby buildings.

43/16-17 The Oculus

REPORTED: (by the Director of Estates)

That the Oculus had been officially opened by the Princess Royal on 30 March 2017.

44/16-17 National Automotive Innovation Centre (NAIC)

REPORTED: (by the Director of Estates)

- (a) That there was an anticipated delay to the completion of the construction phase caused by the complexity of the building.
- (b) That there was a considerable time allowance within the full programme for fit-out and that the project team was investigating options to recover lost time by bringing forward some of this work.

45/16-17 Arts Centre 20:20 – Temporary Theatre

RECEIVED:

A report from the Senior Project Manager (Estates) on the temporary theatre to be situated on Helen Martin Plaza during 2017/18, as set out in paper UEC.20/16-17.

46/16-17 Steering Committee Report

RECEIVED:

A report summarising the main items of business from the meetings of the Steering Committee held on 5 December 2016, 9 January, 6 February and 20 February, 2017, as set out in paper UEC.21/16-17{Restricted}.

47/16-17 Quality and Design Subgroup Report

RECEIVED:

A report summarising the design discussions and decisions of the meetings of the Quality and Design Subgroup, as set out in paper UEC.22/16-17 {Restricted}.

48/16-17 Capital Programme Boards Report

RECEIVED:

A report summarising the status of ongoing major capital projects and the main items of business from the meetings of the Capital Programme Boards, as set out in paper UEC.23/16-17 {Restricted}.

49/16-17 Capital, Space and Amenities Group Report

RECEIVED:

A report summarising the main items of business from the 12 January and 22 February, 2017 meetings of the Capital Space and Amenities Group as set out in paper UEC.24/16-17 {Restricted}.

50/16-17 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.25/16-17.

REPORTED: (by the Chair)

- (a) That the project to extend the ground floor corridor of the Social Sciences North and South Building into the courtyard had been approved.
- (b) That the proposal to name the new multi-storey car park on the site of Car Park 16 the Kirby Corner car park had been approved.
- (c) That the proposal to rename the recreational area previously referred to as "the grassy knoll" as Windmill Hill had been approved.

51/16-17 Date of Future Meetings

REPORTED:

That the final meeting of the Committee for the 2016/17 academic year would be as follows:

Monday 26 June 2017

12.00-13.30, Senate House Council Chamber