

UNIVERSITY OF WARWICK

Open Minutes of the meeting of the University Estate Committee held on 21 June 2018

- Present: A Penfold (Independent Member of the Council) (Chair), J Breckon (Director of Estates), Professor S Croft (Vice-Chancellor), R Drinkwater (Group Finance Director), T Elliott (Independent Member), Professor D Elmes (Member of Academic Staff/ Professorial Teaching Fellow, Warwick Business School), R Sandby-Thomas (Registrar), Professor S Swain (Pro-Vice-Chancellor (External Engagement)), H Worsdale (President of the Students' Union).
- Apologies: Professor C Ennew (Provost and Chair of the Capital, Space and Amenities Group), Professor D Haddleton (Member of Academic Staff/ Professor of Chemistry), P Kehoe (Independent Member of the Council), M Kynaston (Democracy and Development Officer, Students' Union).
- In Attendance: Dr S Ball (Couch Perry Wilkes) (for item 34/17-18), H Beirne (Couch Perry Wilkes) (for item 34/17-18), S Black (Assistant Secretary), R Crappsley (Steer Davies Gleave) (for item 34/17-18), J Day (BDP Consulting) (for item 34/17-18), K Edwards (Chief Finance Officer (Estates)), S Emms (Project Director and Masterplan Lead (BDP Consulting)) (for item 34/17-18), D Gibbons (Programme Manager (Estates)) (for item 34/17-18), D Hammond (Capital Programme Director (Estates)), C Lewis (Head of Strategy, Programme Delivery and Governance (Estates)), S Lloyd (Senior Assistant Registrar (Space Management and Timetabling)), C Nielsen (BDP Consulting) (for item 34/17-18), H Thomas (Steer Davies Gleave) (for item 34/17-18), S Tuersley (Acting Secretary to Council) (Secretary).

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.

29/17-18 Conflicts of Interest

REPORTED: (by the Chair)

- (a) That, should any members or attendees of the University Estate Committee (UEC) 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).

(by T Elliott)

- (b) That she had been appointed as a visiting Professor at the University of Reading, however it was not expected that the role would have any involvement with masterplanning.

RESOLVED:

That the conflict of interest declared be noted.

30/17-18 Minutes

CONSIDERED:

The minutes of the meeting of the UEC held on 29 March 2018.

RESOLVED:

That the minutes of the meeting of the UEC held on 29 March 2018 be approved.

31/17-18 Interdisciplinary Biomedical Research Building (minute 20/17-18 refers)

REPORTED: (by the Director of Estates)

That the appointment of the main contractor for the Interdisciplinary Biomedical Research Building (IBRB) at Gibbet Hill was now expected in early July 2018.

32/17-18 Update on Hybrid Planning Application (minute 19/17-18 refers)

REPORTED: (by the Director of Estates)

- (a) That nine projects were being taken forward as part of the hybrid planning application, of which two, the new Faculty of Arts Building and the new research building at Gibbet Hill (IBRB), were full applications.
- (b) That an increase in car parking capacity on campus was also included, which would require a negotiation with Coventry City Council to agree a new Section 106 agreement.
- (c) That it was intended to submit the application in early July 2018 with a decision expected in October.
- (d) That pre-application consultation had taken place in recent weeks and whilst positive feedback had been received relating to the University's ambition to grow, comments/objections were made regarding congestion and car parking in the local area.
- (e) That a process was underway to identify the pinch points in the local area, in terms of congestion and parking.

33/17-18 West Midlands Combined Authority

REPORTED: (by the Vice-Chancellor)

- (a) That the West Midlands Combined Authority was developing the concept of growth corridor strategy steering groups, with the "Coventry to Solihull corridor" group having been established in light of proposals around HS2 and the A46 link road.
- (b) That the University had taken the lead in establishing the group and its second meeting, comprising six public authorities, had taken place recently, with Dr R Hutchins, Director of Strategy and Policy, as the University's representative on the group.
- (c) That the group would meet monthly and provide a platform for integrated consideration of matters relating to employment, housing and transport in terms of functional geography.

(by the Chair)

- (d) That it would be important to bring the University Masterplan work and its contribution to the growth corridor.

34/17-18 *University Campus Masterplan (minute 19/17-18 refers)

CONSIDERED:

An update on progress of the masterplan refresh (UEC.22/17-18 {restricted}), together with a presentation of the masterplan concepts under consideration, followed by discussion in a workshop format.

REPORTED: (by the Director of Estates)

(a) That following a presentation of the masterplan principles, members would take part in a workshop session in groups, to consider a number of the principles and studies in more detail.

(by S Emms)

(b) That since the last meeting of the UEC, Stage 1 of the masterplan process had been completed and Stage 2 was in progress.

(c) That the masterplan team had tested three potential primary spatial concepts, as outlined in UEC.22/17-18 {restricted}:

- (i) Continuing the current development trajectory.
- (ii) Concentrating development around key nodes and gateways.
- (iii) Reinforcing the parkland character.

(d) That the spatial concepts had been evaluated and a set of principles developed for consideration.

(e) That feedback to a number of questions was also being sought, noting that these questions would also be circulated following the meeting.

(f) That preferred options would be considered by Senate and Council at their meetings in July 2018.

(i) [Exempt information not included]

(g) That in terms of energy delivery and carbon dioxide mitigation strategy, the principles were:

- (i) To improve resource efficiency with a focus on reducing campus energy demand.
- (ii) Generate and store green energy to support the campus and local communities.
- (iii) Embed the use of SMART technology across campus.

(h) [Exempt information not included]

(by C Nielsen)

(i) That in terms of off-campus development principles, a number of emerging transport initiatives (HS2, the A46 link road, Very Light Rail and West Coast Main Line rail service enhancements at Tile Hill) would enhance regional and national connectivity.

- (j) That opportunities existed for an enhanced University presence at UK Central and University Hospital Coventry and Warwickshire.
- (k) That options existed to create a series of micro-transit hubs in locations with good access to sub-regional public transport and walking/cycle links to local neighbourhoods, and implement on-demand micro transit between these hubs and the University.
- (l) That the University was also in a position to potentially influence the development of new mixed communities local to campus, with strong walking/cycle links to campus.
- (m) That the option existed to explore enhanced park and ride provision from the A46 and connectivity to campus via micro-transit, whilst also safeguarding the potential for a Very Light Rail connection to Coventry.

(by the Director of Estates)

- (n) That the ongoing Capital Plan would incorporate short term elements of development, with affordability of the proposed masterplan options to be considered with more granularity as part of the next steps of the process.

(by members and attendees of the UEC)

- (o) That in relation to the potential areas of focus for development (north or south west) and the proposed gateway concepts, an option could be to move certain elements of development to one or both sides of the spine road.
- (p) That further information on the concept of micro-transit and examples of its use would be helpful.
- (q) That the significant impacts of local transport issues in and around campus, such as the removal of priority bus lanes, for example, could be mitigated to some extent by developing and emphasizing a University entrance towards the south west.
- (r) That it would be important to communicate the benefit of integration of industry spaces and academia to students, noting that activating ground floors would also be essential.
- (s) That the development of vibrant living spaces on campus would provide a viable alternative for students with a preference to living in Leamington, noting also the impact of transport issues between campus and Leamington for staff and students.
- (t) That it would be essential to establish a significant student core hub on campus, supported by smaller hubs within each community across campus.

RESOLVED:

That the update on progress of the masterplan refresh, as set out in UEC.22/17-18 {restricted}, and the masterplan concepts under consideration be noted.

CONSIDERED:

A presentation on the draft University Capital Plan 2018.

REPORTED: (by the Chief Finance Officer (Estates))

- (a) That the presentation set out the current planned commencements and completions on site for the next four years.
- (b) That the values would be considered by the Finance and General Purposes Committee at its upcoming meeting, as part of the University Financial Plan.
- (c) That following an intense period of campus development, the number of planned projects was due to drop-off during years four to five of the plan, noting that development would subsequently flow through following the masterplan work.

(by the Vice-Chancellor)

- (d) That the quieter period of campus development would be helpful given the masterplanning process and the events for Coventry City of Culture in 2021.

(by T Elliott)

- (e) That in terms of sustainability, and noting the link between the ongoing work on the University Strategy and Masterplan, it would be important for the University to apply sustainable resource efficiency as soon as possible.

(by Professor D Elmes)

- (f) That in certain respects the University was further ahead than some of the masterplan proposals regarding sustainability, noting also that Warwick had recently been awarded a research award relating to heat networks and the recovery of heat from waste water.

(by the Senior Assistant Registrar (Space Management and Timetabling))

- (g) That the Capital, Space and Amenities Group was in the early stages of discussion around a draft Capital Development Plan which included a prioritised statements of need for major capital developments in years six to ten of the Capital Plan.

(by the Group Finance Director)

- (h) [Exempt information not included]

(by the Chair)

- (i) That ongoing consideration of landscaping from a holistic perspective was also evident from the Quality and Design Sub-Group report.

RESOLVED:

That the presentation on the draft University Capital Plan 2018 be noted.

36/17-18 Annual Maintenance Plan Priorities

CONSIDERED:

A report on the process and priorities for the 2018 annual maintenance plan (UEC.23/17-18 {restricted}).

REPORTED: (by the Chief Finance Officer (Estates))

- (a) That information within condition surveys had been added into the Estates Management System, providing a complete data set upon which the University could build its maintenance plans and budget to rebalance the overall expenditure profile going forward.
- (b) That the current maintenance activity plan and budget for the non-residential and non-commercial estate was included in the Capital Plan, noting that residential buildings would be included within the report from next year.
- (c) That it was intended to bring condition surveying works in-house within Estates, subject to recruitment, with the majority of the outputs being delivered by external construction companies, as these would be major asset replacements or larger improvements, as opposed to reactive maintenance.

(by the Director of Estates)

- (d) That a new Head of Maintenance had recently joined the Estates Team, noting that the programme of maintenance work was likely to increase and be of higher priority, with a focus on surveying and audit.

(by T Elliott)

- (e) That it would be essential for UEC to consider the residential and non-residential buildings in tandem, particularly given the potential impact of refurbishment load on Health & Safety, if not kept up to date.
- (f) That bringing resource in-house would be a positive investment in staff.

(by the Chair)

- (g) That it would be helpful for UEC to consider the report and plans for residential buildings.

RESOLVED:

- (a) That the report on the process and priorities for the 2018 annual maintenance plan as set out in UEC.23/17-18 {restricted} be noted.
- (h) That the report and plans for residential buildings be brought back to UEC for consideration.

37/17-18 *Capital Programme Status Report

CONSIDERED:

An update on the status of capital projects (UEC.24/17-18 {restricted}).

(a) *National Automotive Innovation Centre Project (NAIC)

REPORTED: (by the Director of Estates)

- (i) That the NAIC building was nearing completion, with stakeholder tours of the building having received positive feedback.
- (ii) That a strong commercial position was being taken with the contractor and, whilst the final practical completion date had not yet been confirmed, possession had been taken of certain areas for fit-out.

(b) Warwick Arts Centre 20/20 Project

REPORTED: (by the Director of Estates)

- (i) That completion of Phase 1 of the programme was scheduled for the end of July 2018, noting that this could prove challenging.
- (ii) [Exempt information not included]
- (iii) That overall completion was planned for the start of the autumn term 2020.

(c) Mathematical Sciences Building

REPORTED: (by the Director of Estates)

- (i) That the programme was currently three weeks behind schedule, noting however that the contractor anticipated that the completion date of 24 August 2018 could still be achieved.

(by the Capital Programme Director (Estates))

- (ii) That progress was being closely monitored, with the building required to be operational by 17 September 2018.

(d) Sports Facilities Development

REPORTED: (by the Director of Estates)

- (i) That works were progressing to programme, with a number of associated projects already in use.

(by the Chair)

- (ii) That it would be useful for a campus tour to be arranged for UEC members and attendees around a future meeting.

RESOLVED:

- (a) That the update on the status of capital projects as set out in UEC.24/17-18 {restricted} be noted.
- (b) That a campus tour be arranged for UEC members and attendees around a future meeting.

38/17-18 Property, Land and Titles

RECEIVED:

An update on priorities for land and property purchases and developments (UEC.25/17-18 {restricted}).

39/17-18 Report from the Capital, Space and Amenities Group

RECEIVED:

A report from the meetings of the Capital, Space and Amenities Group held on 26 April and 7 June 2018 (UEC.26/17-18 {restricted}).

40/17-18 Report from the Quality and Design Sub-Group

RECEIVED:

A report from the Quality and Design Sub-Group on developments since the previous meeting of the UEC (UEC.27/17-18 {restricted}).

41/17-18 Renaming of Surveyor Court

CONSIDERED:

The proposal to rename Surveyor Court to The Beehive, following a competition held to choose a new name (UEC.28/17-18).

RESOLVED:

That the proposal to rename Surveyor Court to The Beehive as set out in UEC.28/17-18 be approved.

42/17-18 Report from the Steering Committee

RECEIVED:

A report from the Steering Committee on developments since the previous meeting of the UEC (UEC.29/17-18 {restricted}).

43/17-18 Dates of Meetings in 2018/19

REPORTED:

That the meetings of the Committee for the 2018/19 academic year were as follows:

Thursday, 08 November 2018	10:00 - 12:00, Senate House Council Chamber
Thursday, 24 January 2019	10:00 - 12:00, Senate House Council Chamber
Thursday, 28 March 2019	10:00 - 12:00, Senate House Council Chamber
Thursday, 20 June 2019	10:00 - 12:00, Senate House Council Chamber

As at 5 July 2018