

UNIVERSITY OF WARWICK

BUILDING COMMITTEE

Minutes of the meeting held on 21 November 2002

Present: Mr. C. Foy (Chair), The Vice-Chancellor, The Deputy Vice-Chancellor, Professor D. Anderson, Councillor S. Bains, Professor S. Bassnett, Mr. P. Dent, Professor R. G. Dyson, Professor J. Jones, Mr. A. Reiss

In Attendance: Registrar, Deputy Registrar, Estates Officer, Finance Officer, Development Plan Architect, Building Surveyor, Services Engineer, Maintenance Officer

Apologies were received from: Professor M. Terry

1. Name of Committee

REPORTED:-

That Council, at its meeting on 2 October 2002, resolved that the Capital Projects Committee should revert to its original name of Building Committee.

2. Membership and Terms of Reference

RECEIVED:-

BC.1-02/03 detailing the membership and terms of reference of the committees of Building Committee for the academic year 2002/03.

3. Minutes of Previous Meetings

The minutes of the meeting held on 28 February 2002 and the postal meeting in June 2002 were approved and signed by the Chair.

4. Matters Arising on the Minutes

(a) Development Plan Architect (Minute 40.01-023 referred)

Liz Pride of MacCormac Jamieson Prichard was welcomed to her first meeting as the newly-appointed Development Plan Architect.

(b) Disability Access Audit (Minute 37.01-02 referred)

REPORTED:-

- (i) That the initial tranche of DDA works had been put in hand.

- (ii) That the HEFCE had not yet made an announcement in respect of further funding.

5. National Grid House

RECEIVED:-

A report on the proposed purchase of National Grid House (Paper BC.2-02/03).

REPORTED:-

That the proposal to purchase National Grid House had been approved by Council.

CONSIDERED:-

Plan No. 135/149 showing the proposed land swap with the Science Park.

RESOLVED:-

- (a) That the proposed purchase be approved.
- (b) That the proposed land swap be approved.
- (c) That the University Development Plan and the Estates Strategy be reviewed, in light of the following developments:-
 - (i) the review of the University's long-term planning objectives initiated by the meeting of Joint Council and Senate Strategy Committee held on 21 November 2002.
 - (ii) the proposed purchase of National Grid House.
 - (iii) the proposed land-swap with the Science Park.
 - (iv) the review of Warwick District Local Plan.
 - (v) the appointment of the new Development Plan Architect.

6. Residential CHP Scheme

CONSIDERED:-

Paper BC.4-02/03 detailing proposals to extend the Central Campus combined heat and power scheme.

REPORTED:-

That Finance and General Purposes Committee, at its meeting on 7 November 2002, had approved the release of funds to supplement a £650k Community Energy Grant and Residential Major Maintenance funds.

RESOLVED:-

- (a) That the scheme be approved.
- (b) That the Community Energy Grant be accepted.
- (c) That £140k of Residential Major Maintenance Funds be allocated for work at Jack Martin and Arthur Vick Residences.

7. Proposed Loop Road for the Warwickshire Land

CONSIDERED:-

Plan Nos. 135/150 and 135/151 showing the proposed continuation of the access road to the new residences through the Warwickshire land to link up with the Cryfield access road.

REPORTED:-

That the extension to the road would allow construction traffic to service the new residences site through the Cryfield site, and would also allow gas and electricity supplies to be provided from a ring rather than a spur, which would provide a more resilient supply.

RESOLVED:-

That the plans be approved, subject to minor proposals to better the route to the public footpath and farm track adjacent to the Pavilion and Vice-Chancellor's Lodge.

8. Report from Landscape Working Group

CONSIDERED:-

A report from the meeting of the Landscape Working Group held on 6 November 2002. (Paper BC.3-02/03)

RESOLVED:-

- (a) That the report be approved.
- (b) That the Landscape Working Group be invited to bring forward proposals for a planting scheme in the area of the Humanities Building entrance.

9. Proposals for the New Academic Square

CONSIDERED:-

Plan Nos. 135/146, 135/147 and 135/148 by BDP Landscape for the development of the new academic square.

REPORTED:-

- (a) that the plans had been approved by the Landscape Working Group.
- (b) that funding for the scheme may be available from partial recovery of VAT on the Mathematics/Statistics project that the scheme would support, subject to release of the funds.

RESOLVED:-

- (a) That the plans be approved.
- (b) That Landscape Working Group be invited to bring forward proposals for the species of tree to be used in the scheme.
- (c) That the estimated cost of the scheme be considered against that of a minimal scheme to provide a surface water balancing pond.

10. Facilities Report**RECEIVED:-**

The Estates Office Facilities Report, divided as follows:-

- (a) Section One: Estates Management Statistics (Paper BC.5-02/03).
- (b) Section Two: Maintenance Statistics (Paper BC.6-02/03).
- (c) Section Three: Energy Report 2001/02 (Paper BC.7-02/03).
- (d) Section Four: Customer Satisfaction Survey (Paper BC.8-02/03).

11. Progress Reports from Capital Project Working Groups(a) New Student Residences and Staff Flats**RECEIVED:-**

A report from the New Student Residences and Staff Flats Capital Project Working Group. (Paper BC.10-02/03)

RESOLVED:-

That the actions of the Working Group be endorsed.

(b) New Sports Facilities**RECEIVED:-**

A report from the New Sports Facilities Capital Project Working Group. (Paper BC.11-02/03)

RESOLVED:-

That the actions of the Working Group be endorsed.

- (c) New Mathematics and Statistics Building

RECEIVED:-

A report on the progress of the new Mathematics and Statistics Building project. (Paper BC.12-02/03)

- (d) Biotechnology Phase 4

RECEIVED:-

A report on the progress of the Biotechnology Phase 4 building project (Paper BC.9-02/03).

12. Clinical Sciences Building

REPORTED (by the Estates Officer):-

- (a) That regular reports had been made to Building Committee and Finance and General Purposes Committee on progress with the construction of a Clinical Sciences Building at the Walsgrave Hospital.
- (b) That the basis of the project remains as previously reported with teaching and research facilities being provided on the hospital site for the University's use. The teaching facilities were due to be ready at the end of October 2003 and research facilities around Christmas 2003.
- (c) That the PFI agreement between the Trust and PFI consortium was due to be signed on Tuesday, 26 November 2002, the day after the signing of an agreement between the Trust and University.
- (d) That the best deal available had been negotiated with the University's obligations to the Trust mirroring those of the Trust, as set out in the PFI and the Senior PFI Agreement.
- (e) That the Agreement between the Trust and University only covers the University's rights in respect of the research facilities, for which the University is required to pay a proportion of the costs.
- (f) That the University's rights in respect of the teaching accommodation would have to be set out in the Agreement under which SIFT funds flow to the Trust.
- (g) That the University was negotiating with the Trust to omit the fit-out of an area of wet laboratory research space, to gain greater flexibility in the mix and form of research space available.

13. Sale of Wainbody House**REPORTED (by the Estates Officer):-**

- (a) That a conditional offer had been received for the purchase of Wainbody House subject to planning permission and a 4-month "lock out" period, during which the University would not consider any other offers.
- (b) That depending on whether approval was given for a 13 or 11 unit development, the offer price was £900k or £700k respectively.

14. Lynden House, Spencer Road**REPORTED (by the Estates Officer):-**

- (a) That Lynden House, Spencer Road, Coventry, a property that is let on a long lease to Coventry University, was to be redeveloped as purpose-built student residences by the tenant.
- (b) That agreement had been given for amendments to the lease that were necessary to allow Coventry University to progress redevelopment in conjunction with a private sector partner.

15. Major Maintenance**RECEIVED:-**

The Major Maintenance Financial Report for 2001/02. (Paper BC.13-02/03)

16. Report from Building Programme Steering Group**RECEIVED:-**

A report from the meeting of Building Programme Steering Group held on 16 October 2002. (Paper BC.14-02/03)

17. Appointment of Designers and Contractors**RECEIVED:-**

Paper BC.15-02/03 detailing the appointment of Designers and Contractors to recent major projects.

18. Building Progress Report and Financial Report to 31 October 2002**RECEIVED:-**

The Building Progress Report and Financial Report to 31 October 2002. (Paper BC.16-02/03)