

# UNIVERSITY OF WARWICK

## BUILDING COMMITTEE

### Minutes of the Meeting held on 9 March 2007

- Present: Sir John Temple (Chair), Mr A. Brown, Ms A. Darowska, Professor J. Jones, Professor M. Luntley, Professor S. B. Palmer
- In Attendance: Registrar, Director of Estates, Head of Estates Projects, Head of Estates Services, Director of Finance, Development Plan Architect, Estates Office Personnel and Administration Manager, Senior Assistant Registrar (Space Management and Timetabling), Mr N. Hillard (for Agenda Item 7(a))
- Apologies: Professor S. Bassnett, Sir G. Cox, Mr M. Greenlees, Professor R. Critoph, Professor M. Terry, Mr P. Varney
- Note: The Director of Estates, Head of Estates Projects and Head of Estates Services left the meeting during the consideration of item 17/06-07(b).

#### 15/06-07 Minutes

##### RESOLVED:

That the minutes of the meeting held on 23 November 2006 be approved and signed by the Chair.

#### 16/06-07 Capital Development Priorities

##### CONSIDERED:

A report from the Senior Assistant Registrar (Space Management and Timetabling) on areas of capital development requiring urgent attention (Paper BC.16/06-07).

##### RESOLVED:

- (a) That the figure of £5m for the amount notionally allocated to the Students' Union Development in the University capital plan given in the final paragraph of the report be corrected to read £6m.
- (b) That the Committee noted the priorities for capital development highlighted in the report and the constraints which may affect their progress and agreed there was an urgent need to address these priorities so that the University's growth and achievement of objectives were not hampered.

- (c) That more information be sought on the development plans relating to Chemistry and Engineering so that the Committee might make a decision on them as soon as possible to minimise the risk to the University's objectives.

17/06-07 Capital Plan - Update on Projects

CONSIDERED:

Reports on the following four projects which have been subject to detailed design development work where the costs were predicted to exceed the original budget allocations:

(a) Redevelopment of Students' Union South

CONSIDERED:

- (i) A report from the General Manager of the Students' Union on the refurbishment of Union South (Paper BC.17/06-07).
- (ii) A cost report from the Building Surveyor on the refurbishment of Union South (Paper BC.18/06-07).

RESOLVED:

That it was the view of the Committee that the redevelopment of the Students' Union South building as set out in papers BC.17-18/06-07 represented reasonable value for money.

(b) New General Purpose Building

CONSIDERED:

A report from the Director of Estates on the need and value for money of the proposed new multi-purpose building incorporating the Estates Office (Paper BC.19/06-07(revised)).

RESOLVED:

That it was the view of the Committee that the latest plan for the new General Purpose Building as set out in paper BC.19/06-07(revised) represented good value for money.

(c) Zeeman Building Extension

CONSIDERED:

A report detailing the revised scheme for the Zeeman Building Extension and the reasons for the increase in cost (Paper BC.20/06-07).

RESOLVED:

That the revised design proposal for the Zeeman Building Extension be approved as set out in paper BC.20/06-07, noting that the approval of the Finance and General Purposes Committee for the increased funding would also be required.

(d) Westwood – Indoor Tennis Centre

CONSIDERED:

A report detailing the revised scheme for the Indoor Tennis Centre (Paper BC.21/06-07).

RESOLVED:

That the revised scheme for the Indoor Tennis Centre be approved as set out in paper BC.21/06-07, subject to the approval of the Finance and General Purposes Committee for the increased funding required.

RESOLVED:

That it was the view of the Committee that changes to the capital planning process were needed to allow for more regular updating of the Capital Plan.

RECOMMENDED (to the Finance and General Purposes Committee):

That the revised proposals for the four projects included in (a)-(d) above be approved and that the funding allocations in the Capital Plan be adjusted accordingly.

18/06-07 Reports from the Head of Estates Finance on Capital Projects

(a) Forecast Costs of Capital Projects Against Approved Expenditure

RECEIVED:

A report from the Head of Estates Finance setting out the differences between the forecast costs of capital projects compared with approved expenditure (Paper BC.22/06-07).

(b) Draft Capital Plan 2006/07 to 2010/11

RECEIVED:

A report from the Head of Estates Finance setting out the new buildings and refurbishments included in the draft capital plan (BC.22/06-07(a)).

(a) Environment and Amenities Committee

CONSIDERED:

A report from the meetings of the Environment and Amenities Committee held since the last Buildings Committee (Paper BC.23/06-07) highlighting the main amendments to the Environmental Policy and proposed targets as follows:

- Strengthening of the University's commitment with respect to environmental legislative requirements, with an aspiration to exceed the requirements, rather than simply comply with legislation.
- Incorporation of an objective with respect to sustainability in teaching and learning.
- Policy statement is to be signed by the Vice-Chancellor (demonstrating highest level commitment of the institution to environmental performance improvement).
- Environmental targets to include the aim of a 10% reduction in carbon dioxide emissions by 2010/11 and achievement of BREEAM 'Excellent' standard for all new University buildings.

RESOLVED:

- (i) That in the view of the Committee the University had made good progress regarding corporate responsibility and the environment.
- (ii) That the proposed amendments to the University's Environment Policy as set out in paper BC.23/06-07 be approved.
- (iii) That the proposed environmental targets as set out in paper BC.23/06-07 be approved, noting that it was the view of the Committee that:
  - (A) The revised policy and targets were in keeping with the element of the draft University Strategy which proposes that Warwick University campus be made into a living demonstration of the principles of environmental sustainability
  - (B) That it was expected that the revised policy and targets should improve commitment to principles of sustainability from all members of the University.

(b) Space Management Group

CONSIDERED:

A report from the meetings of the Space Management Group held since the last Building Committee (Paper BC.24/06-07, including paper SMG.27/06-07, a report from the survey of teaching space 2006-07).

RESOLVED:

That the following recommendations from the Space Management Group be approved:

- (i) That the proposals from the Space Management Group for the introduction of measures to improve utilisation of locally timetabled teaching rooms and meeting increasing demand for central teaching space be circulated by the Senior Assistant Registrar (Space Management and Timetabling) to departments for comment.
- (ii) That departments be made aware of indicative costs for making a booking which is not actually used, as well as the opportunity costs of the availability of teaching space, noting that the Space Management Group supported reinstatement of a fining scheme should the practice of reserving but not using rooms continue at high levels.

(c) Estates Management Committee

RECEIVED:

A report from the meetings of the Estates Management Committee held since the last Building Committee including EMC's terms of reference, the main issues discussed and reports summarising progress on the following major projects (Paper BC.25/06-07):

- (A) Millburn House (Paper BC.26/06-07)
- (B) Warwick HRI - Refurbishment and Consolidation of Laboratories (Paper BC.27/06-07)
- (C) Warwick Digital Laboratory (Paper BC.28/06-07)
- (D) Library - Refurbishment (Paper BC.29/06-07)
- (E) Westwood - Indoor Tennis Centre (Paper BC.30/06-07).

RESOLVED:

That the reports on the meetings of the Estates Management Committee and reports summarising progress on the above-mentioned major projects be noted and that departments who will be moving in to Millburn House be informed by the Estates Office of any delays which may mean the accommodation will not be ready for the start of the 2007-08 academic year.

20/06-07 Proposal for a New Building for Warwick Medical School

CONSIDERED:

A report from the Head of Estates Projects outlining a proposal to begin design development on a new building for the Warwick Medical School (Paper BC.31/06-07).

RESOLVED:

That the Estates Office should commence design development work for the new Warwick Medical School building immediately, given the urgent need highlighted in Paper BC.16/06-07.

RECOMMENDED (to the Council):

That the proposed site of the Medical Teaching Centre Extension (Translational Medicine) on the Gibbet Hill campus where the Estates Office is currently located, be approved as set out in paper BC.31/06-07, subject to the development of a full business case.

21/06-07 Sale of Anchor House

REPORTED:

That Anchor House, a large Victorian property the University has used for student accommodation near Coventry Railway Station, was now being marketed for sale.

22/06-07 Planning for Works of Art in New University Buildings

REPORTED:

That the Art Collection Committee (ACC) at its meeting on 26 November 2006 considered a proposal from the Chair of the Friends of the Mead Gallery that ACC should reiterate the need for early consultation about the integration of art into new University buildings and recommended (minute ACC 10/06-07 refers):

- (a) That the following recommendation of the Joint Council and Senate Strategy Committee at its meeting on 21st November 2002 (Minute JCSSC 6/02-03) on planning for works of art in new buildings be

highlighted to the Building Committee and the Environment and Amenities Committee.

- (i) That, as part of the planning for new University buildings, consideration be given to the question of whether and how much funding might be dedicated to the purchase of works of art, such discussions to include the Curator of the Mead Gallery with recommendations being forwarded in the normal way as part of the overall budget to be approved for the project.
  - (ii) That, where practicable, arrangements be made for the Director of Estates to consult the Curator of the Mead Gallery on appropriate colour schemes for new buildings where works of art were to be installed.
- (b) That it be noted that works of art have a significant role to play in the development of a distinctive and aesthetically unified University campus.

RESOLVED:

That the recommendations from the Art Collection Committee and the Joint Council and Senate Strategy Committee be noted.

RW/AB/BC  
12.03.07