

# UNIVERSITY OF WARWICK

## BUILDING COMMITTEE

### Minutes of the Meeting held on 18 November 2004

- Present: Dr. I. Nussey (Chair), The Vice-Chancellor,  
Professor S. Bassnett, Professor R. Critoph,  
Professor R. Dyson, Professor J. Jones
- In Attendance: Registrar, Interim Director of Estates, Finance Director,  
Development Plan Architect, Building Surveyor, Maintenance  
Officer, M&E Operations Engineer, Utilities Engineer,  
Dr. G. Carden, Mr. T. Seeley, Landscape Architect, Mr. M. Best -  
Turley Associates, Mr. F. Rowley - Turley Associates,  
Mr. P. Smith - Ove Arup and Partners, Mr. R. Brearley - John  
Miller & Partners (for Agenda Item 11), Mr. P. Barke-Asumi -  
John Miller & Partners (for Agenda Item 11)
- Apologies were received from: The Deputy Vice-Chancellor, Councillor D. Arrowsmith,  
Professor M. Terry, Mr. A. Cox, Ms. G. Morris

1. Membership and Terms of Reference

**RECEIVED:-**

Paper BC.49-04/05 detailing the membership and Terms of Reference of the committees of Building Committee for the academic year 2004/05.

2. Minutes of Meeting held on 27 May 2004

The minutes of the meeting held on 27 May 2004 were approved and signed by the Chair.

3. Matters Arising

(a) Rootes Staff Accommodation (Minute 46.03/04)

**REPORTED:-**

That discussions had taken place between the Vice-Chancellor and the Director of Student and Academic Affairs and that plans 135/164 - 135/166 had been approved.

(b) NHSU (Minute 47.03/04)

**REPORTED (by the Interim Director of Estates):-**

- (i) That the Lease and Licence to Alter were in a position to be approved but that the NHSU were unable to sign until the outcome of the Wells Report was announced by the Minister.

- (ii) That notwithstanding the above, the rent was due to be paid from 15 January 2005.

4. University Development Plan

**RECEIVED:-**

- (a) A presentation by the Development Plan Architect on the draft Development Plan 2004. (Paper BC.50-04/05)
- (b) A presentation by M. Best of Turley Associates on the progress of planning discussions with the local authorities and the Government Office of the West Midlands.

**RESOLVED:-**

- (a) That the recommendations set out in Paper BC.50-04/05, Items 5a, b, c and d be approved.
- (b) That the Registrar and the Interim Director of Estates open up discussion with the Chief Executives of the Warwickshire County Council and Warwick District Council with a view to widening the discussions and commitment to the Development Plan 2004.

5. Capital Projects

**RECEIVED:-**

A report from the Capital Project Steering Group for the Gibbet Hill Main Buildings - Conversion for the Medical School (Paper BC.51-04/05).

6. Report from Landscape Working Group

**RECEIVED:-**

A report from the meeting of the Landscape Working Group held on 26 October 2004. (Paper BC.52-04/05).

**RECOMMENDED:-**

- (a) That a member of Warwick HRI at Wellesbourne be invited to nominate a representative to serve on the Landscape Working Group.
- (b) That the University consider commissioning an archaeological evaluation to determine the limits and extent of the Iron Age settlement in the vicinity of University House.

**RESOLVED:-**

- (a) That the recommendation to invite a member of Warwick HRI at Wellesbourne to nominate a representative to serve on Landscape Working Group be approved.

(b) That it was likely that an archaeological survey would be required as part of the Outline Planning Application based on the 2004 Development Plan.

(c) That Dr. D. Jeffray be thanked for his contribution to the Landscape Working Group.

7. Report from the Accommodation Review Group

**RECEIVED:-**

A report from the Accommodation Review Group on the Survey of the Use of Teaching Rooms - Autumn 2004. (Paper BC.53-04/05)

8. Facilities Report

**RECEIVED:-**

Section 1: Maintenance Report (Paper BC.54-04/05)

Section 2: Energy Report (Paper BC.55-04/05)

Section 3: Estates Management Statistics (Paper BC.56/04-05)

**RESOLVED:-**

That discussions take place between the Registrar and Interim Director of Estates on a format for these reports that would facilitate distribution to a wider audience within the University.

9. SRIF 2/Project Capital 3 Programme

**RECEIVED:-**

A report on the SRIF 2/Project Capital 3 Projects. (Paper BC.57-04/05)

**REPORTED:-**

That on the Biological Sciences - Refurbishment of Laboratories project the current brief would lead to an overspend of £950,000 and that discussions were taking place as to how to resolve this.

**RECOMMENDED:-**

That drawings nos. 67/372, 67/395 and 67/397 illustrating proposed lifts for the Social Studies Building be approved.

**RESOLVED:-**

That further discussions take place with the Development Plan Architect.

10. Warwick Business School Phase 3A**RECEIVED:-**

- (a) The minutes of the meeting of the Warwick Business School Phase 3A Project Steering Group held on 10 November 2004. (Paper BC.63-04/05)
- (b) A presentation from John Miller and Partners on the proposed development.

**RESOLVED:-**

- (a) That the drawings 135/190 - 198 for Phase 3A and B be approved, but that this excluded any proposals north of Gibbet Hill Road which also form part of Phase 3B.
- (b) That proposals be brought to the next meeting around project management in order to ensure that Building Committee focused on strategic matters.

11. Environment Committee**REPORTED (by the Registrar):-**

That Professor M. Terry had resigned as Chair of the Environment Committee and that discussions were underway concerning membership and remit of the Committee recognising the increasing importance of the sustainability agenda. The Registrar would ensure that the business of the Committee continued with a fuller information paper being presented to the next meeting.

12. Estates Office Restructuring**RECEIVED:-**

A progress report on the Estates Office Restructuring. (Paper BC.58-04/05)

13. Major Maintenance**RECEIVED:-**

The Financial Report 2003/04. (Paper BC.59-04/05)

14. Appointment of Contractors and Consultants**RECEIVED:-**

A report on the appointment of Contractors and Consultants to major projects. (Paper BC.60-04/05)

15. Building Progress and Financial Report up to 31 October 2004

**RECEIVED:-**

The Building Progress and Financial Report up to 31 October 2004. (Paper BC.61-04/05)

16. Building Programme Steering Group

**RECEIVED:-**

The minutes of the meeting of the Building Programme Steering Group held on 3 November 2004. (Paper BC.62-04/05)

17. Physical Sciences Building

**RECOMMENDED:-**

That the proposed lift for the Physical Sciences Building be approved.

**RESOLVED:-**

That drawing no. 135/189 be approved.