

UNIVERSITY OF WARWICK

Open Minutes of the Meeting of the Building Committee held on 17 March 2014

Present: Mr G Howells (in the Chair), Professor A Caesar (Pro-Vice-Chancellor (50th Anniversary)), Mr P Dunne (Lay member of Council), Professor D Elmes, Professor S Hand, Mr C March, Mr B Sundell, Professor N Thrift (Vice-Chancellor), Professor L Young (Pro-Vice-Chancellor (Academic Planning and Resources)).

Apologies: Dr E Bateman (Assistant Registrar, Space Management and Timetabling, and Assistant Secretary), Professor R Critoph, Mrs P Egan (Lay member of Council), Mr J Higgins (Lay member of Council), Professor P Thomas.

In Attendance: Mr J Cardinal (Head of Energy and Sustainability, Estates Office) (for items 33(e)-41/13-14), Mr C Carrington (Head of Planning & Development, Estates Office) Ms R Drinkwater (Group Finance Director), Mr G Edwards (Project Manager, WMG) (for item 33(a)/13-14), Mr K Edwards (Head of Estates Finance, Resources and Administration, Estates Office), Dr J Gardner (incoming Senior Assistant Registrar, Space Management and Timetabling, and acting Assistant Secretary), Ms J Greenway (Director of Corporate Finance), Mr R Langmuir (Architect, Cullinan Studio) (for item 33(a)/13-14), Dr E Melia (Senior Assistant Registrar, Space Management and Timetabling), Ms L Pride (Development Plan Architect), Mr K Sloan (Registrar) (for items 31-35(a)/13-14), Mr M Stacey (Deputy Director of Estates), , Mr R Wilson (Director of Estates and 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.

31/13-14 Minutes

RESOLVED:

That the minutes of the meeting of the Building Committee held on 31 January 2014 be approved.

32/13-14 Conflicts of Interest

REPORTED (by the Chair):

That, should any members or attendees of the Building Committee have any conflicts of interest relating to agenda items for the meeting, they should be declared in accordance with the CUC Guide for Members of Higher Education Governing Bodies in the UK.

NOTE: No declarations were made.

33/13-14 National Automotive Innovation Centre (NAIC) (minute 26/13-14 refers)

CONSIDERED:

A presentation by Mr R Langmuir (Architect, Cullinan Studio) on progress of the designs for the NAIC building, with a focus on the elevations and façade of the NAIC building.

REPORTED: (by Mr G Edwards)

- (a) That Jaguar Land Rover (JLR) had contributed an additional £1m to the budget to enhance the finish of the external façade of the building.

(by Mr R Langmuir)

- (b) That the proposed elevations and façade had been developed according to the three key principles for the building, namely that it was a national showcase, that it be transparent and open and that the architecture convey gravitas and lightness in movement.
- (c) That two separate columns were now proposed at the entrance as roof supports arranged as a slipped v-shape.
- (d) That the revised façade incorporated a black glazed brick gloss podium up to 2m high around the base of the building with undulating glazing and cladding above and a glazed clerestory below the roof line.
- (e) That it was proposed that low iron glass would be used for the façade with anodised aluminium mesh to provide solar shielding.
- (f) That the appearance of the exterior of the NAIC building would be enhanced by the landscaping included within the site of the building, in particular the use of the watercourses, pathways and seating.

(by the Chair)

- (g) That the proposed entrance, with two columns supporting the roof, would make a signature statement and specific attention should be paid to the choice of materials and finish for the columns.
- (h) That the thin margin of landscaping around the edge of the NAIC building included within the scope of the programme was being used effectively in order to optimise the look and feel of the environment.

(by Ms Greenway)

- (i) That it was essential that all partners agreed that further iterations to the design of the building were minimised in order to ensure that the HEFCE grant draw down deadline of March 2015 was met.

(by the Registrar)

- (j) That whilst the NAIC building differed conceptually, the proposed design of the building and margin integrated effectively with other University buildings on the campus.
- (k) That thought was being given to the look and feel of campus during the fiftieth anniversary, including the appearance of any construction hoardings.

RESOLVED:

- (a) That the Building Committee approved the revised design of the NAIC Building.
- (b) That the design of all hoardings for the NAIC building site and all other construction projects on the campus planned to take place during the 50th anniversary celebrations in 2015 be approved by the Senior Management Team.

34/13-14 Car Parking Strategy (minute 27/13-14 refers)

REPORTED (by the Director of Estates):

- (a) That it was essential that the application for planning permission for the NAIC be submitted to Coventry City Council by the first week of April to ensure that the timescales for construction and the drawdown of funding from the HEFCE are not detrimentally impacted, noting that it was currently anticipated that the application would be submitted by 31 March 2014.
- (b) That Coventry City Council had been very positive about the planning permission application, but had recently requested that in addition to a report on the implications and proposed mitigations for the traffic and travel flows associated with the NAIC, they received full planning applications for all on campus car parking elements associated with the NAIC building plan.
- (c) That at its extraordinary meeting on 14 August 2013, the Committee considered a detailed analysis of car parking options in the light of the NAIC and resolved:
 - (i) That the Committee approved the further exploration of the following options and locations for increased car parking capacity:
 - (A) A single deck to be added to the existing Car Park 1A at Gibbet Hill (150 extra spaces);
 - (B) An extension to the existing surface level Car Park 2 (Bluebell) and Car Park 3 (Hurst off Leighfield Road) to provide 2 x 50 extra spaces;
 - (C) That the site north of the existing Car Park 15 (to be removed as part of the NAIC project) identified as a potential location for a Multi-Storey Car Park become a temporary surface level car park (100 extra spaces).
 - (ii) That, given the potential need for further car parking capacity in addition to the locations outlined in resolution (A), the Committee approved the further exploration of single level extensions to other existing car parks.
 - (iii) That Arup and the Estates Office should continue to seek a peripheral site with potential as a park and ride facility.
- (d) That at its extraordinary meeting on 31 January 2014, the Committee subsequently resolved:

- (i) That the option of a multi-storey car park behind the IPSII building with access via Lynchgate Road needed to be reconsidered alongside an extension to Car Park 1A and flat floor extensions to Car Parks 2 and 3 in the light of the increased demand for car parking that would be placed on the Campus by the NAIC and the lack of sufficient capacity without a multi-storey element;
 - (ii) That further updates on the progress of the University's car parking strategy should be considered at a future meeting of the Building Committee.
- (e) That subsequent further scoping activity had identified no other feasible on-campus car parking options that could be delivered within the timeframe required by the capital programme and that in view of the requirement for full car parking planning permission applications to be submitted to support the NAIC application, the Building Committee was invited to consider the proposed car parking developments, noting that more detailed designs would be circulated to members following the meeting;
- (f) That a detailed cost plan would be presented to the Financial Plan Sub-Committee at the meeting to be held in April 2014.

(by the Registrar)

- (g) That the University had only just been advised of the deadline for submission of the full planning application and that he had initiated a broader piece of work on car parking to explore longer-term options.

(by the Chair)

- (h) That in order for the University to maintain flexibility in the use of its land, it was preferable for the University not to tie itself down to longer-term external operation of the car parks.

RESOLVED:

- (a) That the submission of a full planning application on 31 March 2014 for the following be approved in principle, subject to more detailed designs being circulated to members following the meeting:
 - (i) A multi-deck extension to car park 1A at Gibbet Hill to provide approximately 139 additional car parking spaces;
 - (ii) A flat floor extension to car park 2 to provide approximately 30 additional car parking spaces;
 - (iii) A temporary flat floor extension to car park 3 following the demolition of Hurst Residences in summer 2014 to provide approximately 30 additional car parking spaces;
 - (iv) A multi-storey car park on the site behind IPSII with an associated access road via Lynchgate Road to provide 560-600 additional car parking spaces.

- (b) That the further exploration of offsite options for the rental and/or acquisition of appropriate land to accommodate additional car parking provision be approved.

Note: That, subsequent to the meeting of the Building Committee, it was agreed with Coventry City Council that the planning application for the car parking associated with the National Automotive Innovation Centre would be submitted by 7 April 2014.

35/13-14 Campus Development Plan and Village Centre (minute 28/13-14 refers)

CONSIDERED:

- (a) An oral report from the Director of Estates regarding the progress of public realm works on campus, for Building Committee approval.
- (b) A presentation from the Development Plan Architect and the University landscape architects on the plans for the recommended phases of the Gibbet Hill Road project, including the development of the Arts Centre Plaza, noting the following:
 - (i) That the budget approved by the Finance and General Purposes Committee for the base scheme was £8.72m;
 - (ii) That the programme of work for Gibbet Hill was ready to go to tender now, whereas more work was required on the Arts Centre Piazza programme;
 - (iii) That it would be necessary to move Richard Deacon's 'Let's Not Be Stupid' as part of the Gibbet Hill Road programme of work;
 - (iv) That various ideas were being explored for the Arts Centre Piazza, including differences in level, hard and soft landscaping and the erection of some form of canopy or pavilion;
 - (v) That the stretch of Gibbet Hill Road between Leighfield Road and Scarman roundabout and University Road through the Plaza would become shared surfaces for cars and pedestrians with a speed limit of 15-20m.p.h.

RESOLVED:

- (a) That the core works required under Section 106, as well as the resulting requirement for a new bus terminus, be approved.
- (b) That a more detailed proposal for the remaining work, including the development of the Arts Centre Plaza, clearly setting out exactly what this work would encompass and the timescales for delivery, be presented to the Committee for consideration prior to the next meeting, noting that the differences in levels needed to be indicated more clearly in the accompanying plans to give a better sense of the enlargement of the amphitheatre for example.

36/13-14 Arts Centre (minute 14/13-14 refers)

CONSIDERED:

A feasibility study for the Arts Centre project, discussed in the context of the plans for the Plaza developments, as set out in paper BC.17/13-14.

RESOLVED:

That the status of the Arts Centre 20:20 project and the preferred option's relationship with the Arts Centre Plaza proposal be noted.

37/13-14 Carbon Reduction Targets (minute 12/13-14 refers)

CONSIDERED:

A report from the Head of Energy and Sustainability, Estates Office, regarding the University's performance against carbon reduction targets, as set out in paper BC.18/13-14.

RESOLVED:

That the improvement of the University's performance against carbon reduction targets be noted.

38/13-14 Chair's Business

REPORTED (by the Chair):

- (a) That he had corresponded with Professor Elmes regarding Committee business and his desire for a clearer articulation of the University's ambition with regard to large building projects.
- (b) That a more holistic picture of the University's performance and projections would be considered at the next meeting.

(by the Group Finance Director)

- (c) That the University was ambitious but that the ambition with regard to large building projects was not fully articulated, noting that it would be desirable to capture it in a policy document;
- (d) That the University had initiated a piece of work on the scheduling of the various capital projects and the consequences for movement around campus and car parking.

39/13-14 Carbon Challenge Group

RECEIVED:

A report of the key items of business considered by the Carbon Challenge Group, as set out in paper BC.19/13-14.

REPORTED: (by the Pro-Vice-Chancellor (Academic Planning and Resources))

- (a) That the shortfall in meeting the University's carbon emissions target was significant, even with the proposed bioenergy project, noting that the shortfall was against the targets set for the original Campus Masterplan and did not include the latest capital projects.
- (b) That the impact of new capital projects on the University's carbon emissions needed to be factored into the consideration of capital project proposals.

(by the Chair)

- (c) That it was necessary to develop a mechanism to demonstrate progress against a moving target.

(by Mr P Dunne)

- (d) That it would be helpful to develop a linear programme model that would allow members of the Committee to compare the impact of one option against another in terms of, say, cost, delivery timescales and carbon emissions, to inform decision-making.

(by the Pro-Vice-Chancellor (Academic Planning and Resources))

- (e) That the intention was to take these factors into consideration through the Project Progressing Groups.

(by the Group Finance Director)

- (f) That carbon emissions had been taken into consideration in the design of the NAIC building.

RESOLVED:

That Mr Dunne speak to the Head of Energy and Sustainability regarding the development of a linear programme model and report back to the next meeting of the Building Committee scheduled for 2 June 2014.

40/13-14 Environment and Amenities Committee

RECEIVED:

A report summarising the main items of business from the meetings of the Environment and Amenities Committee held on 13 November 2013 and 19 February 2014, as set out in paper BC.20/13-14.

CONSIDERED:

- (a) The establishment of a 'Landscape Stakeholders' group to:
 - (i) Work with the University Architect and Landscape Architects coherently to progress a plethora of sustainable engagement projects, both in relation to the 50th anniversary but also on an ongoing basis, which would link to existing University strategies and have clear outputs that would benefit the local community and the landscape itself;

- (ii) Hold an annual consultation with key stakeholders on campus and in the local community to discuss plans for the University landscape and invite feedback, noting that following these consultations, the University landscape vision and budget would require updating in order to allow the realisation of viable proposals.
- (b) The establishment of WiFi facilities in key landscape sites in order to develop outside spaces on campus into suitable venues for teaching, learning and recreation;
- (c) The development of a 'Warwick Anniversary Way', such that the initial stages of development could begin to enable a small number of low cost schemes to be implemented in time for the 50th anniversary celebrations.

REPORTED (by the (Pro-Vice-Chancellor (50th Anniversary))

That if a 'Landscape Stakeholders' group were to be established, it would be helpful to invite one of the 50th Anniversary Project Officers to join.

RESOLVED:

- (a) That the establishment of a 'Landscape Stakeholders' group be approved, subject to the outcomes of the Council Effectiveness Review and confirmation of the committee to which it would report;
- (b) That the proposals set out under (b) and (c) be noted.

41/13-14 Capital Planning and Accommodation Review Group

CONSIDERED:

A report summarising the main items of business from the meetings of the Capital Planning and Accommodation Review Group held on 17 December 2013, 28 January 2014 and 27 February 2014, as set out in paper BC.21/13-14.

REPORTED: (by the Pro-Vice-Chancellor (Academic Planning and Resources))

- (a) That work had begun on scoping the new Teaching and Learning Centre Building.
- (b) That the Group was critically evaluating the best use of Wellesbourne and Westwood campuses.
- (c) That space was very tight this year, noting that this was a significant challenge for the 2014 Annual Accommodation Round.

42/13-14 Project Progressing Groups (PPGs)

CONSIDERED:

A report from the Head of Planning and Development, Estates, regarding the membership and schedule of Project Progressing Groups (PPGs), as set out in paper BC.22/13-14.

REPORTED: (by the Head of Planning and Development, Estates)

- (a) That the report, as set out in paper BC.22/13-14, gave the current confirmed membership of the PPGs, noting that this was a work in progress.
- (b) That a report on the process for identifying chairs and members would be presented to the Committee at its next meeting scheduled for 2 June 2014.
- (c) That the earlier constitution of PPGs allowed for more strategic consideration and identification of objectives for projects at an earlier stage.

43/13-14 Maintenance Report

CONSIDERED:

An update of the annual Maintenance Report, as set out in paper BC.23/13-14.

REPORTED (by the Deputy Director of Estates):

- (a) That the annual Maintenance Report, as set out in paper BC.23/13-14, was based on surveys carried out between 2007 and 2010, noting that in the longer term, he would prefer to be able to take a more holistic and strategic view on priorities.

(by the Group Finance Director)

- (b) That no envelope for maintenance had yet been approved and that more information was needed on the maintenance required to the Rootes Social Building, noting the need for a strategic overview.

(by the Pro-Vice-Chancellor (Academic Planning and Resources))

- (d) That the use of space had to be considered in the prioritisation of maintenance works.

(by the Chair)

- (e) That more guidance was needed on the prioritisation of the maintenance works.

RESOLVED:

- (a) That the current list of works for 2013/14, attached as appendix 1 to the annual Maintenance Report, as set out in paper BC.23/13-14, be approved.
- (b) That the proposed five-year plans, attached as appendices 2 and 3 to the annual Maintenance Report, as set out in paper BC.23/13-14, be supplemented with guidance on the prioritisation of the works for consideration at the next meeting of the Building Committee scheduled for 2 June 2014.

44/13-14 Finance and Capital Projects

CONSIDERED:

Estates Office Finance and Capital Projects report, detailing (i) the current budgetary position and (ii) progress on major capital projects and associated issues with programme delivery paper, as set out in paper BC.24/13-14.

REPORTED (by the Head of Estates Finance, Resources and Administration):

- (a) That under the second key point of the Estates Office Finance and Capital Projects report, as set out in paper BC.24/13-14, it should read a revised Academic Building for Maths and Humanities.
- (b) That ten construction projects would potentially be underway on campus next year.
- (c) That the figures in the Estates Office Finance and Capital Projects report, as set out in paper BC.24/13-14, did not include any expenditure on car parks.
- (d) That a report on the red/amber/green status on costs for each PPG would be presented to the next meeting of the Building Committee.
- (e) That the saving on the tendering for WBS 3B had now been released back into the financial plan.

45/13-14 Naming of the Mass Spectrometry Facility on Gibbet Hill Campus

REPORTED: (by the Director of Estates)

That, subject to the consideration and approval of the University Executive he would ask the Chair to take action on behalf of the Committee to approve the naming of the Mass Spectrometry Facility on Gibbet Hill Campus.

46/13-14 Certification of the University's Environmental Management System

REPORTED: (by the Deputy Director of Estates)

That the University's Environmental Management System had achieved ISO 14001 accreditation.

47/13-14 Date of the Next Meeting

REPORTED:

That the next meeting of the Committee would take place on Monday 2 June 2014 at 2.00pm in the Council Chamber, Senate House.