

UNIVERSITY OF WARWICK

Minutes from the Meeting of the Building Committee held on 10 June 2010

Present: Sir John Temple (Chair), Mr A Bradley, Professor A Caesar, Ms V Cooke, Professor R Critoph, Mr G Howells, Professor T Jones, Professor K Lamberts, Mr A Perkins, Professor J Swan.

Apologies: Professor K Lamberts, Professor S Palmer.

In Attendance: Mr J Baldwin, Mr J Cardinal, Mr C Carrington, Ms R Drinkwater, Ms R Lambert, Ms L Pride, Mr M Stacey, Mr R Wilson.

29/09-10 Minutes

CONSIDERED:

The minutes of the meeting held on 11 March 2010.

RESOLVED:

That the minutes be approved.

30/09-10 Matters Arising

(a) Central Campus Bus Terminus (minute 21e/09-10 refers)

RECEIVED:

An oral report from Ms Liz Pride (Masterplan Architect) detailing alternative locations for a Central Campus Bus terminus, noting in particular that:

- (i) The main concerns over the location of a bus terminus on Library Road were the impact of c.240 bus movements per day on scientific equipment located in the vicinity and the safety implication of increased traffic in an area of dense foot traffic;
- (ii) Library Road is the geographic centre of the Warwick campus, and as such it was important that any alternative terminus locations do not adversely impact outlying areas of the campus;
- (iii) A potential alternative option was a split site terminus with general bus services unloading at the Arts Centre Plaza and Sprint busses stopping at Library Road;
- (iv) Whilst the Arts Centre Plaza could potentially become prone to overcrowding with increased traffic in this area, the terminus scheme would be designed to facilitate a pedestrian focussed feel (the Library Road scheme would include a similar 'integrated street' design element as a safety feature);

- (v) Whilst the favoured scheme includes a Sprint terminus at Library Road there was a present no formal decision on the running of this service.

RESOLVED:

That a formal proposal for the split-location bus terminus, as outlined above, be brought to the next meeting of the Committee.

- (b) Energy Charging (minute 21a/09-10 refers)

CONSIDERED:

A paper from the University Energy Manager detailing proposals for the implementation of Departmental Energy Charging scheme from the start of the 2010/11 academic year, paper BC.20/09-10.

RECEIVED:

A revised paper from the University Energy Manager detailing proposals for the Energy Charging scheme, paper BC.20/09-10 (revised 1).

REPORTED (by the University Energy Manager):

- (i) That the main aim of the pilot of the proposed Energy Charging Scheme was to ensure proof of methodology, it being noted that at the conclusion of the pilot a decision would need to be taken as to the validity and propriety of the scheme as a charging mechanism for energy use;
- (ii) That to ensure accurate as possible data, pilot departments would be chosen to reflect the following criteria:
- (A) Departments located in buildings that were currently not well metered but that have high energy use:
- E.g. Warwick Manufacturing Group (IMC building), Warwick Business School, Department of Physics
- (B) Departments located in buildings that were well metered and that have a range of energy use levels:
- E.g. Milburn House departments, Department of Chemistry, the University Library
- (iii) It was expected that communication would be sent to the selected pilot departments in July, with a view to commencing the pilot period at the start of the 2010/11 academic year, pending approval of the Estates Office 5 year plan.

RESOLVED:

- (i) That the proposal, outlined in paper BC.20/09-10 (revised 1) for a pilot Energy Charge Scheme be approved, subject to approval from the FGPC for funding for the Scheme;
- (ii) That consideration be given to the long-term adoption of the Scheme following the conclusion of the pilot.

31/09-10

Reports from the Sub-Committees of the Building Committee

(a) Environment and Amenities Committee

CONSIDERED:

A report from the meeting of the Environment and Amenities Committee held on 20 May 2010, paper BC.21/09-10.

REPORTED (by the Pro-Vice-Chancellor (Student Experience)):

- (i) That the results of the International Student Barometer highlighted transport links as a weakness of the University, therefore the current discussions in relation to the bus terminus location was a key issue for the University;
- (ii) That the University's preferred travel suppliers had provided exceptional service during the recent volcanic ash travel disruptions, and as such members of the University should be encouraged to make use of the suppliers for future travel;
- (iii) That ideas from the Warwick Footprint Campaign (to improve the University's environmental status) were currently being complied and would be referred to the Committee in due course;

(by the Director of Estates)

- (iv) That in relation to the redevelopment of the area surrounding the Arts Centre, the majority of the works were now complete however there were some minor works outstanding to the lights on the footpath by Coventry House which would be complete in time for the summer Graduation ceremonies;
- (v) That the University had been awarded a Business in the Community award for its Transport Policy.

RESOLVED:

That the content of the report be noted.

(b) Capital Planning and Accommodation Review Group

CONSIDERED:

A report from the meetings of the Capital Planning and Accommodation Review Group held on 4 March and 30 April 2010, paper BC.22/09-10.

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

That the results of the Option Appraisal for the Westwood Science Education building would be considered by the CPARG in due course, it being noted that it was the preference of the Group to demolish the building.

RESOLVED:

That the content of the report be noted.

(c) Estates Management Committee

RECEIVED:

An oral report from the Director of Estates regarding the most recent Estates Management Committee meeting, noting that:

- (i) The programme of summer works across the campus was due to begin on 5th July, with a budget of c£10m expected to be spent in preparation for the new academic year;
- (ii) Consideration of energy related issues was key in the Estates Office at present, and several proposals were being discussed which would be brought to the Committee at the appropriate time;
- (iii) Colleagues in Estates were investigating options surrounding the relocation of WHRI and the long-term location of the new School of Life Sciences.

32/09-10

Architects' Presentations

(a) Masterplan Update

RECEIVED:

A presentation from the University Masterplan Architect, Ms L Pride, to provide an update on developments related to the Masterplan, noting in particular that:

- (i) Since approval of the Masterplan, there had been numerous new projects initiated on campus (including: the Students Union refurbishment, Butterworth Hall redevelopment, Bluebell views student residences new build, the Digital Laboratory and

Materials and Analytical Sciences new builds, the Library refurbishment, Milburn House extension; Zeeman extension, café franchises and developments relating to the Science Park);

- (ii) There were a number of capital projects expected to receive University approval to proceed in the medium-long-term, including: zero carbon housing, creation of outdoor social facilities, renovation of the Humanities building, and the creation of a new bus terminus;
- (iii) Given the ongoing and future projects listed above, there would also be a need to consider potential development to the Westwood campus.

(b) Humanities Building

RECEIVED:

A presentation from Corstorphine and Wright Architects regarding the Humanities Building Feasibility Study, noting in particular that:

- (i) The Humanities building was in a generally poor state of repair, with poor ventilation and insulation, poor circulation space, poor working environment and 'hidden' entrances;
- (ii) The structure of the building (lots of cellular space, and load bearing core) restricted the renovation options available;
- (iii) There were 3 options considered in the study:
 - (A) Refurbish the building at a cost of c.£21m, noting that this option would address some of the environmental issues with the building but would not address any social issues;
 - (B) Part demolish and re-build, at a cost of c£28m, noting that this option would address a significant number of the environmental and social issues of the building;
 - (C) A new build Humanities building, at a cost of c£32m (including cost to demolish the current building), it being noted that the scheme for this option had been designed to be located anywhere on the Warwick campus.

REPORTED (by the Director of Estates):

- (iv) The Humanities building was currently 12,000 sq m, however a building of c. 10,000 sq m would be more appropriate, and this had been factored into option (C) above;
- (v) That options (A) and (B) would pose complex logistical problems which needed further consideration;

(by the Pro-Vice-Chancellor (Student Experience)):

- (vi) That a partial re-build seemed to be a comparatively expensive option;
- (vii) That care would need to be taken to ensure that the final option for the building was congruent with the broader framework for the University.

RESOLVED:

That a revised version of the Option Appraisal be brought to the next meeting of the Committee for further consideration.

(c) International Institute for Product and Service Innovation

RECEIVED:

A presentation from Edward Cullinan Architects regarding the International Institute for Product and Service Innovation (IIPSI) scheme, noting in particular that:

- (i) The new building would be located between the Zeeman building and the Digital Laboratory at Academic Square;
- (ii) The key aim of the scheme for the new building was to bring animation to the area, with a view to creating an impressive entrance to the University (given the plans to create transport links to the centre of campus via Academic Square);
- (iii) The building would be designed with an option to extend included in the plans;
- (iv) The scheme for the building was a work-in-progress and would be developed as the project progressed.

REPORTED (by the Director of Estates):

That a decision from Advantage West Midlands in relation to their part-funding of the project was pending.

(by the Finance Director)

That it was important to ensure that all functions of the building were EDRF eligible, it being noted that 50% of the £8.25m in the Capital Plan in relation to the IIPSI project was EDRF funding.

33/09-10

Energy Conservation and Carbon Reduction Initiatives

RECEIVED:

A presentation from the Energy Manager providing a summary of work undertaken in relation to Energy/Carbon conservation projects, noting that:

- (a) Over a 10 year period, worst-case scenario estimations predict a c. £113m value-at-stake (noting however that the true figure would likely be more in the region of c£48-76m over 10 years), and as such the risk to the University in this respect would be reduced with early investment;
- (b) An initial investment of c£20m in 56 key energy conservation initiatives was expected to yield a c £49m saving over 10 years;
- (c) Reduction in carbon emissions was a government requirement, and as such adoption of carbon initiatives was an obligation for the University, rather than an option.

RESOLVED:

That the Committee approved the adoption of energy reduction initiatives and recommended that the 56 projects available for immediate investment be submitted to Finance and General Purposes Committee for funding approval.

REPORTED (by the Director of Estates):

- (d) That plans were progressing for the establishment of an Energy Challenge Group, which would function to comment on and challenge the University's Annual Energy Plan, as a means to ensure probity in the University's medium- and long-term energy plans;
- (e) That updated information on the impact of the HEFCE Carbon Reduction consultation document (considered at the December 2009 meeting of the Committee) on the University Estates Strategy would be provided at the next meeting of the Committee.

34/09-10

Estates Management Statistics

CONSIDERED:

An Executive Summary detailing the University's performance in the latest Estates Management Statistics (EMS), paper BC.23/09-10.

REPORTED (by the Director of Estates)

That a dedicated report on the University's performance in the EMS had been commissioned (to include comparison against peer institutions) and would be available for consideration at the next meeting of the Committee.

RESOLVED:

That the contents of the Summary be noted.

35/09-10

Major Maintenance

CONSIDERED:

Papers from the Head of Estates Services detailing:

- (a) The Major Maintenance Plan 2009/10, revised following the confirmation of additional budget available for the Plan, paper BC.24a/09-10;
- (b) The proposed 6 year plan (Engineering and Fabric) 2010 onwards for non residential buildings, paper BC.24b/09-10;
- (c) The Major Maintenance plan for the Student Union building on behalf of the Foundation, paper BC.24c/09-10.

REPORTED (by the Registrar):

That the level of the Maintenance budget had not yet been confirmed for future years, and it was currently unclear whether the 2009/10 uplifted budget could be protected for subsequent years.

RESOLVED:

- (a) That the proposed 2009/10 works within academic buildings be approved as outlined in paper BC.24a/09-10;
- (b) That the proposed 6 year plan for non-residential buildings be noted;
- (c) That the proposed works for the Student Union building (being undertaken on behalf of the Foundation) be noted.

36/09-10

Capital Projects

CONSIDERED:

A paper detailing progress on major capital projects and associated issues with programme delivery, paper BC.25/09-10.

RESOLVED:

That the content of the paper be noted.

37/09-10

Finance Report

REPORTED (by the Director of Estates):

That the Estates Office Finance Report (paper BC.26/09-10) would be circulated to Committee members by post in due course.

38/09-10

Building Names

REPORTED:

- (a) That the name for the new science building (previously known as the Physics/Chemistry Building) had been agreed as the Materials and

Analytical Sciences Building, noting that this title suitably reflected the intended pan-disciplinary use of the building;

- (b) That the new Medical School building (formerly known as TM2) would now be known as the Mechanochemical Cell Biology Building (MCCB).

RESOLVED:

That there was a need to determine a clear University policy for the naming of buildings and roads on campus.

39/09-10

Sir John Temple

REPORTED (by the Registrar):

That the current meeting was to be Sir John Temple's last meeting on Building Committee, noting that Mr Glen Howells would take over as Chair to the Committee from the start of the 2010/11 academic year

RESOLVED:

That the Committee record it's thanks to Sir John Temple for his Chairmanship of the Committee

40/09-10

Date of the Next Meeting

REPORTED:

That the 2010-11 academic year meeting dates would be set by the Deputy Registrar's Office during the summer vacation.