

UNIVERSITY OF WARWICK

Minutes from the Meeting of the Building Committee held on 11 March 2010

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

Apologies: Professor R Critoph, 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.

20/09-10 Minutes

CONSIDERED:

The minutes of the meeting held on 3 December 2009.

RESOLVED:

That the minutes be approved.

21/09-10 Matters Arising

(a) Energy Charging (minute 8c/09-10 refers)

CONSIDERED:

A paper from the Director of Estates outlining the potential for the introduction of a departmental energy charging system as a means to address the risk, noted in paper BC.11/09-10 (Part 5) (previously circulated), that the University's CO2 emission targets might not be met, paper BC.13/09-10.

REPORTED (by the University Energy Manager):

- (i) That the charging process would use the University's Space Management database and current metering system to monitor the use of energy by buildings and by departments;
- (ii) That there are 1500 meters on site, 400 of which offer automatic readings, it being noted that the Estates Office intended to continue to expand its Remote Metering Programme to increase the number of automatic meters on campus to improve the accuracy of energy charging;
- (iii) That a number of technical considerations in relation to the proposal needed to be resolved, however it was expected that a first phase of the system could be implemented from the start of the 2010/11 academic year.

- (iv) That the execution of the charging system would take into account differences in building energy efficiency by requiring departments to make proportional savings on energy use, rather than absolute improvements, thus the process would be transparent and fair.

(by the Finance Director)

- (v) That departments were currently charged for energy use through the Central Service Charge based on the total sq m of space occupied by the department and that the new proposal would enable a fairer allocation of costs.

(by the Director of Estates)

- (vi) That the proposal separated heating of space from equipment use to avoid unfair treatment of departments located in less energy efficient buildings.

RESOLVED:

That the recommendations set out in paper BC.13/09-10 be approved, specifically that:

- (i) The Departmental Energy Mechanism be understood as a shared responsibility between the Finance and the Estates offices;
- (ii) Adequate resources be allocated to finalise the specification and implement the project;
- (iii) A communication strategy for the project be developed;
- (iv) Additional metering be implemented in departments to ensure a fair and accurate energy charging system.

- (b) Energy Conservation (minute 13b/090-10 refers)

CONSIDERED:

A paper providing detailed proposals for a University Energy Conservation Programme, noting that the Committee had recorded its support in principle for the adoption of such a Programme by the University at its meeting on 3 December 2009, paper BC.14/09-10.

REPORTED (by the University Energy Manager):

- (i) That the HEFCE targets stated that the University needed to reduce its carbon emissions by 54% by 2020;
- (ii) That the Energy Conservation Programme intended to produce the significant energy savings through the following means:

- (A) Improved building insulation was expected to reduce heating costs by up to 75%;
 - (B) Improved computer cooling technology was expected to offer a 75% reduction in cooling costs;
 - (C) Installation of LED lighting which uses 5-8 times less energy than standard bulbs was expected to reduce lighting costs by 65-70%;
 - (D) Upgrading and replacing electrical air conditioning by fresh air conditioning was expected to offer a 65 – 70% reduction in cooling costs;
 - (E) Encouraging the University community to be more aware of energy use and reduce personal consumption where appropriate was expected to create a 10-15% reduction in energy bills
- (iii) That achieving a 50% reduction in carbon emissions would require a percentage of the University estate to be carbon neutral, and as such investment in 'zero carbon' technologies would be a necessary requirement of the Energy Conservation Programme;
 - (iv) That there was clear potential for external investment in the Programme as well as for student involvement in initiatives through the implementation of a Student Energy Prize, noting that MIT had a similar initiative which had generated a substantial amount of external investment;
 - (v) That external funding opportunities were available to help cover the costs of the Programme, noting that £600k had already been received from the Carbon Trust to fund the 'zero carbon' programme.

(By Professor T Jones)

That the Programme was a commendable idea, in particular there would be clear academic gains for the University in incorporating an academic research element into the Programme.

RESOLVED:

That the recommendations set out in paper BC.14/09-10 be approved, specifically that:

- (i) The proposed plan be further developed by the Estates Office, to include a cost analysis and comparison to the £32m "value at stake";
- (ii) The proposed plan be validated and monitored by a proposed new Energy Challenge Group chaired by a senior member of Academic Staff.

- (c) Estates Strategy (minute 9b/09-10 refers)

REPORTED:

That the Estates Strategy Executive Summary document (and the associated changes to the Estates Strategy document described therein) was approved by the Council at its meeting on 25 February 2010.

- (d) Building Condition benchmark (minute 9d/09-10 refers)

CONSIDERED:

A paper from the Director of Estates discussing the issues around the setting of targets for University buildings in 'good' condition, noting that the benchmark had been provisionally agreed to be set at 85% at the last meeting of the Committee, paper BC.15/09-10.

REPORTED (by the Chair):

That whilst it was important that a building condition benchmark be set as soon as possible to enable appropriate estate planning, it would be prudent to consider the issue in detail following the General Election, given that there was potential for a new Government to re-assess the current Higher Education funding policies, which in turn could impact University discussions in this area.

RESOLVED:

That the proposed benchmark of 85% be approved, with this figure being reviewed in summer 2010, and on an annual basis thereafter.

- (e) Central Campus bus terminus (minute 11e/09-10 refers)

REPORTED:

That a meeting would take place on 22 March 2010 to further discuss the issues relating to the location of a bus terminus on Library Road (as considered at the last meeting of the Committee), and to consider alternative solutions for its location, the outcomes of which would be reported at the next meeting of the Committee.

(by the Director of Estates):

That planning permission had recently been granted to Tesco to convert its store at Cannon Park into a superstore, noting that the plans for the development included the creation of a bus terminus at the site. Whilst it wasn't expected that the terminus would impact the number of buses on campus, there was potential for the Lynchgate Link to be reopened to facilitate access to the University campus.

22/09-10 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 23 February 2010, paper BC.16/09-10.

REPORTED (by the Director of Estates):

That the Committee felt that further work was necessary on the University Transport Strategy, in particular the question of how best to accommodate the carbon load of air travel associated with the University.

RESOLVED:

That the report be approved.

(b) Capital Planning and Accommodation Review Group

CONSIDERED:

A report from the meeting of the Capital Planning and Accommodation Review Group held on 14 December 2009, paper BC.17/09-10.

REPORTED (by the Director of Estates):

That the next round of capital funding from the HEFCE (known as CIF2) would be awarded to universities in 2011, to cover a three year period. Universities were currently being consulted on the criteria for the funding, however it was expected that 40% of an institution's funding would be allocated according to its performance against metrics relating to space utilisation and carbon management (the specifics of which were yet to be agreed by the HEFCE).

RESOLVED:

That the report be approved.

(c) Estates Management Committee

RECEIVED:

An oral report from the Director of Estates outlining the key issues considered at the most recent Estates Management Committee meeting, noting that:

- (i) A significant year-on-year increase (44%) in works requests had been noted by the Estates Office;
- (ii) In response to the increasing need to manage the carbon emissions, a Working Group would be set up in the Estates

Office to consider Carbon Management at the University, it being noted that a request to establish a more formal Carbon Management Group at University level was currently being considered.

- (iii) That a Park & Ride service had been initiated, running services on University Open Days from Stoneleigh Park, as a means to reduce traffic congestion on campus during key University events;
- (iv) That a bus service linking the Warwick campus to the Wellebourne site had recently been implemented and had been well adopted. The route had now been extended to run from Coventry Train Station, via Warwick campus, to Wellesbourne;
- (v) The University had recently purchased a number of electric vehicles, the first set of which would arrive on campus in May;
- (vi) That work had been undertaken by the Estates Office to model the potential long-term savings resulting from carbon reduction initiatives, noting that there was potentially £30m savings to 2020 if corrective action were taken in the short-term. It was likely however that there would be a need to borrow against these future savings to fund the developments necessary. .

REPORTED (by Mr G Howells):

That it was important to consider the payback period of carbon initiatives to ensure the University would get the most value from the least expenditure, noting that there were also no-cost ways to improve carbon management.

(by Mr J Cardinal)

That improving the insulation of buildings offered a 10 year payback on investment, and was one of the most cost effective means to improve energy efficiency.

(by the Head of Estates Services)

That in order to achieve the efficiency savings necessary to comply with external targets significant capital investment would be required, potentially in the region of £15m, noting however that this was an approximate figure and further research was necessary before a budget could be proposed.

(by the Registrar)

That a clear communication strategy was key in any programme to improve carbon efficiency given that the success of the project would require mass engagement from the University community.

RESOLVED:

That the Committee would consider further documentation on the issue of carbon management in due course.

23/09-10 International Institute for Product and Service Innovation (IIPSI)

REPORTED:

That the Warwick Manufacturing Group has received approval to proceed to Stage D for a new IIPSI building, it being noted that a Business Case for part-funding of the project has been submitted to Advantage West Midlands, with a decision expected on the project by 1 April 2010, at which point further funding (c. £4m) would be required from the University to enable the project to proceed to design stage.

RECEIVED:

The concept design (by Edward Cullinan Architects) for the IIPSI building.

24/09-10 Mechanochemical Cell Biology Building (formerlyTM2)

REPORTED:

That the project has received a further £1m of Wolfson funding to cover the increased specification requirements of the Advanced Microscopy Development Unit, to be housed on the ground floor of the Centre for Mechanochemical Cell Biology, noting that the footprint for the building will remain the same as previously approved.

(by the Director of Finance):

That due to the mix of funders for the project, there was a need to ensure that the project carefully monitored the contractual requirements of each funding body.

25/09-10 Science Park Acquisition

REPORTED:

- (a) That the University has received a written proposal from Coventry City Council outlining a deal to sell its entire interest in the Science Park and its associated assets to the University, it being noted that the details of the offer remain confidential at present, however the City Council had indicated that they wished to conclude the deal within a short timescale;
- (b) That the Finance and General Purposes Committee have resolved that in the first instance detailed consideration of the proposal should be undertaken by the Financial Plan Sub-Committee, it being noted that a full financial and business plan would need to be prepared and work would begin shortly on due diligence to look at accounting and tax, legal aspects and the state of the property.

REPORTED (by the Finance Director):

That appropriate due diligence had been undertaken on the property, and estimates produced of the cost of maintenance for the site, however the proposal was still in the very early stages.

(by the Registrar)

That a paper outlining details of the proposal would be considered by the Finance and General Purposes Committee at its meeting on 16 March.

26/09-10 Capital Projects

CONSIDERED:

A paper detailing progress on major capital projects and associated issues with programme delivery, paper BC.18/09-10.

REPORTED (by Ms L Pride):

That the plan to incorporate a thoroughfare to the Westwood Campus into the Milburn House phase 5 project would offer significant improvement to the access links across the University campus.

(by the Director of Estates):

That the Milburn House/Westwood thoroughfare was currently postponed pending the resolution of issues with illegal parking on the Milburn Hill Road (a public road). Yellow Lines were planned to go on the road over the Easter vacation, at which point the works to the thoroughfare would be reinstated into the project plan.

(by the Registrar):

That the Chief Executive of the HEFCE, Sir Alan Langlands, had been impressed by the University's CIF-funded projects, in particular the Chemistry Undergraduate Laboratory refurbishment, during his recent visit to the University.

RESOLVED:

That the paper be noted.

27/09-10 Major Maintenance

CONSIDERED:

A paper outlining the Major Maintenance Plan for 2009/10, paper BC.19/09-10, revised to incorporate works previously delayed pending release of the University financial safety factor.

RESOLVED:

That the revised Plan be approved, it being noted that confirmation of additional budget would be required as soon as possible to ensure delivery of projects and expenditure of the funds by 31st May.

28/09-10 Date of the Next Meeting

REPORTED:

That the next meeting of the Committee would take place on Thursday 10 June 2010 at 10.00am in the Council Chamber, University House.