

UNIVERSITY OF WARWICK

Minutes from the Meeting of the Building Committee held on 14 June 2013

Present: Mr G Howells (in the Chair), Dr E Melia, Professor P Thomas, Professor L Young.

Apologies: Professor A Caesar, Professor R Critoph, Professor D Elmes, Professor S Hand, Mr J Higgins, Ms J Horsburgh, Professor K Lamberts, Mr C March, Mr N Swain.

In Attendance: Mr J Cardinal (for items 43 to 44/12-13), Mr C Carrington, Ms R Drinkwater (from item 42/12-13), Mr G Edwards (for item 42/12-13), Mr G Hine (for items 43 to 44/12-13), Mrs K Jenkins, Mr R Langmuir (Cullinan Studios) (for item 42/12-13), Ms L Pride, Mr P Smith (Arup), Mr M Stacey, Mr G Teasdale, Mr R Wilson.

40/12-13 Minutes

RESOLVED:

That the minutes of the meeting of the Building Committee held on 8 March 2013 be approved.

41/12-13 Declarations of Interest

REPORTED (by the Chair):

That, should any members or attendees of the 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.

NOTED:

No declarations were made.

42/12-13 National Automotive Innovation Campus (NAIC) (minute 34/12-13 refers)

CONSIDERED:

- (a) A paper from the NAIC Programme Manager, Warwick Manufacturing Group on progress of the building that will house the National Automotive Innovation Campus (NAIC) (paper BC.15/12-13).
- (b) The latest plans for the National Automotive Innovation Campus (NAIC).

REPORTED: (by the NAIC Programme Manager, WMG)

- (a) That the interest in the automotive research sector surrounding the NAIC had seen its scale increased from the original 14,300m² to

25,300m², and movement from two separate buildings to one in order to create a holistic set of research facilities in a single highly collaborative, showcase environment.

- (b) That the capital cost of the NAIC had subsequently increased from £45m to c. £86m, with Jaguar Land Rover (JLR) and Tata Motors European Technical Centre (TMETC) increasing their pledged financial contributions to cover the additional costs.
- (c) That undergraduate teaching space in the NAIC would consist of hands-on engineering learning space, supported by some seminar rooms, for the new undergraduate programme.
- (d) That the NAIC would result in a net increase of 250 JLR and TMETC staff members on campus.

(by R Langmuir, Cullinan Studios)

- (e) That scales of collaboration for the NAIC had been considered, and the option of only separating commercially sensitive areas was supported by the partners.
- (f) That there was an aim to fully integrate the range of activities within the NAIC, covering technical facilities as well as research collaboration areas.
- (g) That a pedestrian link between the IMC and the NAIC, following the line of the building frontages, could be explored, noting that this was beyond the current boundary of the NAIC project scope.
- (h) That the access route to surface car parking, deliveries, waste, and recycling would come from the direction of the Science Park, with current access routes to Car Park 15 remaining.
- (i) That the energy rating for the proposed NAIC building would be BREEAM excellent, in order to meet the HEFCE criteria for funding.
- (j) That two day workshops were being held the following week with Warwick Food & Drink to consider the impact of the NAIC.
- (k) That the project brief included a requirement to be able to strip the NAIC building back to fundamental services to ensure its future flexibility beyond the initial 15 year lease period.

(by the Pro-Vice-Chancellor for Research (Life Sciences and Medicine) and Capital Development)

- (l) That clarity of the decision making process regarding the balance of different types of space within the NAIC was required.
- (m) That integration of the NAIC with the rest of campus was key, with consideration of impact on teaching, student experience, car parking, food and drink provision etc. unable to be considered in isolation.

(by the Group Finance Director)

- (n) That the University would retain the running costs of the NAIC at the end of the tenancy, and therefore high quality construction and fit out was required to ensure low cost maintenance.
- (o) That the University's strategy for provision of car parking was being considered at a broader level.
- (p) That membership of the NAIC Project Progressing Group was to be enhanced, and that the Finance and General Purposes Committee had approved delegated authorities for this Group.

(by the Director of Estates)

- (q) That concerns remained regarding the impact of the NAIC on vehicle movement around campus given the requirement to reduce traffic levels, and that alternative access routes to Car Park 15 via the Science Park could be explored.

(by the Senior Assistant Registrar (Space Management & Timetabling))

- (r) That the group convening to consider the operational issues posed by the development of the NAIC would be required to report into the NAIC Project Progressing Group.

(by Professor P Thomas)

- (s) That the impact of proposed access routes (and their visual appearance) to the NAIC on other academic departments needed to be carefully considered.
- (t) That the Science Faculty welcomed the opportunity for academic representation on the NAIC Project Progressing Group.

(by the Masterplan Architect)

- (u) That there had been liaison regarding the fit of the NAIC with the University's Campus Masterplan, and consideration of how landscaping outside the immediate NAIC site could assist in its integration with the rest of campus.
- (v) That Chris Churchman was investigating the options for a pedestrian link between the IMC and the NAIC buildings, and that these would be presented alongside the plans for landscaping as a whole.

(by the Chair)

- (w) That it was important to ensure that the building was designed to be flexible, to especially enable the conversion of deep plan, dark spaces in office or work space in the future.
- (x) That there was the potential for links with the Science park, both in terms of access for construction and deliveries, but also the

potential use of Science Park accommodation to support the construction process.

- (y) That the high energy usage levels of the NAIC created a need for an energy strategy for the building, to ensure reuse of energy where possible.
- (z) That consideration should be given to the elevation of the NAIC building from the north east of campus.

RESOLVED:

- (a) That the proposals for the building that will house the National Automotive Innovation Campus (NAIC) were positively received by the Building Committee, and that updates on the further development of this important project were keenly anticipated at future meetings of the Committee.
- (b) That the NAIC Programme Manager work with Rider Levett Bucknall to deliver information on life cycle costing of the NAIC to the Group Finance Director.
- (c) That the Secretariat explore the viability of holding an interim meeting of the Building Committee during early August, to consider the University's car parking strategy in the context of the NAIC.

43/12-13 Carbon Assessment Report (minute 30/12-13 refers)

RECEIVED:

A report from the Transport Manager on carbon assessment paper BC.16/12-13.

REPORTED: (by the Transport Manager)

That the results of the 2012 Transport Carbon Assessment showed a 12.74% reduction in the amount of CO₂ produced by staff and students commuting to the University.

44/12-13 2012 Traffic Count and Staff and Student Travel Survey (minute 32/12-13 refers)

CONSIDERED:

A report from the Transport Manager on the results of the 2012 Traffic Count and Staff and Student Travel Survey, relating particularly to the use of local train stations and subsidised bus routes (paper BC.17/12-13).

REPORTED: (by the Transport Manager)

- (a) That, as part of the Section 106 planning agreement, the University was required to document its Travel Plan and to demonstrate that action taken to reduce congestion was effective.

- (b) That the 2012 Traffic Count and Staff and Student Travel Survey had strong response rates and positive results.
- (c) That the Travel Survey showed an increase in bus use by staff and a decrease in single occupancy car use across all categories of users.
- (d) That there was a large provision of cycle park spaces across campus, together with electric car charge points on the ground level of Car Park 15.
- (e) That car park permit charging options could be explored to provide flexibility for staff who wished to have the flexibility to use either car or bicycle to travel to work.

(by the Director of Estates)

- (f) That increasing the number of electric car charge points across campus could be explored should there be increased demand, given the availability of grant funding.
- (g) That there remained a need to encourage students to car share wherever possible.

(by Mr P Smith)

- (h) That the Travel Plan had been successful in increasing the number of car sharers, and reducing the number of cars both on campus and on local roads.

(by the Chair)

- (i) That the University was broadly in line with the HEFCE guidance on levels of carbon emissions and Section 106 requirements, but improvements should continue to be sought.

RESOLVED:

That the Transport Manager undertake analysis of the 2012 Staff and Student Travel Survey data, to establish reasons for lower preference of certain transport methods, to be reported to a future meeting of the Building Committee.

45/12-13 Campus Development Plan and Village Centre (minute 24/12-13 refers)

CONSIDERED:

A presentation from the Director of Estates and the University Masterplan Architect to outline the phasing for the campus development plan, to include project timings where possible.

REPORTED: (by the Masterplan Architect)

- (a) That there were several capital projects and public realm works under development across campus.

- (b) That the University had indicated that there should be no building work during the 50th Anniversary year of 2015, noting that, due to the deadline for completion, the NAIC construction project would be underway during this year.
- (c) That there was increasing urgency for work on the new bus interchange and roundabout project to commence should completion be required before 2015.
- (d) That commencement of the bus interchange and roundabout project would commit the University to significant work on the Plaza area, and would impact on the parameters of the potential Arts Centre expansion.

(by the Group Finance Director)

- (e) That the Capital Plan for 2014, which would shortly be submitted to the Finance and General Purposes Committee, did not include all of the proposed projects.
- (f) That the Council would ultimately decide upon the preferred option for the Plaza area and resultant traffic flows.

(by Mr P Smith)

- (g) That Arup were reviewing the options for a new roundabout on Gibbet Hill Road, the bus interchange and the alternatives for full or partial pedestrianisation of the Plaza area.
- (h) That all options impacted upon traffic flows, including access for deliveries, the degree of network flexibility and congestion on the internal road network.
- (i) That seeking to change the proposal for the roundabout and access in order to pedestrianize the Plaza would have implications, given that the University had signed the Section 106 agreement for the University's 10 year Masterplan and this would need to be renegotiated with the local authorities.
- (j) That it was envisaged that taxis would have a purpose made facility on Health Centre Road.

(by the Director of Estates)

- (k) That the Arts Council invitation for a bid to fund the Arts Centre expansion was expected during August 2013.

(by the Pro-Vice-Chancellor for Research (Life Sciences and Medicine) and Capital Development)

- (l) That the options for a new roundabout on Gibbet Hill Road, the bus interchange and the alternatives for full or partial pedestrianisation of the Plaza area, and their implications, should be considered by the CPARG to enable academic ownership of the decision.

RESOLVED:

- (a) That the Group Finance Director report back to a future meeting of the Building Committee on the Campus & Commercial Services Group discussions of the options for the Plaza area and resultant traffic flows.
- (b) That the Masterplan Architect produce a current aerial image of the Arts Centre and Piazza, with the proposed improvements illustrated within it, to be used to inform discussion at other forum.

46/12-13 Benefactors

REPORTED: (by the Director of Estates)

That Benefactors would no longer be used as student accommodation from this summer, and that conversations had commenced with the Helen Martin Trust with regard to the funding of its refurbishment.

47/12-13 Environment and Amenities Committee

RECEIVED:

A report summarising the main items of business from the meetings of the Environment and Amenities Committee held on 18 April 2013 and 17 May 2013 (paper BC.18/12-13).

REPORTED: (by the Pro-Vice-Chancellor for Research (Life Sciences and Medicine) and Capital Development)

- (a) That the future structure of the Environment and Amenities Committee was being considered as part of the Council Effectiveness Review.
- (b) That he felt that the membership and scope of the Committee should be kept broad to enable student representatives to provide their views.

48/12-13 Capital Planning and Accommodation Review Group

CONSIDERED:

A report summarising the main items of business from the meeting of the Capital Planning and Accommodation Review Group held on 24 April 2013 (paper BC.19/12-13).

REPORTED: (by the Pro-Vice-Chancellor for Research (Life Sciences and Medicine) and Capital Development)

- (a) That the viability of residential locations was being explored to identify a suitable space for the proposed Psychology Sleep Laboratory, in the light of both ethical and physical considerations.

- (b) That the Group had raised the issues faced by disjointed consideration of the academic recruitment process and space and infrastructural implications.
- (c) That a feasibility study into an extension to the Computer Science and Zeeman buildings, to accommodate growth in the Departments of Statistics and Computer Science and the Mathematics Institute, would be undertaken.
- (d) That that the allocation and usage of space in Millburn House was reviewed at a Panel meeting during April 2013, and that a report of the Panel's findings would be presented to a future meeting of the CPARG.
- (e) That an Away Day of the CPARG had been scheduled during September for the Group to discuss operational and strategic considerations.

RESOLVED:

That the headlines from the CPARG Away Day scheduled for September 2013 be reported to a future meeting of the Building Committee.

49/12-13 Estates Management Committee

RECEIVED:

An oral report from the Director of Estates regarding the most recent Estates Management Committee meeting.

REPORTED: (by the Director of Estates)

That the Estates Office had restructured and that the membership of the Estates Management Committee would be amended to reflect this.

50/12-13 Carbon Challenge Group

CONSIDERED:

A report of the key items of business considered by the Carbon Challenge Group (paper BC.20/12-13).

REPORTED: (by Director of Estates)

- (a) That a large gap remained in the University's carbon reduction plan, and that a new energy carbon source was required by 2017/18 to mitigate the next step change.

- (b) That all forms of energy were expected to increase in cost.

(by the Pro-Vice-Chancellor for Research (Life Sciences and Medicine) and Capital Development)

- (c) That academic ownership of the carbon challenges and targets was required.

RESOLVED:

That the Energy Manager and the Pro-Vice-Chancellor for Research (Life Sciences and Medicine) and Capital Development meet with other key stakeholders to discuss how the University can improve its carbon performance.

51/12-13 Finance and Capital Projects

RECEIVED:

The 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, (paper BC.21/12-13).

REPORTED: (by the Head of Estates Finance & Purchasing)

- (a) That the University Capital Plan for financial year 2012/13 included planned expenditure of £43.7m for buildings and refurbishments in the current year, being part of an approved programme of £206.1m for current building and refurbishment projects.
- (b) That capital expenditure on the construction of new buildings at Q3 of FY2012 amounted to £5.5m against annual planned expenditure of £16.3m.
- (c) That Capital expenditure on the refurbishment of buildings at Q3 of FY2012 amounted to £8.3m against annual planned expenditure of £22.7m.
- (d) That, at the time of writing the report, it was thought that the year-end position on capital projects would be on budget, but there would now be a shortfall against target spend, and this would be reported in detail to the Budget Steering Group.

52/12-13 Cryfield Energy Centre (minute 35/12-13 refers)

RECEIVED:

An oral report from the Director of Estates on progress of design work for the Cryfield Energy Centre.

REPORTED: (by the Head of Estates Projects)

- (a) That tenders for the project to update the existing Combined Heat and Power (CHP) plant and to build a new Energy Centre had been received and was expected to be within the £1.83m budget.
- (b) That the project was expected to be completed during Q1/Q2 2014.

53/12-13 WBS Phase 3b (minute 17/12-13 refers)

REPORTED: (by the Head of Estates Projects)

- (a) That tenders for the WBS Phase 3b project had been received, with one significantly smaller pre-tender bid to be carefully reviewed.

(by the Director of Estates)

- (b) That the replacement Radcliffe car park for the WBS Phase 3b project was satisfactory.

54/12-13 Scarman House Extension (minute 37/12-13 refers)

RECEIVED:

An oral report from the Director of Estates on progress of design work for the extension to Scarman House.

REPORTED: (by the Head of Estates Projects)

- (a) That the tenders for the works to extend Scarman House were received on 22 May 2013 and were currently being evaluated.
- (b) That the University's investment of £3.3m for this project was being revisited and therefore an April 2014 occupation date could not be confirmed.

55/12-13 Date of the Next Meeting

REPORTED:

That the 2013-14 academic year committee meeting dates would be set by the Deputy Registrar's Office during the summer vacation, and would be confirmed in due course.

56/12-13 Monash-Warwick Alliance Report "Building Bridges for Education for Sustainability"

RECEIVED:

The Executive Summary of a report commissioned by the Monash-Warwick Alliance that presents findings from a research project that focused on the potential to expand Education for Sustainability (EfS) related activities at Monash and Warwick Universities, (paper BC.22/12-13).