

UNIVERSITY OF WARWICK

BUILDING COMMITTEE

Minutes of the Meeting held on 5 June 2008

Present: Sir John Temple (Chair), Professor S. Bassnett, Mr. T. Callow, Professor T. Jones, Professor S. Palmer

In Attendance: Mr. J. Baldwin, Ms R. Drinkwater, Mr. D. Leach (part only)
Ms R. Lees, Mr. M. Stacey, Mr. D. Welchman, Mr. R. Wilson

Apologies were received from: Ms K. Bennet, Sir George Cox, Professor R. Critoph,
Ms L. Pride, Professor J. Swan

27-07/08 Minutes of Meeting held on 6 March 2008

RESOLVED:

That the minutes of the meeting held on 6 March 2008 be approved.

28-07/08 Matters Arising

(a) Architectural Competition (Minute 18-07/08(d) referred)

REPORTED:

That 130 submissions had been received for the architectural competition for the new residences which had been advertised as a European tender through the RIBA. The submissions had been assessed internally and six practices had been invited to make formal presentations to a small selection panel.

RECOMMENDED:

That the temporary name of the residences, 'Bluebell Views', be changed to something more appropriate in due course.

(b) Capital Planning and Accommodation Review Group (Minute 19-07/08(b) referred)

REPORTED:-

That there was no agreed remit for the Capital Planning and Accommodation Review Group relating to Building Committee.

RECOMMENDED:

That a memorandum be sent to the Deputy Registrar.

- (c) Warwick Arts Centre - Refurbishment and Extension of Butterworth Hall (Minute 22-07/08(i) referred)

REPORTED:

- (i) That the final selection of external colouring materials had been agreed as red sandstone by Chair's Action.
 - (ii) That the scheme had been submitted for Planning Permission to Coventry City Council, who had referred it to an architectural interest group on its appropriateness. A decision would be made after 26 June 2008.
- (d) Feasibility Studies - New Physics/Chemistry Building (Minute 24-07/08 referred)

REPORTED:

That Duncan Leach of Boswell Mitchell and Johnson Architects on would be giving a presentation to the Committee on a proposal for the new Physics/Chemistry building.

29-07/08 Chair's Business

Rootes Building Signage

REPORTED:

That the signage over the Rootes Building was being changed to remove the word 'Social'.

30-07/08 Reports from the Sub-Committees of Building Committee

- (a) Environment and Amenities Committee

CONSIDERED:

A report from the meeting of the Environment and Amenities Committee held on 15 May 2008 (Paper BC.38-07/08).

REPORTED:

- (i) That the title of the Committee and the reporting line was under consideration.
- (ii) That it was resolved that, pending the results of the current review of the committee structure across the University, representatives of Warwick HRI would be invited to future meetings.
- (iii) That following the completion of the Spring Campus Walk, the consensus of the Committee was that:-

- (A) The route of the proposed rapid transit route along the front of the Warwick Digital Laboratory should be re-examined, as there is considered to be insignificant space availability in this area.
- (B) The proposed relocation of car parking space to accommodate Phase 3b of the Warwick Business School should be to the rear of Radcliffe House rather than encroaching on the lake.

RESOLVED:

That a Working Group be established to consider the proposed relocation of car parking space and that the Deputy Vice-Chancellor and Director of Estates should be members of the Working Group.

- (iv) That the importance of protecting landscape budgets within capital programmes be stressed.

The Director of Finance confirmed that an element of funding for landscaping was included in the budgets for capital projects.

- (v) That the Grounds Superintendent had reported that certain areas of the main campus were now subject to less intensive management regimes in order to promote biodiversity and enhance conservation value.

- (vi) That the following areas be considered priority areas for landscape improvements across the main campus:-

- (A) Library Road
- (B) Arts Centre/Coventry House
- (C) Pedestrian links from Westwood and at Scarman Roundabout. It was considered that crossing the road at Scarman roundabout had become particularly dangerous. The Director of Estates confirmed that a crossing at that point was included in the planning approval to the Masterplan as part of the S106 agreement. An application to reduce the speed limit in Gibbet Hill Road to 20 mph had also had support from Coventry City Council but would have to be funded by the University.
- (D) Internal planting in University House foyer. It was resolved that the University Landscape Architect be invited to produce an improved scheme.

- (vii) That following consideration of the 'Paradise Found' Garden Exhibit proposal, the Committee resolved that it was not something that the University should pursue.

- (viii) That the Director of Safety & Occupational Health Services had provided an update regarding recent communications with the Environment Agency, primarily in relation to compliance with the Radioactive Substances Act. This feedback had largely been positive in terms of improvements to existing practices and procedures.
 - (ix) That proposals to supplement the University's environmental targets were presented in a paper prepared by the Students' Union. It was resolved that proposed targets for the next academic year should be drafted and circulated for finalising at the first meeting of the Committee in 2008-09.
 - (x) That following discussion around the total volume of paper consumed within printed publications (brochure, prospectus etc), which was equivalent to that used in total within printers, photocopiers etc., the following policy statement was agreed: "It is University of Warwick policy to use recycled paper, wherever economically and practically feasible to do so".
- (b) Report from the Capital Planning and Accommodation Review Group

CONSIDERED:

A report from the meetings of the Capital Planning and Accommodation Review Group (CPARG) held on 26 March 2008, 15 April 2008, and 13/14/16 May 2008 (Paper BC.39-07/08).

REPORTED:

(i) Faculty of Science Long Term Plans

That Professor T Jones had presented a report at the meeting of the Capital Planning and Accommodation Review Group held on 26 March 2008 on the long term plans of the Faculty of Science. The report outlined the need for the Faculties of Science and Medicine to have a strategic view of capital development in order that the core aims of the University strategy could be fulfilled.

The Review Group resolved:-

- (A) That the Director of Estates should arrange for an option appraisal to be carried out in relation to the Science/Medicine proposal.
- (B) That the Faculty of Science should be encouraged to pursue fund-raising opportunities in relation to longer term development proposals.

(ii) Warwick Medical School

That the Warwick Medical School had produced an initial draft business plan in relation to the proposed new Medical Teaching Centre building which was considered at the meeting of the CPARG held on 15 April 2008.

RESOLVED:

That whilst a new Warwick Medical School building should be included in the Capital Plan, the Director of Finance should examine the financials in details with Dr M. Glover, prior to a more detailed business plan being brought to the July 2008 meeting of the Group.

(iii) Warwick Business School

That the CPARG, at its meeting on 26 March 2008, considered a business plan for Phase 3b.

The Capital Planning Sub-Group, on behalf of the CPARG, resolved that Phase 3b of Warwick Business School should be included in the capital plan and that the Director of Estates should consider the feasibility of opening phase 3b in January 2011. In the meantime, further work was taking place on the business plan, particularly in relation to the financial aspects of the plan, including sensitivity analysis and scenario planning and a design team had been appointed, with the aim of producing building plans.

(iv) Departments of Chemistry and Physics

That the CPARG, at its meeting on 26 March 2008, considered a business plan for the proposed Physics/Chemistry new build, presented by Professor T. Jones. The proposed development was not anticipated to make sufficient financial return to justify borrowing, hence would need to be funded from University sources only. The University had approved funding to carry out a feasibility study for the proposed development, which had allowed the appointment of an architect to develop the brief (and clearly identify the requirements).

The CPARG resolved that robust figures for the capital plan needed to be identified as soon as possible, as a result of firstly, the Finance Office and Professor T. Jones discussing the financials in more detail (and carrying out sensitivity analysis) and secondly, the progressing of the feasibility study. In addition, CPARG specifically commented that the proposal referred to £3k of research income per square metre and that as the current figure was closer to £1k, further consideration would need to be given to this ambitious aim.

(v) Space Management - 08/09 Annual Accommodation Round

(A) Chemistry Bid for Further Space

REPORTED:

That the Department of Chemistry had made a bid for the ground floor of the ITS building, and that linked to this request was the need to change the name of the current 'IT Services Building' (given that it will no longer be occupied predominantly by ITS staff). Whilst CPARG had agreed that the name should cease, it had yet to form a view on a potential new name.

RECOMMENDED:

That matter of a new name for the ITS Building would be brought to the next meeting of Building Committee.

(B) General Comments

REPORTED:

(1) That Film and Television Studies would vacate the Humanities Building at Easter 2009 (as part of the move to Millburn House), hence there would be opportunities for the space of the remaining departments to be reconfigured.

(2) That due to space pressures at the Gibbet Hill site, further space in the Social Studies Building had been allocated to Warwick Medical School, on a temporary basis until the Clinical Trials Building was completed.

(c) Estates Management Committee

REPORTED (by the Director of Estates):

(i) Feasibility Studies

That preliminary design work was to be carried out on the following projects:

- (A) Life Sciences Building
- (B) Warwick Business School
- (C) Physics/Chemistry Building

The target date for the Physics/Chemistry Building was the end of 2010 and a design team needed to be appointed as soon as possible.

RECEIVED:

A presentation by Duncan Leach of Boswell Mitchell and Johnston Architects who were carrying out the option appraisal for the Physics/Chemistry Building.

RESOLVED:

That a Project Progressing Group for the Physics/Chemistry Building be established as a matter of urgency.

(ii) Stress Survey

That the following the results of the Stress Survey, Estates Office staff had undertaken customer focus training.

(iii) Move Estates Office

That the Estates Office had moved to Argent Court at the University of Warwick Science Park.

RESOLVED:

That the November meeting of Building Committee be held at Argent Court.

31/07-08 EMS Statistics

CONSIDERED:

The Executive Summary of the University's performance in the latest Estates Management Statistics (Paper BC.40-07/08).

REPORTED (by the Director of Estates):

That a complete remeasure of the campus had been carried out to ensure that the information supplied to IPD, who collated the EMS Statistics, was as accurate as possible, and it was the first year that data had been collected from all 200 HE Institutions.

32-07/08 Reports on the Progress of Capital Projects

RECEIVED:

Progress reports on the following major projects:

- (a) Millburn House (Paper BC.41-07/08).
- (b) Warwick Digital Laboratory (Paper BC.42-07/08).
- (c) Library - Postgraduate Research Exchange (Paper BC.43-07/08).

- (d) Westwood - Indoor Tennis Centre (Paper BC.44-07/08).
- (e) Students' Union South (Paper BC.45-07/08).
- (f) Zeeman Building Extension (Paper BC.46-07/08).
- (g) Chemistry Department (+ Engineering, IT Services, CeNTRE Relocations (Paper BC.47-07/08).
- (h) Warwick Arts Centre - Refurbishment and Extension of Butterworth Hall (Paper BC.48-07/08).
- (i) Chemistry Infills (Paper BC.49-07/08).
- (j) Nursery and Social Facility (Paper BC.50-07/08).
- (k) Bluebell Views Student Residences (Paper BC.51-07/08).
- (l) Warwick Medical School - CTU Extension (Paper BC.52-07/08).
- (m) Science City (Paper BC.53-07/08).

REPORTED:

(a) Warwick Digital Laboratory

That the Warwick Digital Laboratory was now nearing handover and it was suggested that the Committee visit the building.

(b) Students' Union South

That this was one of the most complex refurbishment projects carried out for over 20 years. The project was slightly over budget and would be carried out in two stages. The enabling works were due to start week commencing 26 May 2008.

Mr. T. Callow reported that changes had been made to the design of the building to bring the project within budget.

(c) Chemistry Infills

That the Chemistry infills project was considerably over budget and there were concerns about the look and composition of the elevations.

RESOLVED:

That a meeting of the Project Progressing Group be arranged as a matter of urgency.

(d) Science City

That the University bid was made up of six projects as follows:

- (i) IT Bid
- (ii) Energy
- (iii) Materials 1
- (iv) Materials 2
- (v) Materials 3
- (vi) Translational Medicine

RECEIVED:

A report on expenditure on Capital Projects as at 27 May 2008 (Paper BC.54-07/08).

34/07-08 Denis Welchman, Head of Projects

A vote of thanks to Denis Welchman, Head of Projects in the Estates Office, who was retiring from the University at the end of June 2008, after 35 years service, was proposed by the Chair on behalf of the Committee.

VER/BC
25.6.08