

UNIVERSITY OF WARWICK

Minutes from the Meeting of the Building Committee held on 16 June 2009

Present: Sir John Temple (Chair), Mr A Glyde, Professor T Jones, Professor S Palmer, Professor J Swan, Mr S Thomson

Apologies: Ms V Cooke, Professor R Critoph, Professor K Lamberts

In Attendance: Mr J Baldwin, Mr M Best (Turley Associates, for agenda item 3), Mr C Carrington, Ms R Drinkwater, Ms R Lees, Ms L Pride, Mr P Smith (Arups, for agenda item 3), Mr M Stacey, Ms P Thurston, Mr R Wilson

27/08-09

Ms A Backhouse

REPORTED:

That Ms A Backhouse, Assistant Secretary to the Building Committee, had left the University for a position at the University of Bedford.

RESOLVED:

That a letter be sent to Ms Backhouse on behalf of the Committee wishing her well in her new post and thanking her for her contribution to the Committee.

28/08-09

Minutes

RECEIVED:

The minutes of the meeting held on 5 March 2009.

RESOLVED:

That the minutes be approved and signed by the Chair.

29/08-09

Matters Arising

(a) Proposed Major Projects (Minutes 16/08-09(c), 17/08-09 and 19/08-08(b) referred)

RECEIVED:

An oral report from the Director of Estates regarding the current status of the following projects within the University's Committee system:

- (i) The Physics/Chemistry Building;
- (ii) The Warwick Business School Phase 3b development;
- (iii) The Bluebell Views student residences development.

REPORTED:

That the three projects had reached the end of Stage D and would be considered by the Financial Plan Sub-Committee at its meeting on 17 June 2009 and their recommendations would be referred to the meeting of the Finance and General Purposes Committee to be held on 23 June 2009.

Approval to TM2 Translational Medicine at Gibbet Hill was still awaited from Advantage West Midlands

- (b) Millburn House Extension (Minute 19/08-09(b) refers)

RECEIVED:

An oral update from the Director of Estates regarding the Millburn House extension for Professor O'Connor (Department of Chemistry).

REPORTED:

That there was a proposal to build a fifth extension to Millburn House of 200 sq.m. to provide accommodation for Professor O'Connor.

- (c) Butterworth Hall and Students' Union Landscaping (minute 18/08-09(c)-(d) referred)

RECEIVED:

An oral update from the Director of Estates regarding the development of landscaping plans in relation to the Butterworth Hall refurbishment and the Students' Union refurbishment.

REPORTED:

That cost savings were being sought on the Butterworth Hall landscaping proposals, and a scheme for the Students' Union had not yet been considered.

30/08-09

Chair's Business

- (a) Library Road

REPORTED:

That problems to sensitive equipment in the Chemistry Department had been caused by vibrations from buses standing in Library Road with their engines running following the diversion of the bus route during the works to the Students' Union and the Butterworth Hall. This could have longer term implications as it was proposed in the University Masterplan that the buses would in due time be permanently directed up Library Road.

RECEIVED:

A brief presentation by the Development Plan Architect, M. Best and P. Smith (Planning and Traffic Consultants for the Masterplan) on the use of Library Road to terminate buses in the future, particularly if the Sprint bus is introduced in 2015, was discussed.

RESOLVED:

That an Option Appraisal be carried out on the use of Library Road as a bus terminus to be reported to the next meeting of Building Committee.

(b) S106 Agreement

REPORTED:

That the text of the S106 Agreement had been agreed and would be sent to Coventry City Council for approval. It was hoped that the document could be signed in July.

31/08-09

Name of Buildings(a) Westwood IT Services Building

CONSIDERED:

A proposal to change the name of the *Multimedia and IT Services Building* on the Westwood Campus to the *IT Services Building*, now that the Multimedia Centre (Institute of Education) had relocated out of the building.

RESOLVED:

That the proposal be approved.

(b) Social Studies Building

CONSIDERED:

A proposal to change the name of the *Social Studies Building* to *Social Sciences* to reflect the renaming of the Social Studies Faculty from October 2009.

RESOLVED:

That the proposal be approved.

32/08-09

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 on 14 May 2009 (Paper BC.51-09/09).

REPORTED:

(i) Energy

That the University of Warwick had been shortlisted for two 'Green Gown' Awards in the categories of Carbon Reduction and Continuous Improvement.

(ii) Miscanthus Grass Maze

That planting of the miscanthus grass had taken place on 15 April 2009, noting that it would take the miscanthus two years to establish itself, at which point the maze could then be cut into the grass.

(iii) Nursery Site

That the planting of the site next to the Nursery had now been completed.

(iv) Bluebell Residences

That the residence design had been entered into a design competition for 'best design'.

(v) Warwick Business School

That the discovery of newt ponds had affected the planning and development of plans for Phases 3a and 3b, noting that an alternative site had been identified for the newt population south west of the Warwick Business School.

(vi) University Development Master Plan

(A) That capital plans were under review and at risk, due to the challenging financial climate.

(B) That funding from HEFCE for teaching grants to Warwick may be reduced by a further £500,000, and funding from Advantage West Midlands would also be reduced.

(C) Despite the current climate the expectation from HEFCE was still towards BREEAM excellence in building projects.

(vii) Students Activities

- (A) That the Students' Union would be opposing plans by Coventry City Council to implement further incineration facilities.
- (B) The Students' Union had received a silver award for the "Sound Impact Award" given by the National Union of Students in recognition of its ongoing environmental work.
- (C) The Students' Union had run a 'taken for a ride' campaign to encourage local bus companies to reduce the price of travel.

RECOMMENDED:

That in view of the current emphasis of sustainability consideration be given to developing a strategy of retrofitting existing buildings.

(b) Capital Planning and Accommodation Review Group

CONSIDERED:

A report from the meetings of the Capital Planning and Accommodation Review Group held during May 2009 (Paper BC.52/08-09).

REPORTED:

(i) Translational Medicine (TM2) Building

- (A) That the CPARG had approved the non-financial aspects of the draft business plan for the potential Translational Medicine (TM2) Building. TM2 has yet to receive financial approval by the University.
- (B) That the University had not yet received confirmation from AWM regarding its proposed £2m contribution to the TM2 building.
- (C) That an external research group was in discussion with Warwick Medical School about the possibility of transferring to Warwick and occupying space in the TM2 building. The outcome of these talks would inform discussions regarding the research facilities to be provided in this proposed new building.
- (D) That the TM2 proposals would be brought to Building Committee at the appropriate time.

(ii) Life Sciences

That the CPARG would consider the long term space needs of Systems Biology, Biological Sciences, Warwick HRI and

Warwick Medical School once there was greater clarity on the Life Sciences strategy.

(c) Estates Management Committee

RECEIVED:

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

REPORTED:

- (i) That the main topic of the meeting had been financial restraints and ways of achieving savings.
- (ii) That the Estates Office had submitted two bids for Salix funding. An award of £400k had been made from one bid and was being used to look at energy reduction schemes.
- (iii) That the Head of Estates Projects and the Project Managers were working on the new procedures for reporting projects.

33/08-09 EMS Statistics

CONSIDERED:

A report on the University's performance in the latest Estates Management Statistics (Paper BC.53/08-09).

RESOLVED:

That the report be brought to the next meeting of Building Committee for a more detailed analysis.

34/08-09 Energy

REPORTED:

- (a) That the University's present gas contract expired at the end of November 2009; therefore the contract was tendered through The Energy Consortium (TEC) on 12 May 2009.
- (b) That a new 24-month contract had been entered into by the University at an average price of 2.35 pence per kWh fully delivered, including Climate Change Levy but excluding VAT, which would run until the end of November 2011 and would give price certainty over this period.
- (c) That prices had been fluctuating considerably over the current financial year; therefore the new contract price was slightly higher than it was hoped might be achieved when the latest draft of the 2009 financial plan was prepared; consequently the contract resulted in an adverse variance in 2009/10 of approximately £241,570; however the contract was believed to be a good 2-year deal in a market which was highly volatile.

- (d) That in reference to point (c) above, it should be noted that the previous contract (a 6-month contract for the period December 2008 to May 2009) was priced at 3.295 pence per kWh; therefore such dramatic movements demonstrated the importance of fixing prices to help the University to manage its planning risk.

CONSIDERED:

A report from the University's Energy Manager on energy savings (Paper BC.54/08-09).

RESOLVED:

That the report be approved.

35/08-09

Reports on the Progress of Major Projects

RECEIVED:

Progress reports on the following major projects:

- (a) Millburn House (Paper BC.55/08-09)
- (b) Students' Union South (Paper BC.56/08-09)
- (c) Nursery and Social Facility (Paper BC.57/08-09)
- (d) Warwick Medical School - CTU Extension (Paper BC.58/08-09)
- (e) New Physics/Chemistry building (Paper BC.59/08-09)
- (f) Science City (Paper BC.60/08-09)
- (g) The Bluebell Views Residences (Paper BC.61/08-09)
- (h) The Humanities CIF Refurbishment (Paper BC.62/08-09)
- (i) Chemistry Department (+ Engineering, IT Services, CeNTRE Relocations) (Paper BC.63/08-09)
- (j) Warwick Arts Centre - Refurbishment and Extension of Butterworth Hall (Paper BC.64/08-09)
- (k) Warwick Business School Phase 3b (Paper BC.65/08-09)
- (l) The Argent Court Data Centre (Paper BC.66/08-09)

REPORTED:

- (a) Warwick Arts Centre - Refurbishment and Extension of Butterworth Hall

That an analysis of the overspend of the budget was being carried out, but was partly due to underachievement on the Arts Centre's fundraising efforts and additional works requested by the Arts Centre.

36/08-09

Major Maintenance

CONSIDERED:

An update on the University's proposed major maintenance plan for 2009-10 (Paper BC.67/08-09).

RESOLVED:

That the report be approved.

37/08-09

Finance Report

CONSIDERED:

The Estates Office Finance Report (Paper BC.68/08-09).

RESOLVED:

That the report be approved.

38/08-09

Date of Next Meeting

REPORTED:

That the 2009-10 academic year meeting dates would be set by the Deputy Registrar's Office during the summer vacation.

The Chair requested that he be consulted on the dates before their publication.