



The  
University  
Of  
Sheffield.

Estates &  
Facilities  
Management.

## The Council, 22 February 2016

### Report of the Estates Committee

**Date:** 20 January 2016

**Chair:** Dr Simon Eden

**Secretary:** Mrs Kay Green

#### 1. Review of Membership

The Annual review of membership was discussed in the Committee. Colleagues whose term was due to finish in 2016 all expressed an interest to continue to work with the University. It would be recommended to Council that their terms be extended for a further period.

The Committee was informed that it had received notification from Mr Roger Mansell that he would be stepping down from the Committee with immediate effect. This left a vacancy within the Committee for a person with a construction background. It was suggested that the Chairman and Director of EFM would propose a new member to fill the vacancy in the near future to take forward to Council. Mr Mansell in his absence was thanked for all of his contributions to the Committee over the years.

#### 2. Estates Strategy Update

It was reported that the Estates Strategy would underpin the University Strategy which had recently been approved. It was expected that the Estates Strategy would go to Council in April 2016 although the capital pipeline would still be being developed at that stage.

It was noted that a UEB/ECSG away day had been held to discuss the capital plan. A series of project requirements (c.100 listed projects) had been assembled from the Faculty Estates Strategies which in full required a budget of c.£950m. The expected budget available was c.£220-£280m. Work had been undertaken to see how the priority projects could be funded by reducing scope and stretching the time-line. The current plan stood at c.75 listed projects requiring a budget of c. £577m. Further work would be undertaken to prioritise works in line with the academic strategy. It was recognised that the projects undertaken would have to provide value for money for the University recognising that the financial landscape for Higher Education would be more challenging in the future.

The Committee was keen that the Estates Strategy was a coherent strategy and not a series of individual strategies/projects for each Faculty. The Committee considered the proposal that the Estates Strategy move from a 5 year programme to a rolling programme allowing the University to be more flexible in the future to respond to the changing environment.

The Committee was informed of the main projects at Faculty level and understood that the key to unlocking the estate to allow growth in the vicinity of Engineering was the creation of a Social Science Hub – proposed for Northumberland Road. This project had a

number of interdependencies and had received wide support so far. It was hoped that it could progress quickly to facilitate the needs of others, primarily SCHARR and Engineering.

The Committee understood that the Estates Strategy was work in progress and would follow the normal governance process and was hoped to be approved in principle at April Council. The written Estates Strategy would be brought back to the next meeting of the Committee for further comment. It was understood that this would need to articulate the impact on building condition, carbon implications and space requirements in order to deliver an adequate response to those areas.

It was further noted that the Residences Strategy was currently out to tender for the first phase of beds and was likely to progress through partnership arrangements.

The Committee welcomed the report and looked forward to seeing it develop further.

### **3. Public Realm**

The Committee was informed that the first phase of works would start on site 29 February 2016 with site mobilisation taking place from 1 February 2016.

It was understood that the design team had been novated to Sheffield City Council which allowed the University to benefit from their VAT exemption status.

The Project would improve key spaces to benefit both University members and the wider Sheffield community. The overall aim was to create a safe, high quality walking and cycling route from Mappin Street to the Arts Tower, linking the campus to the City's Gold Route.

Phase one works included improvements to Mappin Street to allow the re-routing of buses and the introduction of a one way system towards the southerly end of the road. The introduction of a right hand turn for buses at Clarkson Street would facilitate buses moving off Western Bank. Once buses were re-routed, the TPO would be introduced along Leavygreave between the hours of 9.30am to 5.30pm, providing a shared space for pedestrians and cyclists.

The introduction of new crossing points on Western Bank would improve the safety aspects of crossing the road and provide more direct links across the main arterial road. The planned crossing adjacent to the Arts Tower would however create a problem for delivery vehicles to the rear of the Alfred Denny Building (Back Lane). Whilst it was planned to allow small vehicle access from Bolsover Street, this entrance could not be used for larger vehicles due to the Arts Tower Link Bridge. A proposal to remove the link bridge had been made. Whilst this was considered feasible, there were currently detailed discussions taking place with Planning Officers and Heritage England due to the listed status of the buildings. The introduction of the crossing would not be started until planning for the demolition of the bridge was secured.

The Committee appreciated the level of works taking place and recognised that they would be transformational to the campus and the overall environment for staff and students at the University. It was noted that a significant communications process was underway which would be launched on 1 February 2016.

The Committee congratulated the University on their ambition to improve the external environment and looked forward to seeing the plan progress.

### **4. Capital Project Update**

#### **4.1 Factory 2050**

It was reported that Factory 2050 was complete in November 2015 within the £22m approved budget. The facility was a 7,000sqm building providing a test bed for the technologies required to realise flexible manufacturing. The development paved the way for a creation of a new world class community where research, design and manufacturing and training would interact to put technology into practice. The completion of the

building was the first major capital investment at AMRC2. A CTI Smelting facility with a budget of £13m was now on site adjoining the main building, this would provide the largest smelting facility in Europe.

It was noted that the University was leading the economic regeneration in this area. It was creating the opportunity for other companies to co-locate within close proximity to the translational research buildings. The development of the AMRC2 would be a great attractor for SME and larger manufacturing companies to this Innovation District flowing into the Lower Don Valley.

#### 4.2 Psychology

A proposed refurbishment and extension of the current Psychology building located on Western Bank/Mushroom Lane would provide a more suitable environment for learning and improve the student experience.

The design would provide a new atrium extension, a 275 seat lecture theatre and would also incorporate the refurbishment of the adjacent Villa properties on Western Bank and Mushroom Lane. Design development was on going and a dialogue with City Planners had commenced. It was reported that the Department would decant into a city centre location over the summer of 2016 with a start on site for the refurbishment being September 2016 with anticipated completion by September 2017.

#### 4.3 Social Science Hub

HLM Architects had been appointed to develop a striking architectural concept building on the site of Northumberland Road/Whitham Road presenting a prominent iconic gateway to the central campus. A priority design driver for the building would be the provision of a facility that co-located currently dispersed departments in one location. This was a priority for the Faculty reducing its current estate from 19 buildings to two main hubs.

Design and massing studies were now underway in order to maximise the available site as efficiently as possible. Due consideration would be given to the repurposing of the existing 3G sports pitches currently located on the proposed site. The facility would integrate with the principles of the University Master Plan. Building design would aim to provide a mix of research and learning spaces encouraging interaction and cross fertilisation of ideas. A mix of large formal teaching areas and flexible collaborative zones with social areas would all support a blended learning experience.

It was noted that once further developed, the project would be brought back to a meeting of the Committee for consideration. It was anticipated that the project would go to planning in May 2016.

#### 4.4 Engineering Heartspace

Bond Bryan had developed a proposal to enclose the current service area between the grade II listed Mappin Building and Central Wing by providing a four storey glazed atrium. A £55m project providing new laboratories, collaboration space and additional student areas along with a café was proposed. The design had been unanimously approved at the Planning Committee prior to Christmas and was expected to go on site in July 2016.

The project would also include the refurbishment of the Central Wing and Mappin Building making it the largest phase of the ongoing Engineering refurbishment programme.

A new main entrance would be provided at the Portobello Street elevation providing an additional destination on the pedestrian route and linking to other facilities on campus including the teaching block at 38 Mappin Street.

Decant plans for the Mappin and Central Wing were now well advanced, departments were expected to commence their relocation in July 2016 with project completion anticipated in 2018.