



The Council, 28 November 2016

Report of the Estates Committee

Date: 11 October 2016

Chair: Dr Simon Eden (Deputised by Keith Lilley for this meeting only)

Secretary: Mrs Becky Bancroft

1. Estates Strategy Update

The Committee reviewed the draft printed version of the Estates Strategy and commented positively on the layout.

2. Social Sciences

A presentation was provided by HLM Architects' Karl Brown and EFM's Project Manager David Holland.

- A significant value engineering exercise had been undertaken. Results of this were 1,000 sq m reduction in floor plate, removal of the basement lifting the building half a storey at the southern elevation.
- Extension of the floor plates which created greater efficiencies and co-locations of individuals within single departments.
- Removal of the undercroft car park.
- Increase in the net gross ratio improving efficiency.
- A cost plan reduction of c £20 million

Whilst these changes were very welcome the Committee continued to review the design of the way roof and 'nose details'. The concerns of City planners were shared with the Committee and these were noted although the building was believed to be of 'signature' quality and continued to receive the support of the Estates Committee.

3. Spots Centre

Presentation was undertaken by Tony Bell, Project Manager from EFM regarding the development. Key points to note were as follows:

- The building would consist of 3 levels.
- The basement floor would consist of a 25 m, 8 lane swimming pool with training pool and changing village.
- A 450 station gym would be provided on the first floor level together with associated dance and fitness studios.
- The location of the Sports Centre would provide for the first time street frontage onto Northumberland Road improving visibility for all users.

- The Sport Centre would reduce the number of receptions from 2 to 1 and focus all arrivals through a central reception area.
- The Sports Centre would share energy and utilities in a mini network with the Social Sciences Building.
- In order to secure a planning consent along with Social Sciences, it was envisaged that both planning applications would be submitted at the same time.
- The final designs of RIBA Stage 3 were nearing completion.

4. Northumberland Road Masterplan

Estates Committee were informed that the Masterplan for Northumberland Road had been completed. To develop the Masterplan in detail, the Social Sciences and Sport Centre Buildings required further development which was now undertaken. The principles of the main Campus Masterplan had been extended to Northumberland Road. Improving Public Realm travel and access for staff, students and the public were key tenets of the proposals.

5. Public Realm Update

The Committee were informed about the public realm improvement and progress to date.

The Committee expressed their particular pleasure that the plan was now coming to fruition and the quality of the landscaping was in line with expectations. The Committee noted the significant improvements this would make to all the users of Campus and the people of Sheffield moving through the University Campus.

6. New Energy Centre

The Committee reprised the previous discussions. The recent approval of the Finance Committee required Estates Committee to further comment that they were content that these proposals were appropriate. The Committee agreed that the position was such that the development of the Energy Centre was essential in order to meet the statutory utilities back-ups required for research. The Committee endorsed the proposals.

7. Energy Strategy for Social Sciences and Sports Centre

A short presentation was given by Craig Wootton, Building Services Surveyor within EFM regarding the Energy Strategy for Social Sciences and the Sports Centre. Key points to note included:

- The inclusion of principle heating strategy being ground source heat pumps.
- The tempered water would be heated utilising, in the medium term, gas fired CHP located within Social Sciences.
- As grid-based electricity becomes lower carbon in line with government forecasts (10 plus years) the ability to move to lower carbon strategy by using electrical heating were noted.
- A mini network would be created between Social Sciences and Sports Centre.
- Solar PV cells would be located upon the roof of the Sports Centre and provide some electrical generation in addition to the CHP generated electricity.
- The credentials of the Energy Strategy significantly contributed to the carbon credentials of the building.
- The building was already scored in principle as BREEAM excellent and was moving towards BREEAM's outstanding assessment.

8. Summary

The Estates Committee noted significant progress across a large number of capital development schemes. Council are asked to note the content of this report.