



## **The Council, 6 February 2017**

### **Report of the Estates Committee**

**Date:** 13 January 2016

**Chair:** Dr Simon Eden

**Secretary:** Mrs Becky Bancroft

#### **1 Sports Centre**

It was noted that the planning application was ready to be submitted.

#### **2 Brexit and Estates Development**

Professor Shearer West reported that work continued to plan and manage the possible impact on business, although this was difficult without knowing the UK Government's plans.

Estates Committee agreed that it was important that students experience an outstanding student experience while at University and also experience outstanding facilities and estate.

#### **3 Engineering and Maintenance**

Bill McFarlane presented on the future structure of the Engineering and Maintenance Section.

Maintenance delivery on campus would be divided into three zones, East campus, West campus, and AMRC including offsite properties. Each Zone would be responsible for a team of staff who would carry out all maintenance work in their particular zone.

BMS, water management, and landscape have all previously been brought in house delivering higher quality services to the estate whilst also delivering a consistent financial saving totalling approximately £430k per annum.

The Committee noted that EMR (Estates Management Record) data is brought to the meeting on an annual basis. This is the H.E. benchmarked data for the estate.

#### **4. AMRC2 / Sheffield Business Park Development**

Jonathan Crockett gave a presentation to the Group showing the ongoing works at AMRC2, including LVV and the significant work involving the seismic pit, and the Royce Translation Centre located next to the LVV. Jonathan Crockett also presented artist impressions for ICAIR which was the last in the series of the three projects.

It was noted that the whole site was owned, managed, and being developed by the University. The University was developing relationships with partners who would relocate to AMRC. Very exciting opportunities were predicted for the future.

Members queried the accountability for the development process and it was noted that there was a series of internal governance gateways including Project Executive Groups and Senior Management Groups which issued reports to the Estates and Capital Sub-Group.

Members queried if the AMRC was being promoted sufficiently bearing in mind the high profile nature of many activities undertaken at the site. The group agreed that this should be considered further from time to time as the site develops. The site was well known in the City Region and was also promoted at the MIPIM event in Cannes.

Jonathan Crockett briefly presented images on the Engineering Heartspace project, by way of an update to the Committee. Interserve have been on site for 6 months carrying out enabling works. Delays had been experienced due to the discovery of unexpected asbestos and complications with complex services and infrastructure plan.

Tenders for the main Heartspace project had been returned in October 2016. The project team were in the process of negotiating costs which was progressing well. The team expected to appoint the main contractor at the end of February to early March.

## **5. Social Sciences – Update on re-design**

David Holland provided a presentation by way of an update to the Committee. Highlights from the presentation were noted below:

- Following the concerns previously expressed by Planners associated with the curved form roof, work on the redesign has been undertaken. The last meeting with Sheffield City Council Planners had proved positive and focussed on the detail of the design.
- The proposed building had been assessed as being in the BREEAM rated excellent category, however the scoring was only 1.5 points away from being rated as outstanding and as such the team were working hard to increase the score to achieve 'outstanding'.
- Discussion took place regarding the project timescale and it was noted that the planning application would be submitted in one month. Pre-qualification was at stage 2 and 41 expressions of interest had been received to date from interested contractors. Work was expected to commence on site in late 2017 / early 2018.
- A number of very positive public consultation events have taken place with the public providing support with regards to the redesign. It was noted that few objections were envisaged. Members raised the significance of community support for the building.

## **6. Public Realm**

Brian Evans provided an update

### **Progress to date**

Brian Evans tabled a plan of the campus showing the areas where work was largely complete. The new kerbs and pavings were essentially complete and the street furniture was to be installed. The tree pits had been excavated ahead of the tree planting taking place from 24 January. Landscaping work was to be carried out by the University Landscape team.

Buses had now been diverted away from Western Bank onto Durham Road with a reduction of lanes on Western Bank from three to two. Committee members advised that personally, they had experienced quicker journey times.

### **Update on Western Bank Flyover Repairs**

Considerable work was being undertaken to mitigate the University's concerns surrounding the work to be carried out by Amey to the flyover. The works were expected to commence on 6 February and continue for 22 weeks. The works potentially impact significant and sensitive events in the University calendar and the University had met with Amey on many occasions to ensure quieter works take place during the examination periods. Sheffield City Council had been asked to sign a licence agreement although it was noted that the agreement had not been acknowledged or progressed by the Council.

### **Concourse design development and Arts Tower Court Design – Cost Constraints**

Phase 1 works were co-funded with Sheffield City Council. Further works to the Arts Tower car park and concourse will be funded solely by the University of Sheffield. Design reviews had been undertaken to seek cost savings where practicable.

Three cost options had been reviewed, being mindful of the need to rationalise the costly parts of the work and sit in with the standard of the gold route. The options would be submitted to ECSG in March for consideratory approval.

## **7. Capital Programme Review - update**

Keith Lilley updated the Committee regarding the review of the capital programme. Due to the uncertainty surrounding Brexit and the effects of this change, it had been agreed that the review would look at the affordability of the capital programme, which will affect the quantum and order of the works proposed to be undertaken. It was noted that some works must be carried out for safety reasons when buildings come to the end of their life.

Professor Shearer West explained that international student numbers had not dropped significantly although it was forecast that European student applications would decrease considerably when fees increased to the full international rate. It was also expected that the UK Government's visa and immigration policy would put the market under stress and that the University of Sheffield should show caution regarding its estate as all other institutions.

## **8. Future of the Estates Committee – audit update**

Following a review of University Council and its committee's effectiveness, discussion was taking place regarding the place of the Estates Committee in the structure and the possibility that the Committee will sit under Finance Committee.

Members agreed on the importance of the Committee and the roles of its members who provide invaluable advice. Keith Lilley passed on this thanks and appreciation to committee members who gave their time and commitment to the University as well their expertise and scrutiny, which was always welcomed.

## **9. Summary**

Council are asked to note the contents of this report.