



The  
University  
Of  
Sheffield.

Estates &  
Facilities  
Management.

**The Council, 16 April 2018**

## **Report of the Estates Committee**

**Date:** 26 March 2018

**Chair:** Dr Simon Eden

**Secretary:** Mrs Kay Green

### **1 Integrated Transport Policy**

Professor Mark Bateman, Chairman of the Transport Policy Group introduced the presentation to the Committee expressing his gratitude for the opportunity to contribute to the discussion.

Darren Hardwick, Car Parking & Sustainable Travel Manager presented the Integrated Transport Policy presentation to the Committee.

Originally introduced in 1997 to help manage the demand for the strained car parking resource, all income was ring-fenced to promote the policy and relevant environmental improvements and developments including car parking and sustainable travel initiatives. This continues to be the case with an income of c.£500k per annum which has contributed towards the recently opened Cycle Hub, Public Realm projects and improved car parking and cycling facilities generally along with the promotion of discounted travel passes.

The purpose of the Transport Policy Group was to review and advise on policy implementation and best practice for sustainable transport methods. This incorporated the promotion of sustainable and low carbon travel options. The promotion of cycling for business where a selection of bicycle solutions had been introduced for catering delivery, staff travel between buildings and visible security presence. It was recognised that the University was also leading the way with the introduction of a fleet of 15 electric vehicles, including introduction of pool cars which were currently receiving c.60 bookings per month. There were currently 18 charging points located around campus. Considering the increase in electric vehicle use, the Committee considered that this should be reflected in a strategy for increasing charging provision, to be made available for staff with an appropriate financial charge system in place.

The Committee noted the key challenges including:

- the rising cost of public transport
- recent increase in commuter car use
- changes to car parking provision, demand and management
- proposals to reduce business travel and carbon reduction

The Committee considered that maintaining a balance for the various modes of transport across the institution was vital. Accessibility with fairly proportioned vehicle/pedestrian routes was optimal. The University was actively promoting more pedestrian and cycle friendly areas and this would continue through the delivery of the Masterplan. It was noted that the University was in the process of developing a Sustainability Strategy which would include transport. Continued discussions with SYPTTE would hopefully lead to better links to the AMRC and Highways England was aware of the University's presence.

The Committee welcomed the presentation and noted that it was advanced for the sector. The Committee would continue to support the Transport Policy and looked forward to seeing it progress.

## **2 Estates Strategy Refresh**

Keith Lilley presented the Report circulated with agenda papers. It was noted that the original strategy was formally adopted by Council in January 2016. Due to a number of changes in the environment, financial landscape and recent political discussions, the sector as a whole was very much in the public eye and therefore, it was timely to be refreshing the strategy.

The changing academic shape of the University is a key driver prompting the refresh. Meetings had been diarised with each Faculty to review their Faculty Estate Strategy requirements in order to feed in to the refresh. Opportunities around more generic use of space, particularly in Science Laboratory areas, would be explored in order to drive and sweat the asset. Opportunities to introduce agile working environments for Professional Services and Academic colleagues were also to be explored. It was recognised that such initiatives could see substantial savings on estate costs. Willing participants to trial this kind of working environment were being sought.

Two areas of the University were performing particularly well in student recruitment terms and a solution for how the space implications for this was managed was required. Planning is underway to manage the space requirements of the Management School who would need to recruit additional staff in order to manage the forecasted additional student numbers. Staff space would be provided within their existing accommodation at Crookesmoor whilst the additional teaching space needs were expected to be met in the longer term by the new Social Sciences Building. In addition, a short term modular solution will be temporarily installed at Northumberland Road Car Park.

Computer Science were also in a buoyant position with regards to their growth profile. The development of the Social Sciences building would offer them additional space East of the Ring Road (Mappin Street & ICOS), however, their anticipated growth was no longer aligned with the timescale for the new building and therefore an alternative solution was being sought to facilitate their growth in 2019. The long term plan will also be revisited.

It was understood that the Estates Strategy refresh would sit within the context of available budgets and academic plan. The Estates Strategy refresh will be looking at the competing demands across all buildings and an options appraisal will be provided to allow a collective decision on how available space will be allocated, to be taken at UEB level.

## **3 Capital Programme Update**

Keith Lilley presented the Capital Programme Update to the Group.

It was reported that there were currently 86 live projects, main ones reported as;

5.1 Heartspace – It was reported that the project was progressing well. Concerns regarding the stability of the principle contractor, Interserve, were being closely monitored. It was noted that an 11 week extension of time request had been received, this would be verified in due course but was not expected to be fully supported. Completion was expected for June 2019 with the building expected to be fully operational by September 2019.

5.2 Concourse – Second phase of the Public Realm project, works to improve the Concourse were now well underway. This would transform the public space linking the south to north central campus including replacement paving throughout the area, soft landscaping, terraced seating and new lighting throughout. It was expected that works would be complete in time for the Summer Graduation 2018.

5.3 Energy Centre – Enabling works had now commenced on site, this requires the demolition of a lecture theatre at the rear of the Chemistry site. It was noted that this project would provide the resilience to the network for the Western Bank complex of buildings.

5.4 Capital Pause - The Committee was informed that several buildings that had been proposed for re-use had been subject to the pause. The Husbands building sat on a prominent site and would need to be addressed as soon as feasibly possible.

#### **4 AMRC Update Paper**

Keith Lilley provided an update to the Group in readiness for bringing forward future development plans for the site. It was noted that the land prices in the area had increased significantly since the University had purchased. Inward investment opportunities had continued to present themselves with several large scale companies choosing to co-locate with the University; particularly Boeing Aerospace.

It was understood that the excellent reputation of the AMRC needed to translate into cash value and an opportunity to do this now existed through the developable land. Sufficient infrastructure was being brought onto the site with 24MVA electrical supply secured which would be attractive for high tech engineering companies. An attractive campus boulevard would help encourage interaction and collaboration between buildings users.

The Committee requested that an options appraisal paper be developed set in the context of the challenges for the University and referencing alternative funding streams etc. Comment was made regarding the merit of working with a consultant who specialises in such areas so that the market potential is fully understood. Keith Lilley agreed to bring an options appraisal paper back to the next meeting of the Committee for further consideration.

#### **5 UEB Estates Focussed Away Day Update**

A paper had been provided by way of update with Agenda papers. This was discussed along with agenda item 4.

It was recognised that the reports provided to the UEB were broadly aligned. Priority was to be given to assisting Heads of Departments to have more awareness of their occupied space, its use and cost. Additional support would be provided to them via the Space & Strategy Management Team and through the Induction process for new Heads.

Encouraging flexibility whilst rationalising the estate would become a theme of the Estates Strategy with the ultimate goal of releasing peripheral properties where possible. UEB recognised that many space efficiency opportunities are deeply related to cultural change which in itself introduces complex issues that may take time to work with.

It was envisaged that the Space & Strategy Management Team would be enhanced through existing Faculty resource to help provide the support required for Faculties and Departments to make positive change.

#### **6 GDPR**

The Committee received and noted a report detailing the changes to GDPR.

#### **7 Summary**

Council are asked to note the content of this report.