

estates@Queen's

CAPITAL DEVELOPMENT

NEW SPORTS CENTRE

The photograph below shows the foundations for the 3000m² extension to the existing Physical Education Centre. This will provide a new fitness and exercise suite, climbing wall and dance studios, sports therapy and rehabilitation service, and main reception and café. The extension is expected to be finished by summer 2006.



Foundations of the extension to the Physical Education Centre.



Artist's impression of the extension to the Physical Education Centre.

ELMS STUDENT CENTRE

The new Student Centre at the Elms Village was completed in March this year. This is part of the continued re-development of the Elms site, which also includes the demolition of the catered tower blocks in favour of low-rise blocks of en-suite and networked accommodation in a landscaped village environment.

The Student Centre is at the heart of the re-development and offers social facilities including a café/bistro and meeting rooms, as well as a mini-market and laundry facilities. Following the demolition of Ogilvie Hall, scheduled for later in 2006, the Centre will be further enhanced by the creation of a south facing terrace that can be used as a café extension in fine weather.



Landscaped Queen's Elms Village with old tower block in the background.

Elms Student Centre.



Inside the Elms Student Centre.

Photos courtesy of QUB Photo Unit.

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CAPITAL DEVELOPMENT (continued)



Students' Union Refurbishment

REFURBISHMENT OF THE STUDENTS' UNION

Phase 1 of the works, which included refurbishment of the Mandela Hall, was completed in September 2004. Phases 2 to 4 began earlier this month and includes alterations to the ground floor to provide a new social concourse with retail space and a food hall; some limited refurbishment of the first, second and third floors; and upgrading of the mechanical and electrical services installations.

The exterior of the building will also be refurbished, with an 'over-clad' treatment of the University Road and Elmwood Avenue frontages, each of which will be enhanced by new glazed entrances. The front elevation of the University Road entrance will be splayed to pick up the geometry of the Lanyon building opposite, and the entrance podium, steps and paving pattern will be oriented in a similar way. Zinc faced aluminium sheeting will be used to highlight the existing balconied structure on the Elmwood Avenue face, and to cover a projecting roof feature on the University Road elevation, thus giving the building the "top" it lacks.

flexible, generic laboratories.

This will be complemented by a parallel programme of refurbishment to the external fabric, including replacement of the roof coverings and roof insulation of the Whitla and the MBC tower; concrete repairs to the MBC tower; and the replacement of the existing windows with double glazed thermal break units for improved energy efficiency.

The work is not expected to be complete until the end of 2007 and, obviously, will cause some disruption. To assist in managing current and future projects, a member of Estates Department staff, George Stevenson, has been relocated to the Health Sciences campus, Lisburn Road, for the duration of the building programme.

RESEARCH AND LEARNING AND TEACHING INFRASTRUCTURE – DAVID KEIR, ASHBY AND GEOGRAPHY BUILDINGS

Work will also begin next year to implement the new research and teaching vision for Engineering and Physical Sciences and, in particular, the integration of the existing Schools of Civil Engineering, Architecture and Environmental Planning, and also Geography, Archaeology and Palaeoecology.

This involves continuation of the current programme of refurbishment and modernisation of research and teaching laboratories and teaching rooms in the David Keir and Ashby buildings. The purpose is to create more space effective facilities, as well as providing accommodation for new common technology units that will centralise research facilities and equipment into more efficient units. A similar exercise will take place in the Geography building

The programme will also include work to the external fabric of the Geography and David Keir buildings, similar to that on the Health Sciences campus. The work is expected to be finished by the end of 2007.

ACCOMMODATION FOR THE INSTITUTE OF LIFELONG LEARNING; AND THE SCHOOL OF SOCIAL WORK AND INSTITUTE OF CHILD CARE RESEARCH

The refurbishment and extension of 12 – 24 College Green for Lifelong Learning and for a new Graduate Research Centre began in May this year and should finish in early summer next year.



Social Work and Institute of Child Care Research.

Detailed design is continuing to remodel 4-6 College Park East, and 6 College Park, for Social Work and Child Care Research. Subject to planning permission, the project will go on-site in September 2005 and finish in August 2006.

RESEARCH AND LEARNING AND TEACHING INFRASTRUCTURE - HEALTH SCIENCES CAMPUS

A key component of the University's research strategy is the development of world-class research within the Health and Life Sciences. To further this, there are a number of projects currently ongoing at



"Our man at the MBC" - George Stevenson.

the Lisburn Road site. A second phase is planned to begin in mid-2006 involving a major reshaping, refurbishment and re-equipping of Biomedical Sciences research and teaching accommodation at both the Lisburn Road and Royal Group of Hospitals' sites. This includes the refurbishment of levels 2, 4 and 6-8 of the nine storey Medical Biology Centre (MBC) tower to create common, core technology facilities and modern,

SUSTAINABILITY

TRAVEL PLAN

The Travel Plan, aimed at encouraging staff and students to use more sustainable forms of travel to and from the University, journeyed its way through to Senate approval this month.

The Estates Department will now begin a phased implementation of the measures included in the Travel Plan. During the coming summer and autumn, the following initiatives will be put in place:

- Interest-free loans to staff for the purchase of cycles / cycle related equipment, as well as for yearly public transport travel cards
- Discount schemes for staff and students with local cycle retailers
- Staff and student car-sharing database
- Translink Corporate Commuter initiative. Public transport timetabling information and advice to individuals on best routes/costs will be available in the foyer of the Peter Froggatt Centre. This campaign, aimed at increasing the awareness and usage of Translink services throughout Northern Ireland, takes place during the first week of October and will be hosted by Translink. Staff who take part will be entitled to a week's free travel on public transport.

For further information on any of these schemes, or to make a suggestion, please contact Adam van Winsum, Travel Plan Coordinator, a.vanwinsum@qub.ac.uk or ext. 1154



Adam van Winsum (right) takes to the road to promote Bike to Work Week at the University

ARENA NETWORK ENVIRONMENTAL MANAGEMENT SURVEY

The University has improved its performance in this year's Arena Network Environmental Management Survey, despite a downward trend by other participants.

The survey is Northern Ireland's main corporate environmental benchmark in relation to environmental management and good practice and involves 200 leading firms, 26 local authorities, the 19 Health Trusts, five Education and Library boards and the two universities.

The University again achieved a second quintile score, but its score rose from 62.6% last year (the first year it took part) to 70.1% this year, ahead of the education sector average of 53% and the Northern Ireland average of 65%.

This year's survey was more challenging as greater emphasis was placed on the monitoring and measurement of environmental performance. This resulted in an overall trend of downward movement between the quintiles. It was, therefore, particularly pleasing that the University not only maintained its second quintile position, but actually improved its overall score.

The Estates Department is currently completing an environmental review across the University to benchmark environmental performance and identify potential opportunities for improvement. Opportunities already identified include waste compaction and the introduction of waste, glass and cardboard recycling. Strategies are currently being developed and it is envisaged that these initiatives will be implemented before the start of the new academic year.

ENERGY

The University recently approved an Energy Strategy, the core objectives of which are to reduce energy consumption and costs through greater efficiency and conservation awareness, and to continue the trend towards reducing carbon di-oxide emissions.

The Strategy will be implemented over a five-year period and integral to its success is a move away from the traditional view that energy is an issue only for the Estates Department. It is critical to recognise that it is a major concern for both the institution and the individual energy user. Some surprising facts:

- The University consumes an annual 73,000,000 kWh of energy at a cost of £2.7m. In comparative terms this is sufficient to drive an electric train 1.7 million miles and requires approximately 200,000 trees to counteract the resulting levels of pollution.
- The biggest cost is electricity at approximately £2m per annum
- There is a significant amount of energy wastage - half of all the electricity used by Queen's is consumed at times when buildings are generally empty i.e. at night, during the weekends and holidays. Energy consumption during a typical Christmas Day equates to the continuous operation of 500 electric heaters.
- A 10% reduction in electricity consumption could save up to £200,000 each year and reduce emissions by 6%.

Over the last number of years, the Estates Department has implemented various conservation measures, including low energy lighting, conversion of heating installations to natural gas, improved heating controls and combined heat and power units (CHPs). The CHP, installed in the Physical Education Centre in 2002, has resulted in savings of £70,000 and a reduction of 450 tonnes in harmful emissions.

These measures have helped the University achieve a 15% reduction in carbon di-oxide emissions since 1990 and we are on target to exceed the Government's target of 20% by 2010.

The Strategy will continue this investment in energy management and conservation, as well as:

- Introduce energy awareness programmes for staff and students
- Where possible, devolve energy budgets to Schools and Departments
- Introduce targets and provide improved information on energy consumption to assist in meeting these targets
- Integrate energy conservation and management into procurement policy and practice

MALONE PLAYING FIELDS TO HOST THE IRISH FOOTBALL ASSOCIATION'S 125TH ANNIVERSARY

Malone Playing Fields is to be a major training venue for the Irish Football Association's 125th Anniversary, and in particular the UEFA European Under 19 Football Championship. The next generation of footballing heroes will be on show as France, Germany, Norway and, surprise qualifiers, Armenia prepare for the tight tournament schedule on 18-29 July this year.

The organisers visited the complex at the start of June and were very impressed with the facilities and, by happy coincidence, the German national team was also training there at the time. What better way to demonstrate the quality of the pitches than the likes of Oliver Khan and Michael Ballack being put through their paces by manager, and former Tottenham icon, Jurgen Klinsmann.

Gary Mack, Estates Manger (Grounds and Gardens), responsible for the complex said, "It was a bit of a coup having the Germans train at Upper Malone, as a number of prominent football clubs were in competition. I think it stands testament to the quality of our facilities and the effort the Estates staff put into their upkeep. It also reflects the good working relationship which the University has established with the IFA , through the hosting of coaching courses and training for both representative sides and visiting international teams."



German National Football Team training at Malone Playing Fields.

NEW CAR PARKING MANAGEMENT SYSTEM

Following the introduction of a University-wide car parking review and the approval of the institutional Travel Plan, the Estates Department is in the process of introducing a new web-enabled system to manage all aspects of the car park permit procedures. The system is expected to go live at the beginning of October 2005.

Staff will have the opportunity through Queen's Online to submit their permit applications over the internet. Permits can also be renewed, cancelled or vehicle details altered on-line. Currently, methods of payment are limited to salary deductions, cash or cheque. The new system allows payment by credit or debit card over a secure web link and it is expected that many staff will take advantage of this.

Hard copy applications, and cash/cheque payment options, will still be available.

Current permits are due to expire around the beginning of October 2005, but they will be extended to November 2005 in order to allow introduction of the new system.

POINTS OF CONTACT WITHIN THE ESTATES DEPARTMENT

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Estates Development John Nugent	Portering & Postal Services Chris Shannon Ext 3068
Estates Services Steven Welch	Property Management Roland Carson Ext 3010/5005
KEY SERVICES	Residential Accommodation (Staff and Postgraduate) Lorraine McCallum Ext 1033
Car Parking Grainne George Ext 3010	Security Philip Evans, Ext 5067/3010
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