



THE UNIVERSITY *of* EDINBURGH
Estates Department

Estates Vision 2017–2027



“

An Estate which exceeds expectations, responds flexibly to changing student and staff needs and showcases the University.

Gary Jebb
Director of Estates

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Our outstanding estate, based in a major World Heritage city, has a wonderful mix of iconic historic buildings and fabulous new facilities. We will invest £1.5 billion over the coming years to ensure we provide an ever more stimulating environment in support of learning, inquiry, research, innovation and interaction.

Jonathan Seckl
Vice Principal for Planning, Resources and Research Policy

Our priorities

Creating a world-class estate for a world-class university

- Developing integrated campuses, hubbed around our exceptional students and staff
- Creating outstanding teaching and learning spaces
- Enhancing the student experience
- Delivering inspirational and contemporary research facilities
- Providing attractive places where students and staff can interact
- Supporting innovation by providing collaborative spaces where industry, public and third sectors and the University can interact and ‘breathe the same air’
- Protecting our city’s heritage
- Accommodating staff in shared spaces to stimulate and enhance collaborative working
- Planning an optimal, accessible estate to meet the future requirements of our students and staff
- Connecting our residential accommodation and academic estate with effective transport links
- Aligning our estate plans to the University’s strategic plan.



Where we are

The existing Estate

Gross Internal Area
864,000m²

Teaching, research,
innovation and
administration **79 per cent**

Including:

Core estate office space	20 per cent
Core estate lab space	13 per cent
Circulation and interaction space	22 per cent

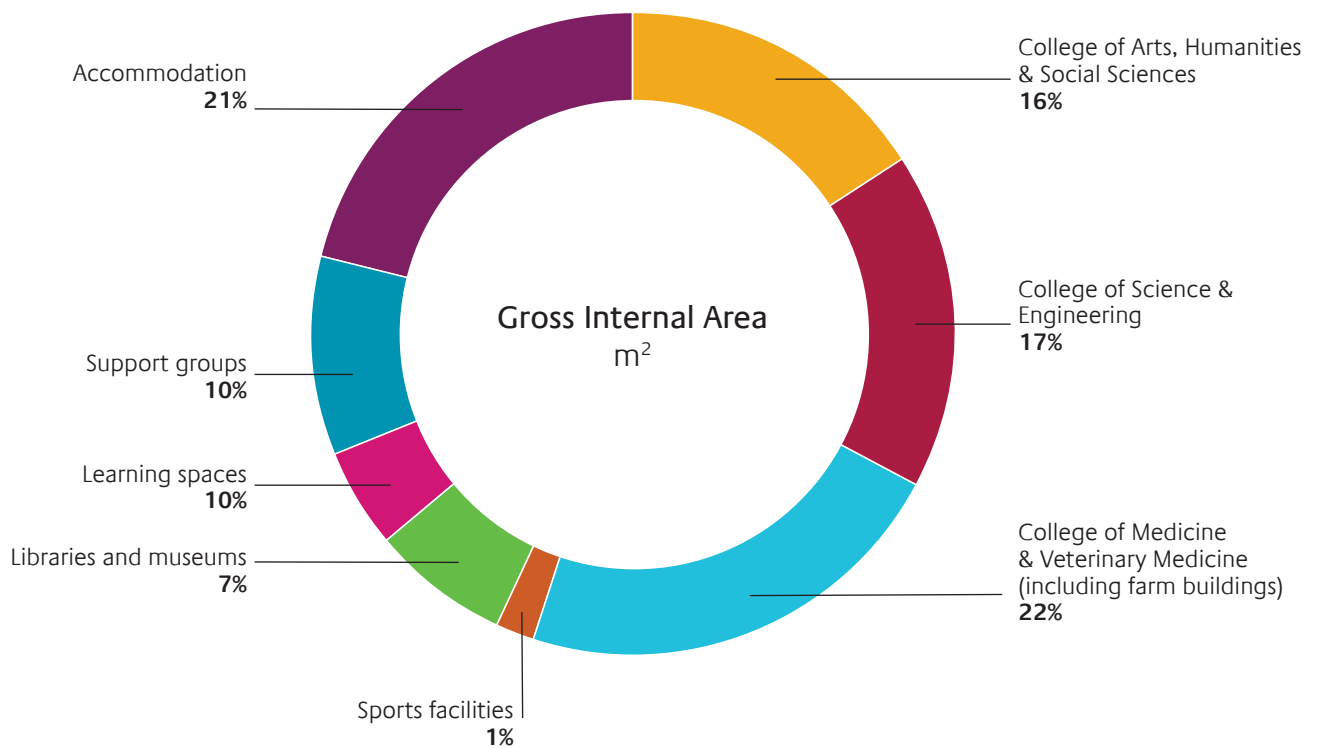
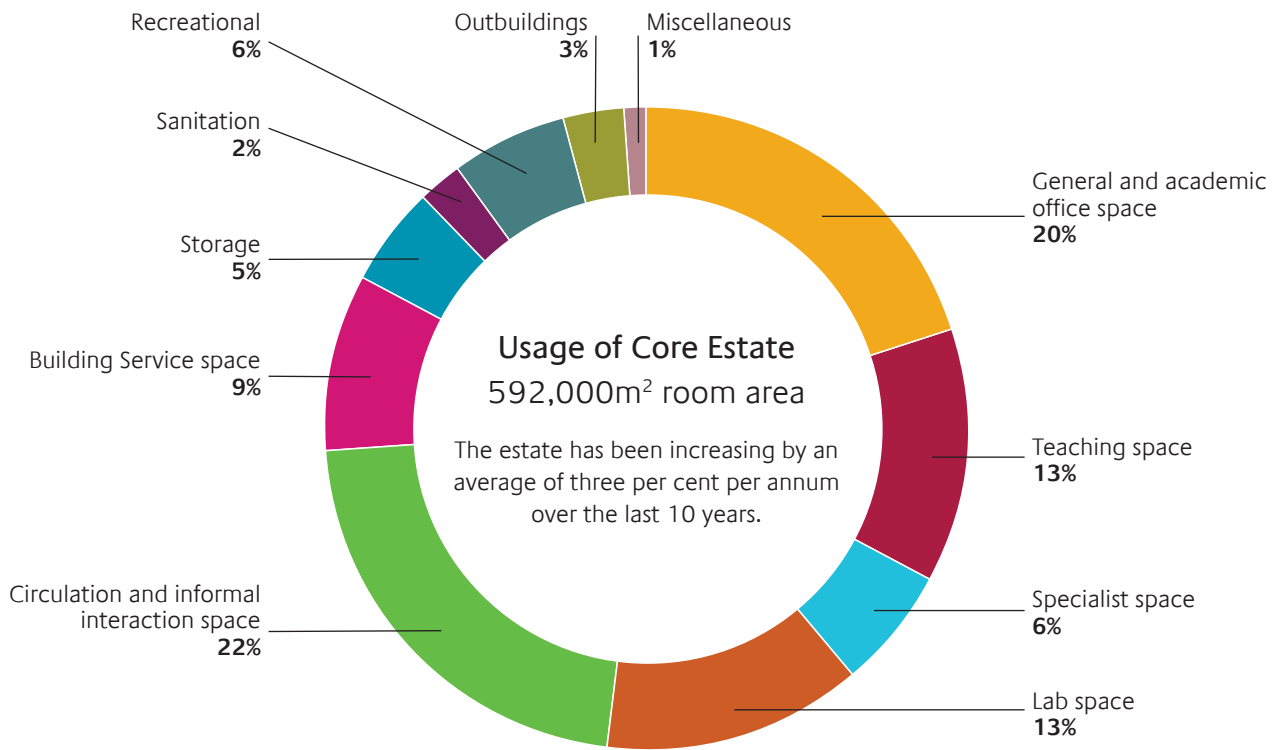
University-owned residential
accommodation **21 per cent**

550 buildings

350 academic
of which 101 are listed

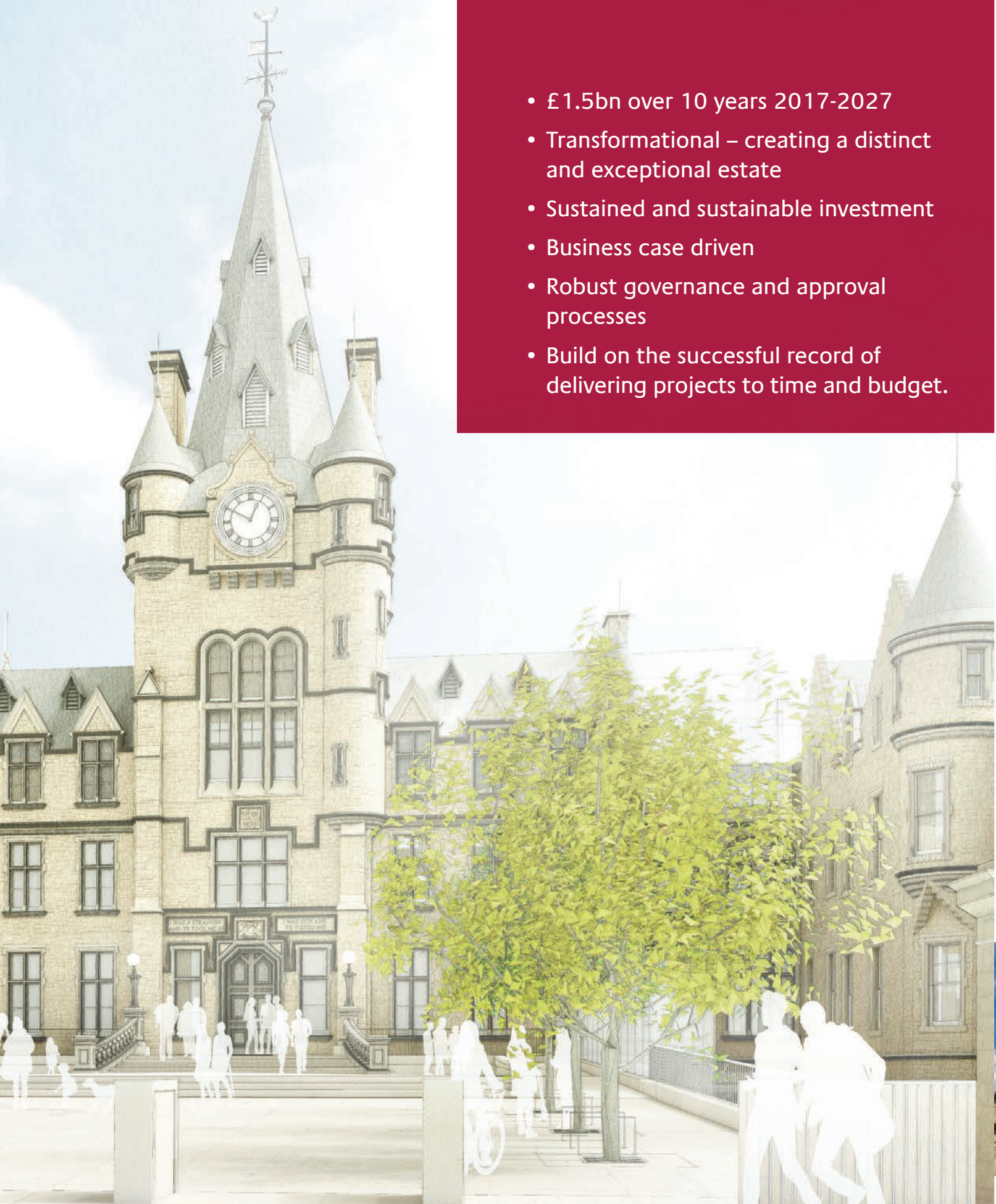
200 residential
of which 22 are listed

Value of the Estate
£1.3 billion



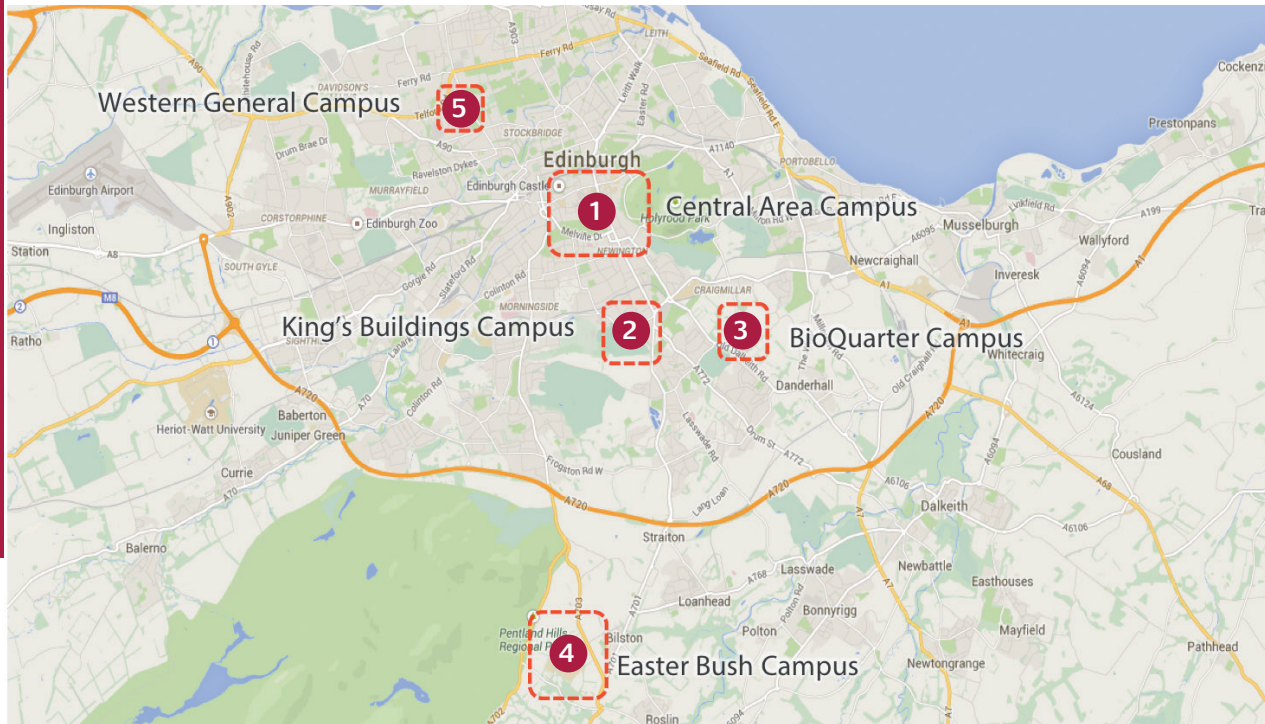
Capital Plan

- £1.5bn over 10 years 2017-2027
- Transformational – creating a distinct and exceptional estate
- Sustained and sustainable investment
- Business case driven
- Robust governance and approval processes
- Build on the successful record of delivering projects to time and budget.



Location

One university – five campuses



1 Central Area Campus

The Arts, Humanities, Social Sciences, Data Science, Professional Services and Student Residential Accommodation

2 The King's Buildings Campus

Science and Engineering

3 BioQuarter/Little France Campus

Medicine

4 Easter Bush Campus

Veterinary Sciences

Western General Hospital Campus 5

Cancer and Genetics



Enhancing the Student Experience

Student-facing facilities: learning, teaching and student services

Strategy

Objectives

- Create a superlative estate for teaching, learning and the student experience
- Develop 'student-hubbed' campuses where student facilities are at the heart of the University, offering inspirational spaces for private and group study
- Facilitate student-student, student-staff and student-employer interactions
- Create school teaching and research buildings which welcome students and where students and staff can interact in optimal facilities
- Use the estate to develop a sense of community across staff and students
- Improve the resilience of the digital campus.

Key statistics

Teaching space: approx 13 percent of estate Gross Internal Area

Total student population: 36,500

Total academic staff: 4,500

Total non-academic staff: 5,500

We are spending £200 million on student spaces, student unions, learning and teaching spaces and on extensive sports facilities over the next decade.

Delivery

Key projects

Learning and teaching

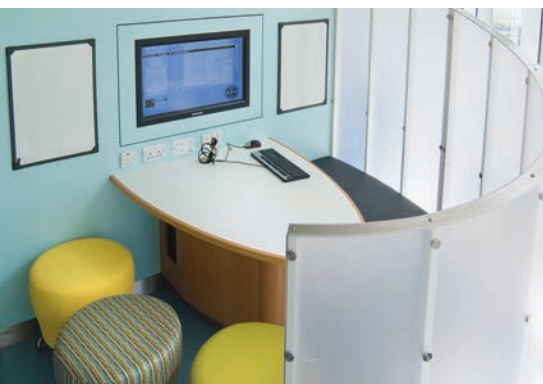
- Murchison House redevelopment – teaching facilities at King's Building
- Lister Learning and Teaching Centre – Central Area
- Old Kirk Postgraduate Centre
- Enhancement of the Main Library – increase library study spaces by 2000
- Accelerated programme of refurbishment of learning spaces to the highest international standards.

Student Services and Student Association

- New Student Centre at Teviot and George Square – Student Services and Student Union
- Pleasance redevelopment – clubs and societies
- The Nucleus at King's Buildings – teaching and student/staff social and catering facilities
- Health and Wellbeing Centre.

Key challenges

- Provision of enhanced availability and quality learning and teaching accommodation while major development programme is underway
- Improve the provision of student services in non-central locations.



Enhancing the Student Experience

Student-facing facilities: sport

Strategy

Objectives

- Improve the well-being of students and staff by providing access to an inspiring and well equipped range of sports and physical activities
- Increase opportunities for participation in elite and recreational sports
- Enhance the University's reputation as a UK top three choice for study and sport
- Contribute to our local community by ensuring our sports facilities are available to them.

Key statistics

- Ranked in the top three for sport in the UK
- Gym membership of 20,000 (55 per cent female and 45 per cent male)
- Year-on-year growth in membership of 10 per cent
- Almost 1,000,000 user visits to sports facilities in 2016/17
- More than 60 sports clubs offered alongside extensive recreational sport opportunities

Edinburgh's students and graduates have contributed mightily to the recent success of the UK in sports, which includes winning more than 10 medals at the past two Olympic games.

Delivery

Key projects

- Peffermill: phased development of a sports village incorporating student residential accommodation – boosting involvement in team sports
- Refurbishment of Firbush Outdoor Centre, Perthshire – supporting leadership skills and academic learning
- Create a University of Edinburgh boat-house at Strathclyde Park – enhancing our potential in rowing
- Investment in the Pleasance to increase the indoor sports and fitness capacity
- Investment in fitness hubs across the main campus locations – championing personal well-being at a local level.

Phased development of Peffermill, creating a sports village



College of Arts, Humanities & Social Sciences

Strategy

Objectives

- Development of an estate commensurate in quality and scale with the teaching and research activities of the College, attracting the best talent to Edinburgh
- Provide world-class facilities for areas of growth, such as Edinburgh College of Art, where the former Fire Station will extend available research and teaching spaces
- Enhance the coherence of the Central Area and develop further the University's relationship with the community, improving the public realm so the University is increasingly at the heart of the city
- Develop the Edinburgh Futures Institute in the iconic Old Royal Infirmary building at Quartermile
- Increase capacity for student study
- Optimise accommodation for our world-leading collections.

Delivery

Key projects

- Implementation of the Central Area Space Study proposals for the College of Arts, Humanities and Social Sciences to address identified space shortages and facilitate University growth
- Edinburgh Futures Institute – Old Royal Infirmary, Quartermile
- Redevelopment of Old College for the Edinburgh Law School
- School of Health in Social Science move to Holyrood
- Review and redevelopment of Edinburgh College of Art co-locating activities and facilitating growth
- Increase the Main Library provision of group and personal study spaces.

Key challenges

- Pressure on space and accessibility in the Central Area
- Need for interim arrangements to accommodate growth.

Key statistics

College area: 16 per cent of the Estate GIA
61 per cent of total student population
2,100 academic and support staff



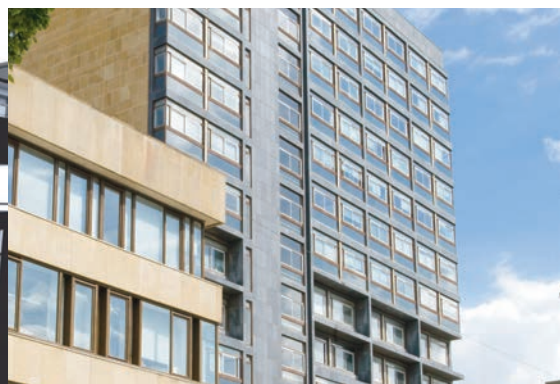
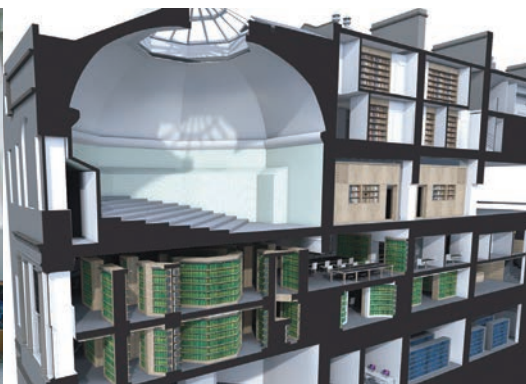


Central Area Development Plan

- 1 McEwan Hall and Bristo Square
- 2 Data Technology Institute (Bayes Institute)
- 3 Appleton Tower refurbishment
- 4 New Student Centre
- 5 Old College (Edinburgh Law School)
- 6 Lister Learning and Teaching Centre
- 7 Edinburgh Futures Institute at Quatermile
- 8 Buccleuch Place/ Meadow Lane residential
- 9 Pleasance redevelopment
- 10 Old Kirk refurbishment
- 11 Edinburgh College of Art project redevelopment
- 12 HiSS Move to Holyrood
- 13 Potterrow carriageway realignment
- 14 David Hume Tower
- 15 Charles Stewart House refurbishment
- 16 Main Library remodelling
- 17 New College refurbishment
- 18 High School Yards Nursery
- 19 Hugh Robson refurbishment
- 20 Creation of a Civic Site
- 21 Old Medical School refurbishment

- Existing University property
- Refurbished University property
- University new build
- New public realm

World top-20 art and humanities college with outstanding heritage estate and major new opportunities.



College of Medicine & Veterinary Medicine

Edinburgh Medical School

Strategy

Objectives

- Co-location of groups to facilitate multidisciplinary work across our key strengths
- Integration of teaching and learning activities embedded within research and commercial space
- Ensure sufficient capacity for increased research opportunities
- Support world-leading research at the Western General Hospital and ensure connectivity with the BioQuarter
- Continued development of the BioQuarter into Europe's leading biomedical teaching and research campus
- New build Medical School to co-locate all biomedical, pre-clinical and clinical teaching and learning
- Co-location of neuroscience and integration with expertise across biomedicine
- Expansion of knowledge transfer capacity.

Delivery

Key projects

- Usher Institute for Population Health Sciences
- Institute of Regeneration and Repair
- New Medical School
- Rolling refurbishment of the Chancellor's Building and QMRI
- Coalescing Neurosciences at the BioQuarter
- Expansion and refurbishment of the Institute of Genetics and Molecular Medicine and the MRC Human Genetics Unit at the Western General Hospital.

Key challenges

- The need to quickly deliver Usher Institute and new build Medical School to facilitate the move of key groups from the Central Area
- Ensuring there is sufficient space available to respond quickly to any research opportunities.

Key statistics

School area: 11 per cent of the Estate GIA
11 per cent of total student population
1,900 academic and support staff





BioQuarter Campus Development Plan

- 1 Chancellor's Building
- 2 Developmental Imaging Technology
- 3 Institute for Regeneration and Repair
- 4 Usher Institute for Population Health Sciences
- 5 New Medical School
- 6 Institute of Regeneration and Repair Phase 2

- Existing University property
- Refurbished University property
- University new build
- Non University property
- Non University new build

World top-20 medical school with key discoveries from antiseptics and anaesthesia to modern management of heart attacks.



College of Medicine & Veterinary Medicine

The Royal (Dick) School Veterinary Studies

Strategy

Objectives

- Integrating teaching and learning facilities embedded with research and industry space
- Develop the estate to support growth of Easter Bush as a world-leading veterinary teaching centre and livestock research institute
- Develop a Global Academy of Agriculture and Food Security to lead global outreach and interactions
- Expand commercial investment through Roslin Technologies
- Ensure there is sufficient growth capacity for research opportunities.

Delivery

Key projects

- Global Academy of Agriculture and Food Security
- Large Animal Research and Imaging Facility
- Small Animal Hospital
- Innovation Centre and Campus Hub
- Central Bioresearch Services Hub
- Energy Centre and Infrastructure
- Nursery and child care.

Key challenges

- Deliver infrastructure and buildings to maximise the campus' full potential
- Optimise the partnership opportunities on the campus.

Key statistics

School area: 11 per cent of the Estate GIA
2,500 acres associated land
700 academic and support staff





Easter Bush Development Plan

- 1 Roslin Innovation Centre and Campus HUB (Centre Building)
 - 2 Easter Bush Energy Centre
 - 3 Large Animal Research and Imaging Facility (LARIF)
 - 4 Equine Diagnostic, Surgical and Critical Care Unit (EDSCCU)
 - 5 Global Academy of Agriculture and Food Security
 - 6 Internal Refurbishment of the Vet School
 - 7 Bio-Research Services Hub
 - 8 Hospital for Small Animals Extension
 - 9 Easter Bush Nursery
 - 10 Trotting / Grazing Land
 - 11 Archive Space / Freezer Farm
 - 12 Large Animal Teaching Block
- Existing University property
 - University refurbished property
 - University new build
 - Campus infrastructure

World top-10 veterinary sciences school with the famous Roslin Institute embedded.



College of Science & Engineering

The King's Buildings Campus

Strategy

Objectives

- Create a heart to the campus by building a vibrant central facility for staff and students
- Focus all science and engineering teaching on campus
- Re-imagine the campus to promote community and collaboration across the sciences
- Enhance the student experience by improving the student facing facilities on campus
- Co-location of GeoScience activities on the King's Buildings Campus.

Delivery

Key projects

- Building a New Biology
- The KB Nucleus – Phase 1 (student and staff hub)
- Murchison House redevelopment (hub for administration, teaching, spin-out and start-up companies)
- GeoSciences
- Engineering Phase 1
- Phased redevelopment of Chemistry
- The Thomas Bayes Centre for Data Technologies (city centre)
- Phased redevelopment of the James Clerk Maxwell Building.

Key challenges

- Ageing estate in need of rejuvenation in support of the University's ambitions
- Major redevelopment on confined site
- Raising the funding to deliver more for students, staff and stakeholders.

Key statistics

College area: 17 per cent of the estate GIA
24 per cent of total student population
2,100 academic and support staff

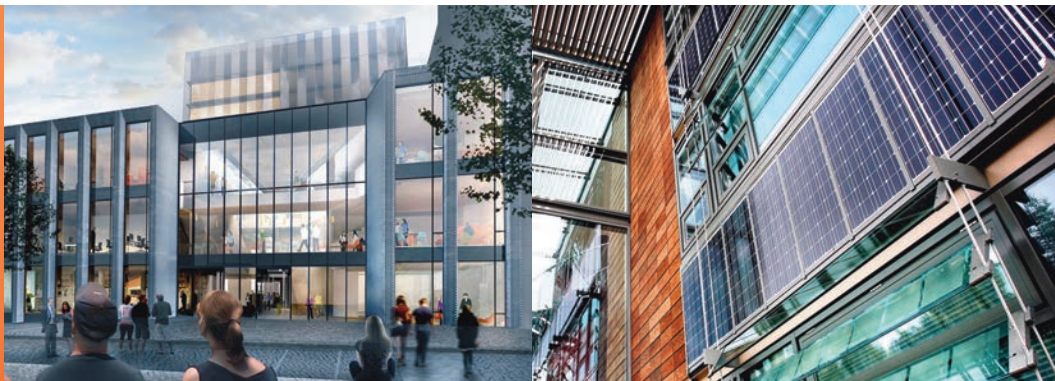




The King's Buildings Development Plan

- 1 New Biology Project
 - 2 Murchison House
 - 3 Ashworth Phase 2 refurbishment
 - 4 Nucleus Project
 - 5 Geosciences
 - 6 Engineering
 - 7 Chemistry Refurbishment
 - 8 Infrastructure and Green Heart
- Existing University property
 Refurbished University property
 University new build

*UK top-five for research
in all subjects.*



Partnerships with industry

Delivering locally in the community

Strategy

Objectives

- Develop capacity to support growth in industry engagement and commercial activities
- To be a global leader in industry engagement and innovation
- Build on the strength of the University in encouraging clustering of related peer activities around each of the University campuses
- Capitalise on the potential of data-driven innovation
- Create spaces for interactions between students, academics, business, industry and public sector stakeholders for innovation and knowledge exchange
- Support growth in education of talented individuals with high-level skills to meet the needs of our industry partners
- Creating integrated co-location of stakeholders to provide an added value to teaching and research activities.

Industry engagement targets include

- To provide accommodation in support of doubling the University's total stake in commercial activities and start-up companies
- To support more than 50 start-up business each year
- To increase industry translational and intellectual property income to be leading among Russell Group universities.

Delivery

Key projects

- Centre Building, Easter Bush
- Murchison House, King's Buildings
- Edinburgh Futures Institute, Quartermile
- Usher Institute for Population Health Sciences
- Data Technology Institute – Bayes Centre.

Key challenge

Creating capacity in line with industry and commercial growth plans.

*A world-leading university
creating partnerships.*



The University estate in the community

Strategy

Objectives

- Provide welcoming, inspirational and distinctive spaces between our buildings for enjoyment and use by staff, students and the public
- Provide access across the University buildings for cultural activities and in support of the city festivals;
- Encourage year-round use of the University facilities by the community
- To be a destination of choice for the conference market.

Delivery

Key projects and facilities

- McEwan Hall redevelopment – available for conferences, festival and community events
- Edinburgh Futures Institute – welcoming publicly accessible facilities including event spaces
- Centre for Sport and Exercise – facilities will be improved across the campus to accommodate increased demand from the staff, students and the community
- St Cecilia’s Museum and Concert Hall open to the public.

Key challenge

- To ensure the facilities and the University are recognised as contributing positively to the local community.

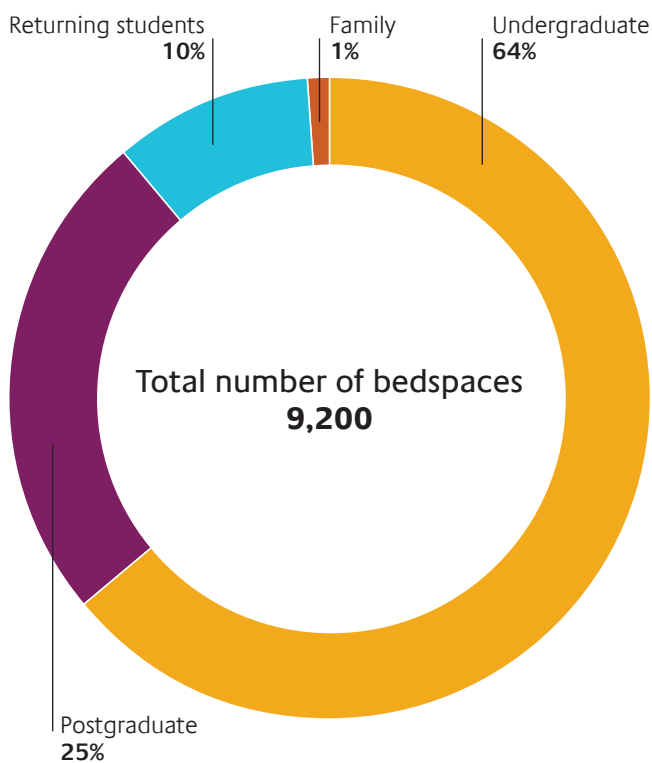


Residential Estate

Strategy

Objectives

- Provide the highest-quality environment for the greater well-being of our students and deliver an outstanding place for rest, study and social interaction
- Delivery of an additional 2,000 bed spaces which are identified as required within the residential strategy in support of the University growth.



Delivery

Key projects

Current projects

- | Project | additional beds |
|-------------------------------|-----------------|
| • Buccleuch Place/Meadow Lane | 380 |
| • Holland House refurbishment | |
| • Kincaid Court refurbishment | |

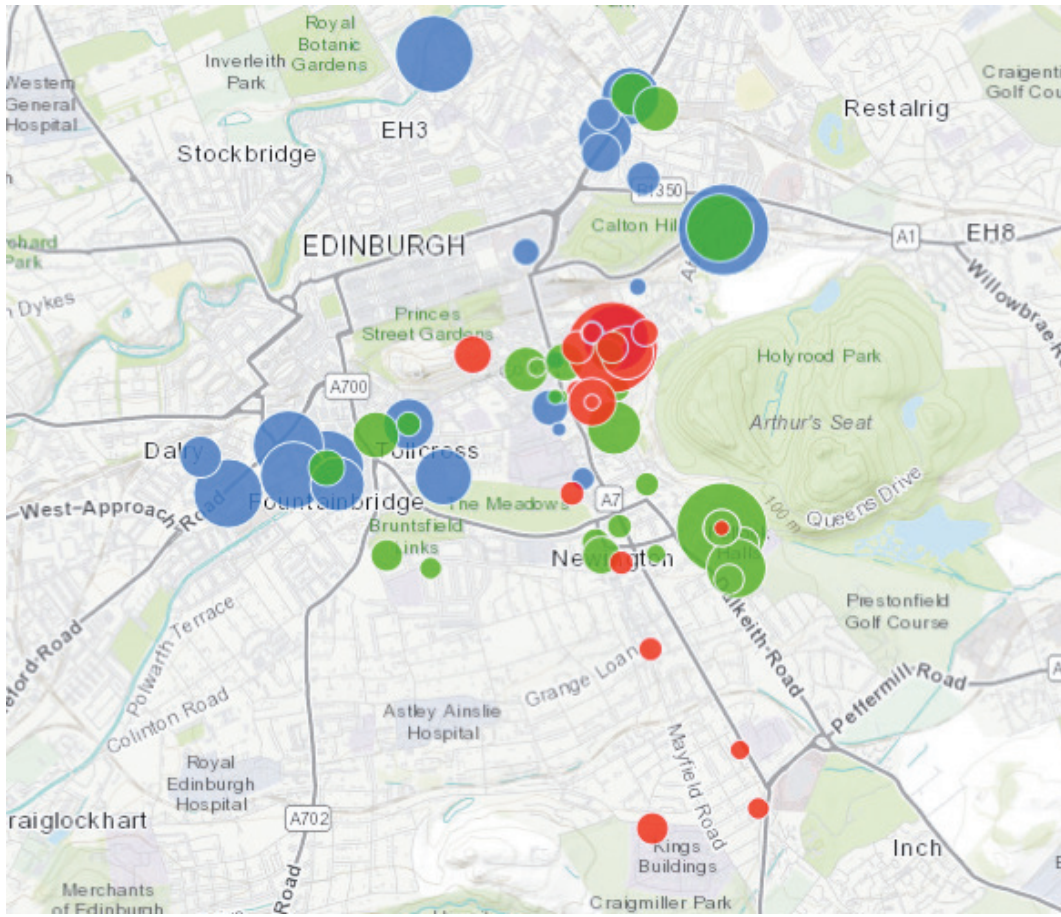
To meet future need

- | | |
|--|-------|
| • Peffermill Student Village | 600 |
| • Delivery of residential accommodation by third-party developers in various locations on long lease arrangements. | 1,400 |

Key challenges

- Availability of potential development sites
- Demand pressure in Edinburgh generally.





Residential Estate map

- PBSA
- University UG accommodation
- University PG accommodation

Number of beds

- > 500
- 350
- 250
- 150
- < 20

Brilliant accommodation for brilliant students in our heritage city, offering the greatest range of prices and styles in Scotland.

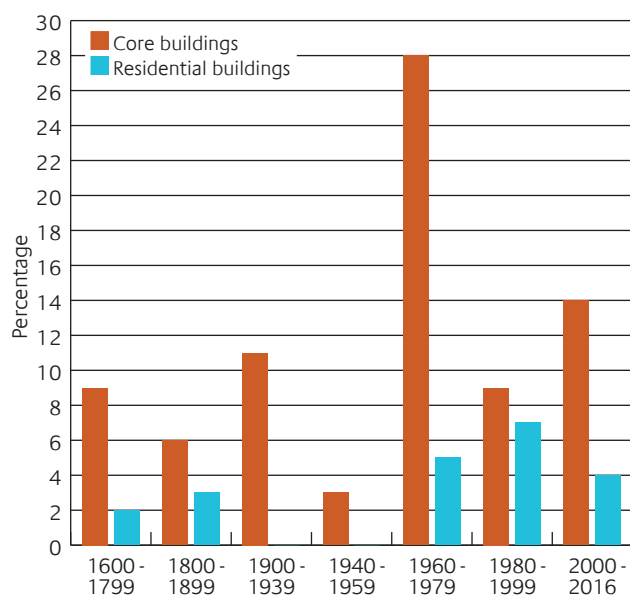


Operating and maintaining the estate

Age profile

- The challenge of 25 per cent of the estate constructed in the 1960s and 1970s now requiring significant investment
- 25 per cent of the estate constructed pre WW2 with the earliest buildings early C17th. Many are listed buildings in the historic centre of Edinburgh.

Age profile of the estate GIA



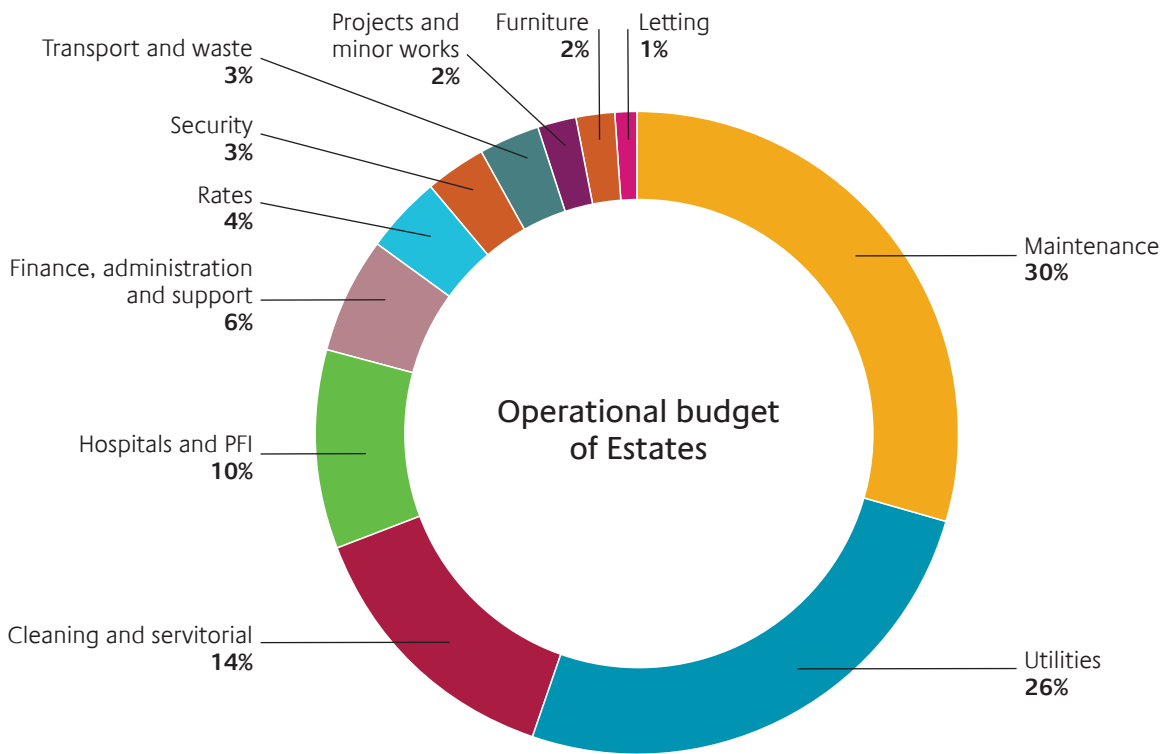
Key challenges

- An aging estate and infrastructure with a challenging planned maintenance programme
- Limited resilience and flexibility
- The dispersed nature of the Estate.

Climate strategy 2016–2025

- We will reduce our emissions of carbon per £ million turnover by 50 per cent from a 2007/8 baseline by 2025
- We will return our carbon emissions to 2007/08 baseline year levels by 2025
- We will become a net zero carbon university by 2040
- We will build sustainability into our planning process, ensuring that our new and refurbished buildings are equipped to meet and address the threat of climate change, by being energy efficient and meeting waste and carbon standards throughout their lifetimes.





Annual spend of approximately £60m



This publication is available in
alternative formats on request.
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