BUILDING ON STRONG FOUNDATIONS: 2016–2026

MAKING IMPORTANT THINGS HAPPEN

ESTATES STRATEGY
The Capital Masterplan covers the five-year period 2016–2021 and considers all aspects of prioritisation, procurement, construction, site impact and capital cash flow of our campus and off-site developments, all of which have been agreed by University Council. This will be regularly reviewed in order to remain flexible to the changing needs of the institution and the complex environment we operate in.
BUILDING ON STRONG FOUNDATIONS:
2016–2026
'From world-leading research and teaching facilities to outstanding historical and cultural assets, our estate provides the physical foundations for our reputation as a great university and destination of choice for many around the world.'

PROFESSOR SIR DAVID EASTWOOD, VICE-CHANCELLOR AND PRINCIPAL

‘Our campus is highly regarded and praised for its natural beauty, green credentials and architectural aesthetics. It is an asset to the University and to the city and region, offering a platform for world-class research and outstanding teaching, as well as social wellbeing for staff and visitors. We must ensure that it is protected and maintained but also that it continues to adapt to changing pressures and demands.’

TREVOR PAYNE, DIRECTOR OF ESTATES
‘As the education market continues to change, we must ensure we are providing world-class facilities to support innovative teaching and enhance the student experience. From our collaborative teaching spaces and state-of-the-art laboratories to technology rich learning environments and accommodation, we are educating the next generation of graduates to be independent problem solvers, great leaders and influential global citizens.’

PROFESSOR KATHY ARMOUR, PRO-VICE-CHANCELLOR (EDUCATION)

‘Our resources and facilities are envied in the sector. At Birmingham, we put people at the heart of everything we do and we are committed to providing our outstanding, talented staff and students with first-class physical resources in a beautiful campus environment so that we can attract the best and brightest and that they may excel.’

PROFESSOR TIM JONES, PROVOST AND VICE-PRINCIPAL
BUILDING ON STRONG FOUNDATIONS

THE UNIVERSITY OF BIRMINGHAM HAS A LARGE AND VARIED ESTATE COVERING 672 ACRES, WITH OVER 190 BUILDINGS OF DIFFERING AGES, COMPLEXITY, PHYSICAL CONDITION AND USE, RANGING FROM GRADE 1 AND 2 LISTED PROPERTIES TO BRAND NEW, STATE-OF-THE-ART LEARNING SPACES.

The Estates Strategy has been developed following considerable discussion with a range of University stakeholders, and in partnership with CPMG and the University Executive Board (UEB), University Council and External Partners. Projects highlighted for development support the four pillars of the University’s Strategic Framework ‘Making Important Things Happen’:

- **RESEARCH**
  - research that matters

- **EDUCATION**
  - learning for the future

- **INFLUENCE**
  - engagement for impact

- **RESOURCES**
  - a vibrant intellectual environment
A £365 million capital masterplan will transform our university over the next five years. An additional five-year plan from 2021–26 is in development to ensure we continue to develop the estate in a safe and efficient manner in line with our strategic framework.

**KEY PRINCIPLES TO SHAPE THE NEXT TEN YEARS:**

- **Staff, Student and Community Experience**
  Creating the best environment to work, rest and play

- **Space and Efficiency**
  Making the best use of our estate

- **Land and Properties**
  Ensuring sufficient land to satisfy future development

- **Compliance and Maintenance**
  Maintaining our existing properties
WHY DO WE NEED AN ESTATES STRATEGY?

WITH SUCH A VARIED LAND AND PROPERTY PORTFOLIO, IT IS ESSENTIAL THAT THE UNIVERSITY’S ESTATE CONTINUES TO SUPPORT THE DELIVERY OF EXCELLENT TEACHING AND RESEARCH, CARRIED OUT IN SAFE, ACCESSIBLE AND EFFICIENT BUILDINGS.


OUR AMBITION:

- Providing an up-to-date and efficient physical infrastructure and working environment to meet the University’s mission and vision
- Creating space that is fully accessible, meeting all ability needs
- Building a singular identity across all the University’s campuses
- Making memorable and unique University facilities – putting students and staff at the heart of the Estates Strategy
- Providing fit-for-purpose teaching and learning spaces
- Establishing and maintaining clear routine, statutory and long-term maintenance plans
- Producing and maintaining a campus and estate development masterplan
- Tackling inefficiencies in space usage with emphasis on flexibility and appropriate timetabling analysis
- Delivering the capital programme in a compliant and controlled manner – on time and to an agreed budget
REVIEW AND IMPROVE

THE ESTATES STRATEGY WILL BE REGULARLY REVIEWED AND UPDATED IN ORDER TO MEET CHANGING ECONOMIC CONDITIONS AND STUDENT, ACADEMIC AND RESEARCH NEEDS. WHILE WE CONTINUE TO PLAN FOR LONGEVITY WE MUST REMAIN FLEXIBLE TO OUR CHANGING ENVIRONMENT.
YOUR CAMPUS

The university is increasingly becoming a destination venue, open to the local community through events hosted at the Bramall Music Building, the Lapworth Museum and university-wide events such as the Community Festival and the Proms.

SUPPORTING AN IMPROVED STUDENT EXPERIENCE

- Promote challenging, rewarding and fulfilling experiences which produce independent, enquiring graduates
- Continuously improve our estate and services to reflect and support diverse and changing student lifestyles and preferences
- Facilitate the increase in postgraduate and international applications

Almost 33,400 students
More than 3,220 academic staff
More than 4,050 professional service staff
More than 1.1M Birmingham residents
SUPPORTING AN IMPROVED STAFF EXPERIENCE

- Enable teaching and research of the highest quality
- Increase the attraction, retention, development and productivity of the best staff and support our reputation as an employer of choice
- Sustain a positive staff experience through the provision of appropriate staff social and relaxation areas

SUPPORTING AN IMPROVED VISITOR EXPERIENCE

- Create an attractive, welcoming and distinctive first impression through architecture and landscaping
- Continue to develop a compact, high-quality estate in which all sites and buildings are accessible, welcoming, navigable, clean, comfortable, safe and well equipped
- Ensure all campuses have an appropriate ‘sense of place’ through distinctive architectural spaces both within and between buildings
MAKING THINGS BETTER

A significant focus of the estate strategy must be on the look and feel of the university campus. In particular, those areas of campus that shape impressions including the entrances – East Gate, West Gate and the railway station.

NEW DEVELOPMENTS

An immediate focus on improvements to get the basics right, alongside these major projects:
COLLEGE OF ARTS AND LAW

A new base in the Frankland building – bringing the staff and student experience up to date while attending to legacy design constraints that impact on access, space standards, lighting and internal environmental control. Updating the former Harding Law Library to create a greatly enhanced and re-planned student study space and a new moot room.

SCHOOL OF PSYCHOLOGY

An enhanced and upgraded staff and student experience at Gisbert Kapp and 52 Pritchatts road, including the creation of a Centre for Brain Health in a new purpose-built facility, which will also house the new MEG and MRI scanner equipment in a single ground floor imaging suite.

THE GREEN HEART

A SIGNIFICANT AND EXCITING MAJOR LANDSCAPING PROJECT THAT WILL OPEN UP THE HEART OF OUR EDGBASTON CAMPUS.

CAR PARKING

More efficient multi-storey car park provision of approximately 490 spaces to replace surface-level parking lost due to new projects to be located on the west side of campus in a location that is conducive to the overall sense of arrival and in reasonable walking distance to the campus centre.

ASTON WEBB BUILDING

Redesigning B block to deliver a range of sector-leading learning spaces – bringing it back into student use as part of a wider project to advance the regeneration of our heritage buildings within and surrounding the Aston Webb semi-circle.
LAND AND PROPERTY REVIEW

THE UNIVERSITY IS RESPONSIBLE FOR SEVERAL HUNDRED ACRES OF LAND IN THE REGION STRETCHING FAR BEYOND THE EDGBASTON CAMPUS. WE ARE WORKING TO ENSURE OUR LAND MEETS THE FUTURE NEEDS AND ASPIRATIONS OF A WORLD-LEADING UNIVERSITY.

THIS PLAN WILL REVIEW ALL THE LOCATIONS IN THE UNIVERSITY PORTFOLIO:

BATTERY PARK

We have recently acquired over 9 acres at this strategically located site within the Edgbaston medical district. This will soon become a dedicated Life Sciences park to accelerate fundamental research to enhanced healthcare and treatments.
SELLY OAK CAMPUS

Ongoing development in Selly Oak sees the extension of our teaching and recreation facilities. It is also home to The University School.

MANOR HOUSE

The Tudor-style properties are to be developed to reinstate the manor and build new private residences.

EDGBASTON CAMPUS

Our campus is seeing significant transformation over the coming years. We are working to identify the impacts that individual and collective campus growth will have.

WAST HILLS

This large site comprises 268 acres of largely undeveloped green belt agricultural land split between two local authorities; we are developing a site masterplan with comprehensive site surveys.
MAJOR NEW PROJECTS

BIRMINGHAM LIFE SCIENCES PARK

The University has purchased 9.9 acres of land at the Battery Park site in Selly Oak to construct a new Life Sciences Park. The Birmingham Life Sciences Park will establish the Midlands as the sector’s leading light.

9.9 ACRES OF NEW STATE-OF-THE-ART FACILITIES
After securing a £5 million grant from the Greater Birmingham and Solihull Local Enterprise Partnership (LEP), work began in October 2016 to turn the University’s pioneering plans of creating a pivotal life sciences facility into a reality. Working in partnership with local hospitals, the council and industry we will harness our research strengths to develop better treatment and patient care.

The uniquely located site will utilise the unrivalled healthcare infrastructure of the Birmingham Health Partners (University of Birmingham, University Hospitals Birmingham, Birmingham Women’s Hospital and Birmingham Children’s Hospital), Institute of Translational Medicine (ITM) and BioHub Birmingham among many other centres of research and practice excellence all within close proximity of the Park.
301 BROAD STREET – A NEW CITY CENTRE GATEWAY

The University is working with Birmingham City Council to develop Birmingham’s former Municipal Bank at 301 Broad Street, one of the city’s best known civic buildings. We will breathe new life into the space to create a city centre hub for public access to our research expertise, education and cultural collections.

The large and flexible space brings fantastic potential for a number of exciting initiatives from cultural showcases and community engagement, to professional education and access to research. We are working closely with the city council, partners and University stakeholders to further develop plans to restore the space, and will continue to explore and consult on how to make the most of this unique opportunity.

Proposals for the development include: a community hub with access to a breadth of educational opportunities; performance space for music and drama; café, bar and dining provision; business and professional education, including lecture and seminar space for both public and private sector specialists; and meeting and function space as an extension to campus facilities.
A NEW BASE FOR THE SCHOOL OF ENGINEERING

A brand new facility for the University’s engineering expertise will be located next door to the Computer Science, Chemistry and Chemical Engineering buildings.

REINVIGORATING THE BUSINESS SCHOOL

Plans to extend the Business School on the East of campus are underway.
WHEN WILL IT HAPPEN?

THE UNIVERSITY’S ESTATE STRATEGY TREATS THE NEXT TEN-YEAR PERIOD AS TWO DISTINCT BUT SYNCHRONISED FIVE-YEAR SECTIONS, STARTING WITH THE CAPITAL PROGRAMME MASTERPLAN.

**UNIVERSITY OF BIRMINGHAM 5 YEAR CAPITAL PLAN 2016–21**

<table>
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<tr>
<th>Project Description</th>
<th>2016</th>
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**KEY**

- WORK NOT STARTED
- WORK IN PROGRESS
- WORK COMPLETED
- ONGOING PAST 2021

**THE UNIVERSITY'S ESTATE STRATEGY TREATS THE NEXT TEN-YEAR PERIOD AS TWO DISTINCT BUT SYNCHRONISED FIVE-YEAR SECTIONS, STARTING WITH THE CAPITAL PROGRAMME MASTERPLAN.**
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This Estates Strategy will be supported by a detailed technical document and a suite of supporting strategy documents focusing on residences development, commercial strategy, traffic and transport, and sustainability and carbon management. All documents are available online at intranet.birmingham.ac.uk/estates