

## University of the West of Scotland Modernisation

### Effectiveness and Efficiency in the Estate

#### Section 1 About the project

##### Summary

The University of the West of Scotland and Scotland's Rural College staff and students enjoy superior facilities made possible through successful collaboration resulting in the creation of a BREEAM excellent shared campus. Located in a woodland setting the design of the campus responds very well to the external environment where internal and external spaces flow into one another maximising space and creating an excellent experience for users. The impressive space utilisation and resource efficiency figures that have been realised in the first year of occupancy demonstrates the success of this joint venture.

##### The Problem

UWS and SRUC had standalone campuses in Ayr which were no longer fit for purpose. The buildings were in poor condition with inadequate accessibility and layouts that were not appropriate for modern teaching. A feasibility study was commissioned by UWS to look at the following options:

- Progressive replacement on the existing site;
- Complete new build on green field site;
- Partial or complete rebuild on a new "Riverside" site.

The new development was driven not only by estate need, but also the desire to modernise the delivery of education and to improve efficiencies. To this end it was deemed that the preferred approach was option C which would allow the development of a shared facility meeting the needs of both establishments.

##### Our goals

- To provide a modern, environmentally friendly and sustainable Higher Education learning environment.
- Construction of a fit for purpose estate that will continue to support the delivery of higher education in future years.
- The development of a curriculum in collaboration with regional partners to widen access to tertiary education across Ayrshire.
- The creation of improved space that can accommodate an increase in both full and part time students.
- The development of a new campus that is environmentally appropriate in an attractive setting and designed in collaboration with the local community and key stakeholders
- Achieving reduced operating expenditure by yielding appropriate economies of scale.

UNIVERSITY OF THE  
WEST of SCOTLAND  
**UWS**

##### Profile

- HEI
- 15,300 students
- 1400 staff
- Urban



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### Obstacles and solutions

Ageing buildings that were no longer fit for use	Development of a modern sustainable campus that meets the needs of UWS and SRUC.
Existing campuses with poor access to town centre amenities	Relocation of campus to an easily accessible location, increasing access to amenities and public transport.
Buildings which did not use space effectively and incurred high running costs for the level of facilities provided.	Campus design with impressive space utilisation ratios and capacity for increased student numbers with the cost efficiencies of a shared facility.

### Performance and result

Space efficiency and resource consumption levels are impressive compared with University sector averages.

	EMS Average*	Ayr Campus
Space per person	8.8m <sup>2</sup>	4.9m <sup>2</sup>
Energy use per person	2446kwh	1706 kwh
Water use per person	6m <sup>3</sup>	1.26m <sup>3</sup>
Waste per person	0.11 tonnes	0.01 tonnes

\* Estates Management Statistics 2010 report.

A post occupancy evaluation is being carried out by BRE. The following feedback was gathered at focus groups with building users:

“When discussing the various uses of the building and how it accommodates differing functions, students had many positive comments to feed back. It was reported that the break-out rooms are ‘fantastic’ during high stress periods and that they provide a location for relaxation and quiet study. They also commented that the rooms with flexible partitions were very good for accommodating larger groups, and that the building overall caters ‘brilliantly’ to IT access and study; and that there are laptop connection facilities in the library and AV facilities throughout. Students also reported that the canteen is excellent and well laid out, and is useful also for group study and collaboration as well as eating, socialising and holding meetings.”

“Users commented that they liked the natural daylight and natural setting of the building and found that the facilities accommodate the needs of most students. Many found the building a welcoming, open, clean space and others commented on the nice design, character, facilities, interior and exterior, management of building and ease of use, I.T. facilities and shared space, teaching facilities and break-out spaces.”

### Lessons learned

A biofuel oil boiler was specified as the main heating source for the campus, although this has led to a reduction in carbon emissions fuel is three times more expensive than gas and therefore is not viable for long term use. The design of the building resulted in non opening windows along the South elevation; this has increased electricity costs in cooling and ventilation and is not popular with users who would prefer to control ventilation through opening windows. In future developments opening windows will be specified.

### Sharing your project

Communication has been a priority throughout the development of the new campus, quarterly meetings were held with the local community, regular newsletters were produced, web pages were developed. A high profile opening ceremony was held to showcase the building and articles have been printed in the press highlighting the benefits of the new campus. An independent post occupancy evaluation is being carried out by BRE and several reports will be published to share good practice and lessons learned.

### What has it meant to your institution to win a Green Gown Award?

University of the West of Scotland and Scotland's Rural College have strived to achieve what we feel is an excellent facility for staff and students, our collaborative approach is a model for others, winning this award showcases the success of our new Ayr campus and recognise the efforts of those involved.

### Further information

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