

# IF STUDENTS WERE IN CHARGE OF THEIR ESTATE, WHAT WOULD THEY DO?



26th May 2016

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# 1. BACKGROUND TO BUROHAPPOLD

40 YEARS OF



MAKING THE VISION VIABLE

# BURO HAPPOLD: WHAT WE DO



# BURO HAPPOLD: WHAT WE DO



# BURO HAPPOLD: WHAT WE DO



STRATEGIC PLANNING



STRUCTURAL  
ENGINEERING



SUSTAINABILITY



TRANSPORT AND  
MOBILITY



WASTE MANAGEMENT



WATER



# OUR HIGHER EDUCATION CLIENTS

Top 10 World Universities



Over 300 projects at over 75 UK universities

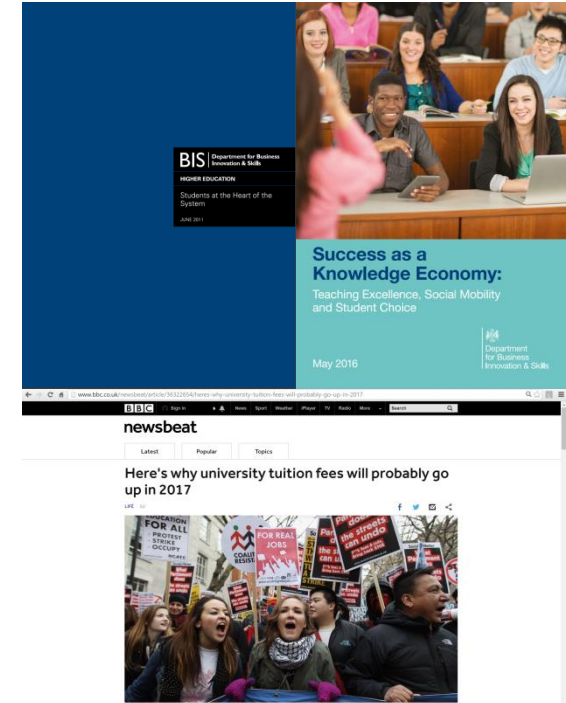




## 2. BACKGROUND TO RESEARCH

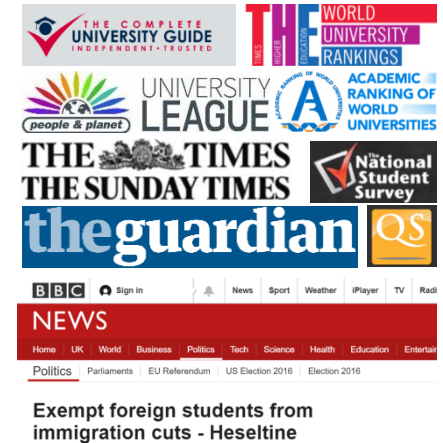
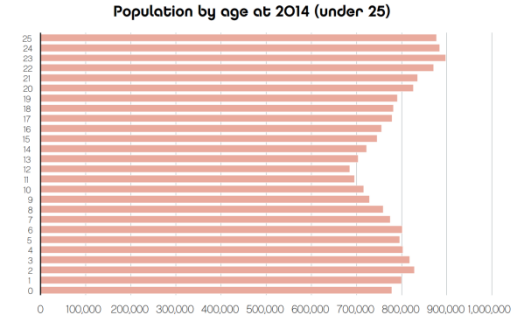
# INTRODUCTION AND IMPORTANCE

- HE Sector has a turnover of over **£33bn per annum**
- HE Estate occupies **26 million m<sup>2</sup>**
- Spends **£4-5bn per annum** on capital and maintenance
- **Recent political and financial changes** are the biggest in a generation
- **UK Government Higher Education White Paper** released 16<sup>th</sup> May
- Universities and their estates need to **respond to these changes**



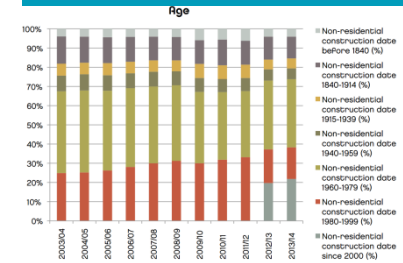
# KEY UNIVERSITY ISSUES

- **Student numbers** : demographics, visas, etc.
- **The battle for talent**: Attracting top students and staff
- **Financial viability**: academic vs commercial cultures
- **League tables**: which ones matter?
- **Enhancing cross disciplinary research**: To address increasingly complex and societal real world problems
- **Elevating Brand**: Institution, city, UK.
- **Industrial partnerships**: Northern Powerhouse, MedCity etc.
- **REF & TEF**
- **Brexit**



# KEY ESTATES ISSUES

- Dealing with legacy
- Attracting students, staff and funding
- Space suitability, efficiency & utilisation
- Ensuring capacity
- Increased student expectations
- Environmental and energy performance
- Changing work patterns
- Improved integration with local community and industry
- Resilience



# RESULTS OF HEDQF/AUDE SURVEY

## Estates **Matter!**

Report on Survey of Students' views of their universities' estates 2013



When deciding which universities to study at, just **over one third of students (36%)** said they rejected certain institutions because of the quality of their buildings, facilities or physical environment.

Overall **76% of students** thought campus facilities as either quite or very important when deciding where to study, while **only 8%** thought it was not very or not at all important.

<http://www.lse.ac.uk/intranet/LSEServices/estatesDivision/pdf/HEDQF-Booklet2.pdf>

# 3. APPROACH & QUESTIONS

# BUROHAPPOLD HIGHER EDUCATION SECTOR RESEARCH

- How well placed are the university estates to deal with the challenges of the next few decades?
- How does the quality of a university's estate help attract and nurture talent and drive innovation?
- How does capital investment improve a university's reputation and/or league table standing?
- What are the current drivers for changing university capital assets and how will these changes impact on the future development of universities?



# EXPLORE THE OPINIONS OF ESTATES DIRECTORS AND STUDENTS

## STUDENTS

- 1200 Students Surveyed



## ESTATES DIRECTORS AND SENIOR UNIVERSITY DECISION MAKERS

- 16 Interviews across 15 English Institutions



# TODAY'S FOCUS

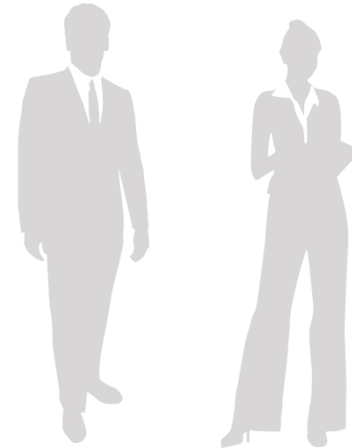
## STUDENTS

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## ESTATES DIRECTORS AND SENIOR UNIVERSITY DECISION MAKERS

- 16 Interviews across 15 English Institutions



# STUDENT SURVEY: QUESTIONS ASKED

- **Characteristics** of the estate
- **Functions** of the estate
- The **Design** of facilities
- Meeting student **needs**
- **Satisfaction** with
- **Environmental** performance
- Important considerations when **choosing university**
- The importance of **league tables**
- How they would **improve** the estate
- Specific **characteristics** of the buildings that **attracted** them to study at the university

# STUDENT SURVEY: QUESTIONS ASKED TODAY'S FOCUS

- **Characteristics** of the estate
- **Functions** of the estate
- The **Design** of facilities
- Meeting your **needs**
- **Satisfaction** with
- **Environmental** performance
- Important considerations when **choosing university**
- The importance of **league tables**
- How they would **improve** the estate • **MAIN FOCUS**
- Specific **characteristics** of the buildings that **attracted** them to study at the university

# DISTRIBUTION APPROACH

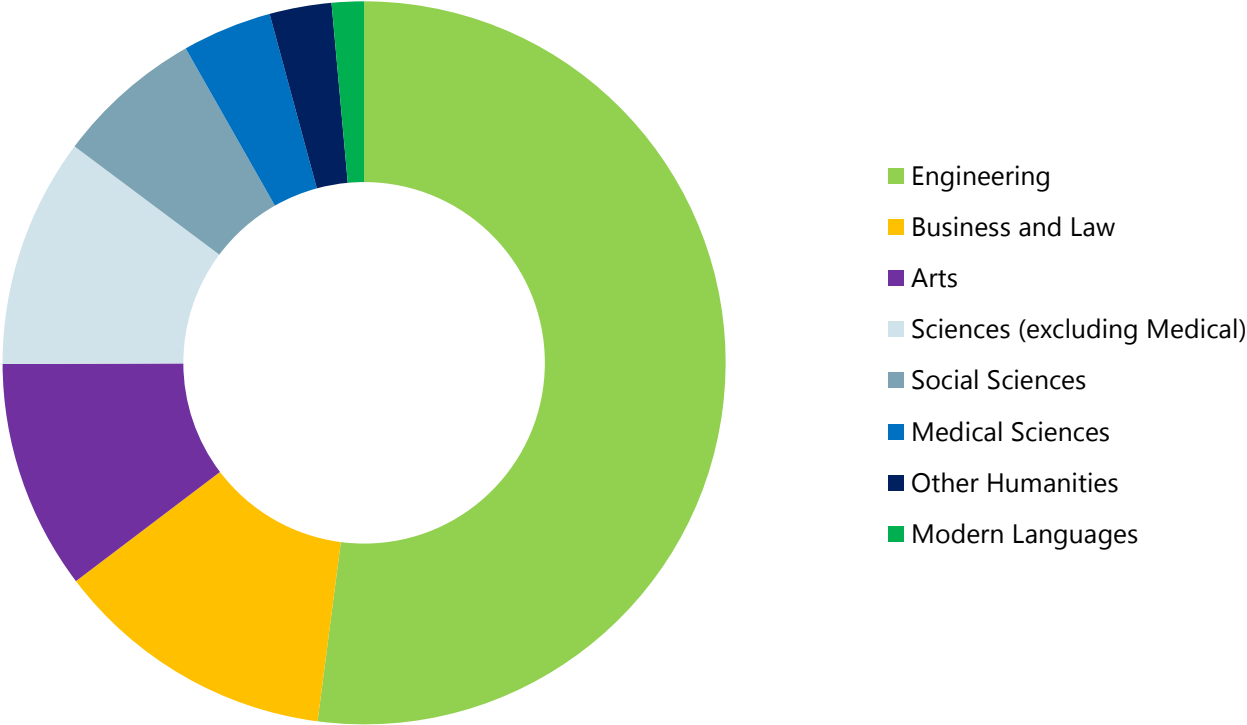
## BUROHAPPOLD ENGINEERING

A comprehensive exploration of the  
opinions of students, estates directors  
and Vice Chancellors on  
University Campuses and Estates.

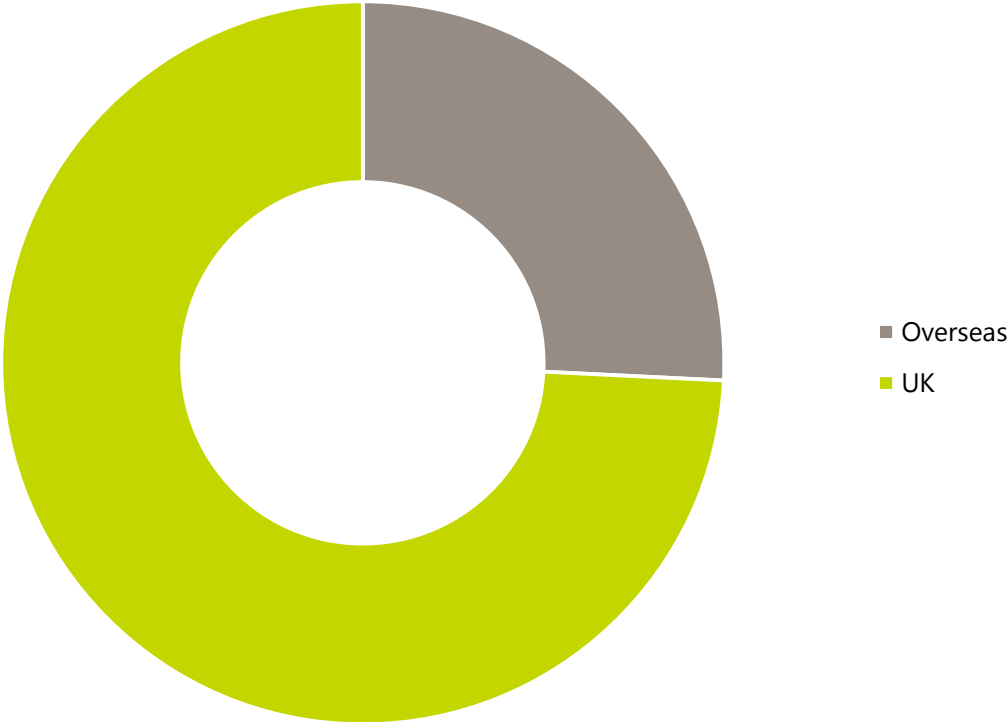
[www.burohappold.com](http://www.burohappold.com)



# RESPONSES BY SUBJECT

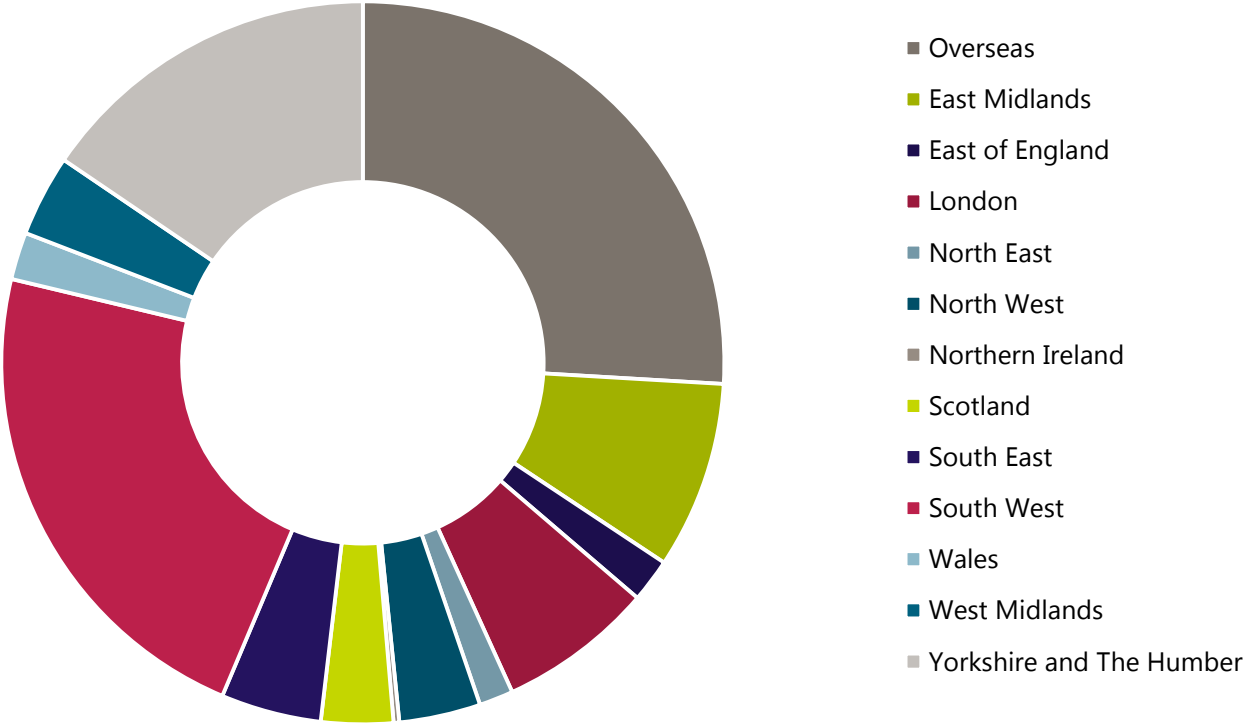


# RESPONSES BY LOCATION



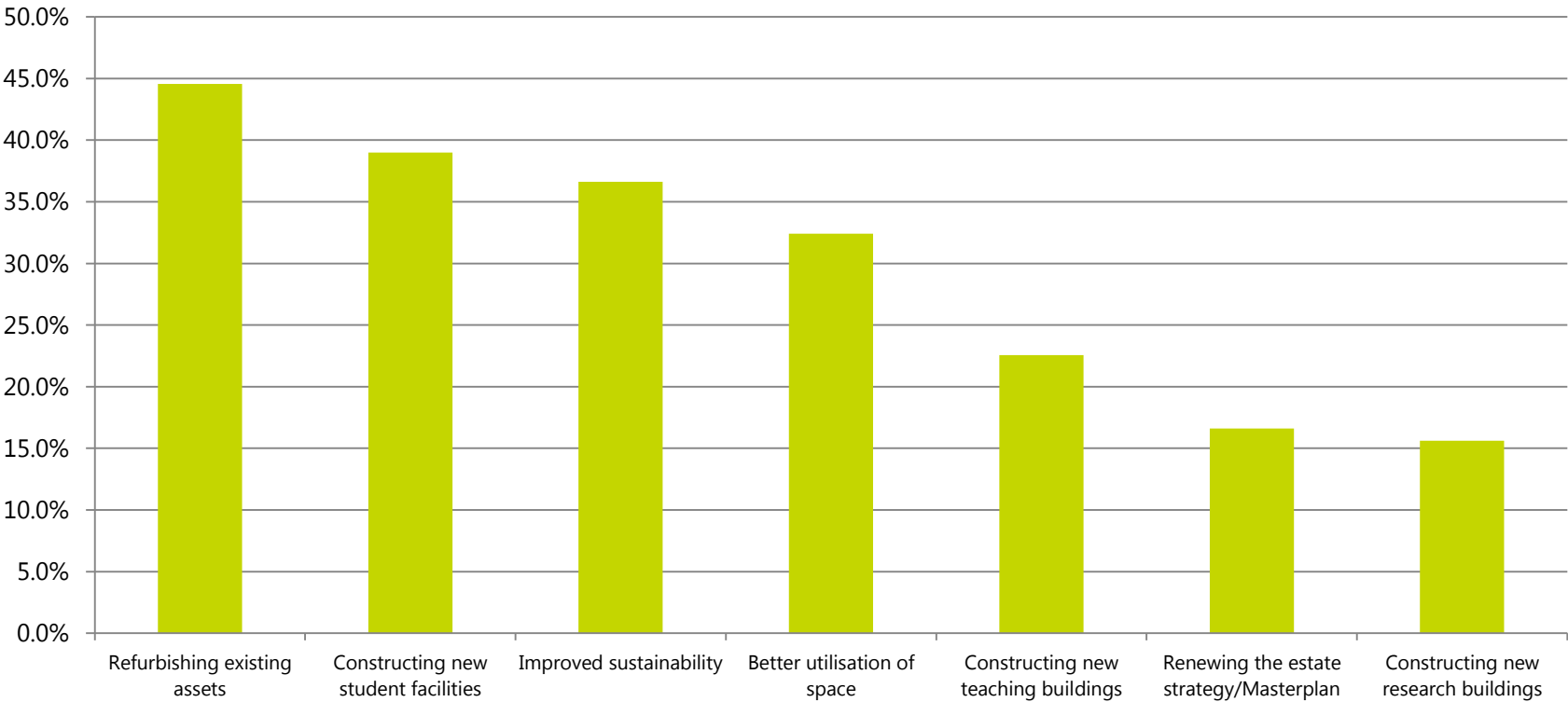


# RESPONSES BY LOCATION



## 4. RESULTS & DISCUSSION

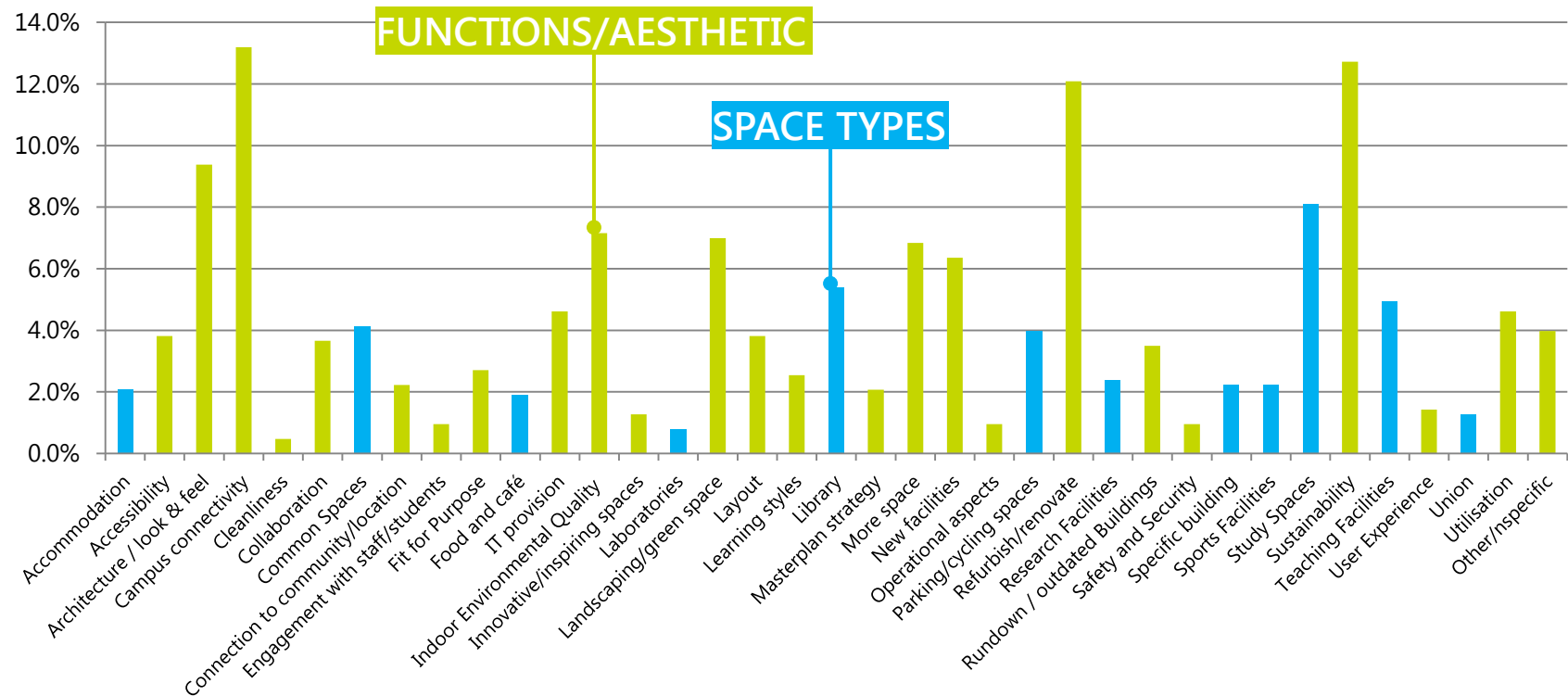
# IN TERMS OF IMPROVING YOUR UNIVERSITY ESTATE, WHICH OF THE FOLLOWING THREE PRIORITIES WOULD YOU FOCUS ON...



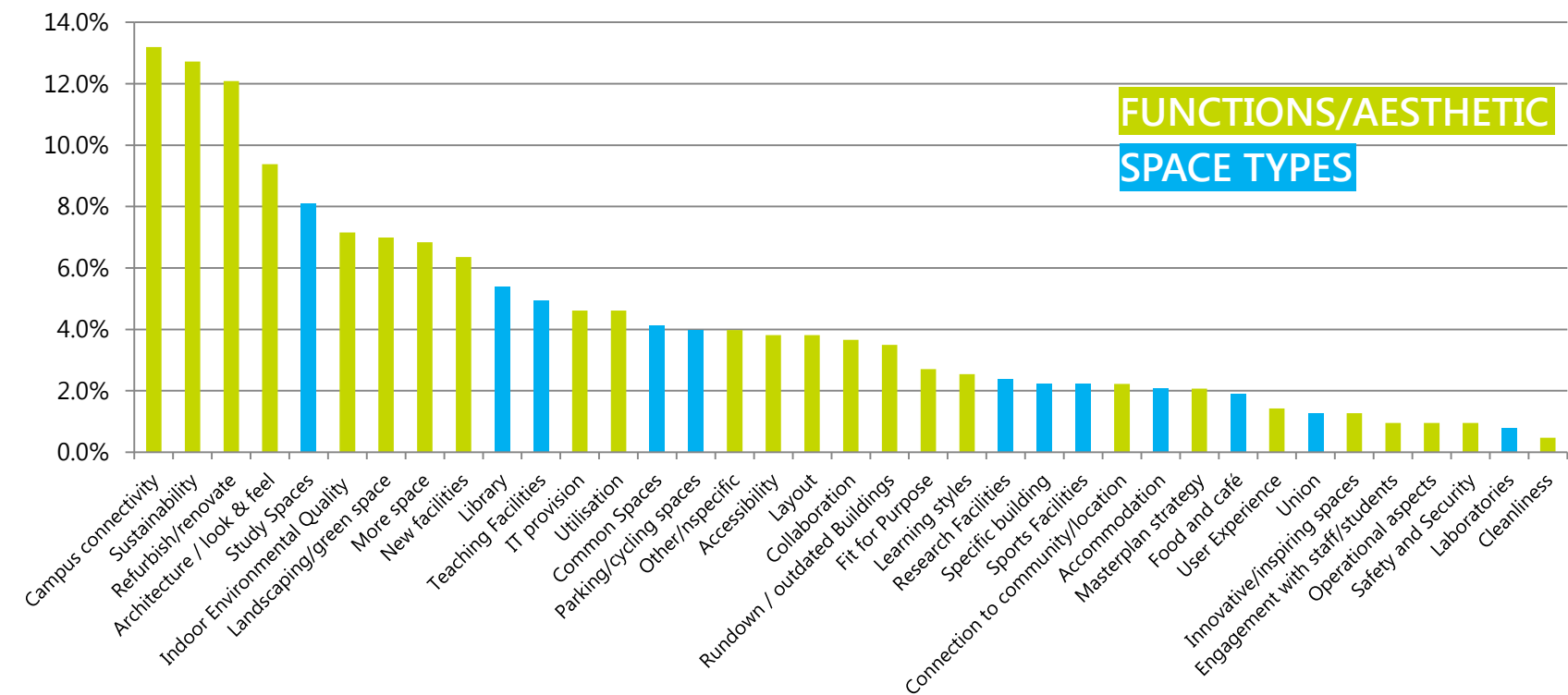
# IF YOU WERE IN CHARGE OF THE UNIVERSITY ESTATE, WHAT SINGLE ASPECT WOULD YOU IMPROVE FIRST?

- From **1210** responses, there were **629** comments
- Responses were categorised into **36** themes,
  - **24** Function/aesthetics
  - **12** Space types
- Each responses was considered and tagged with appropriate theme(s)
- We can then consider the data statistically

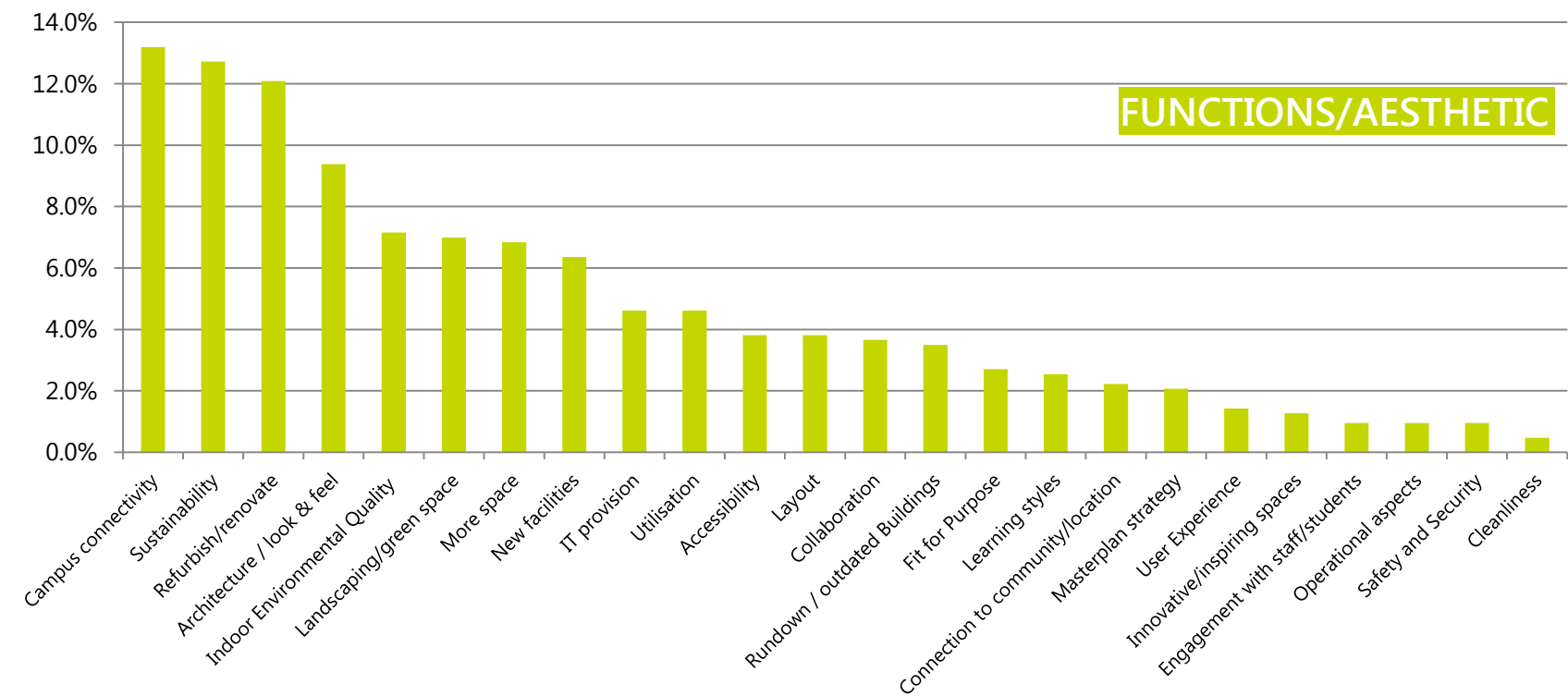
# THE THEMES CATEGORISED ALPHABETICALLY



# RANKED THEMES

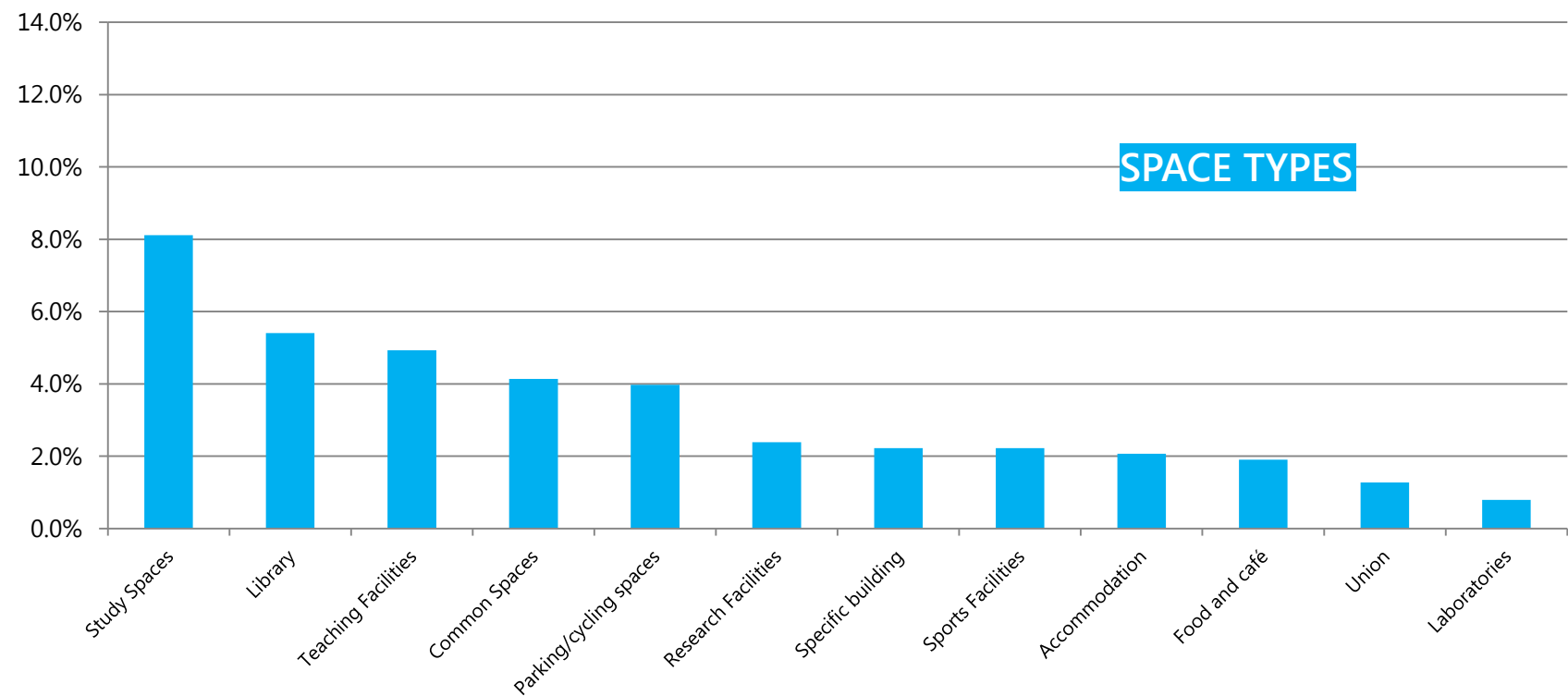


# FUNCTIONAL THEMES: RANKED

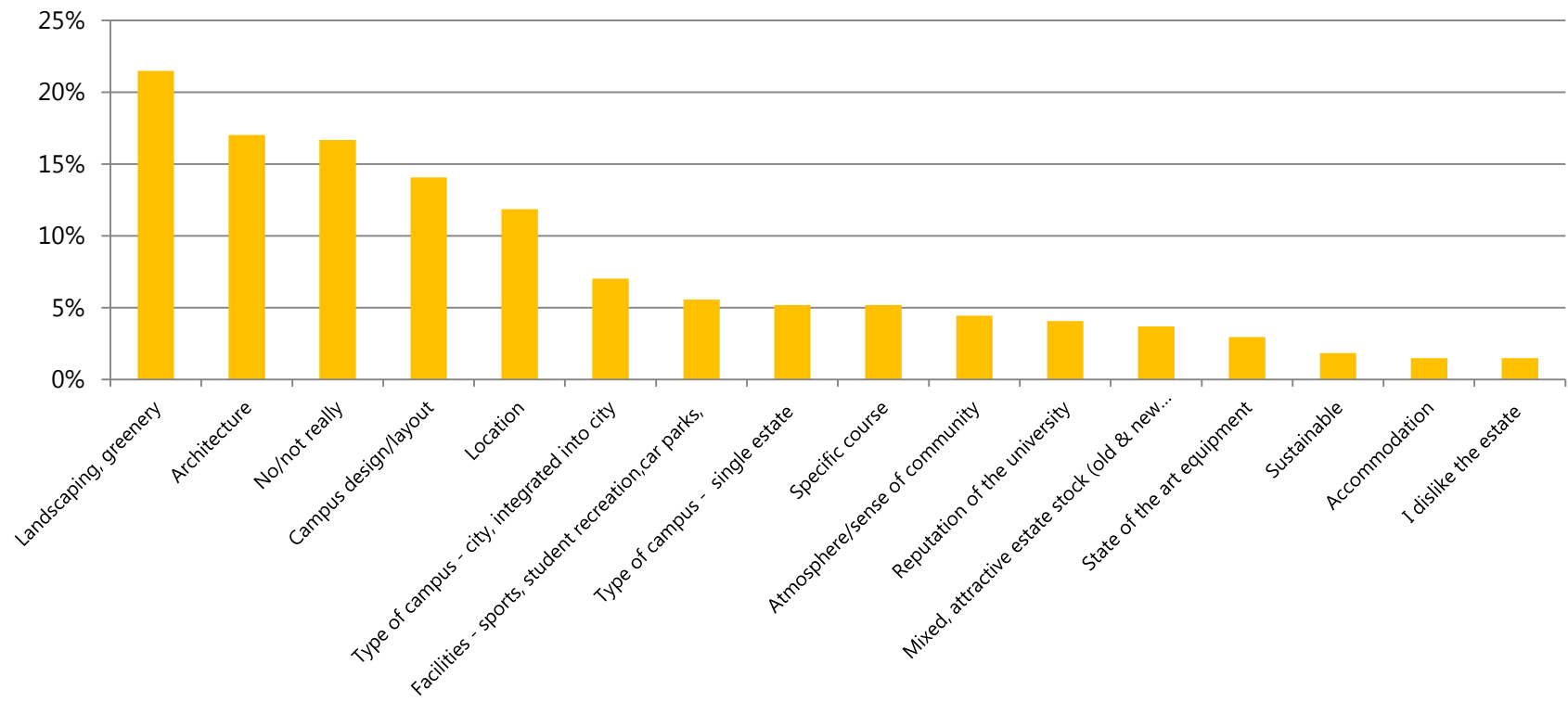




# SPACE TYPE THEMES RANKED



# WAS THERE ANYTHING SPECIFICALLY REGARDING YOUR ESTATE THAT ATTRACTED YOU TO STUDY AT YOUR PARTICULAR UNIVERSITY?

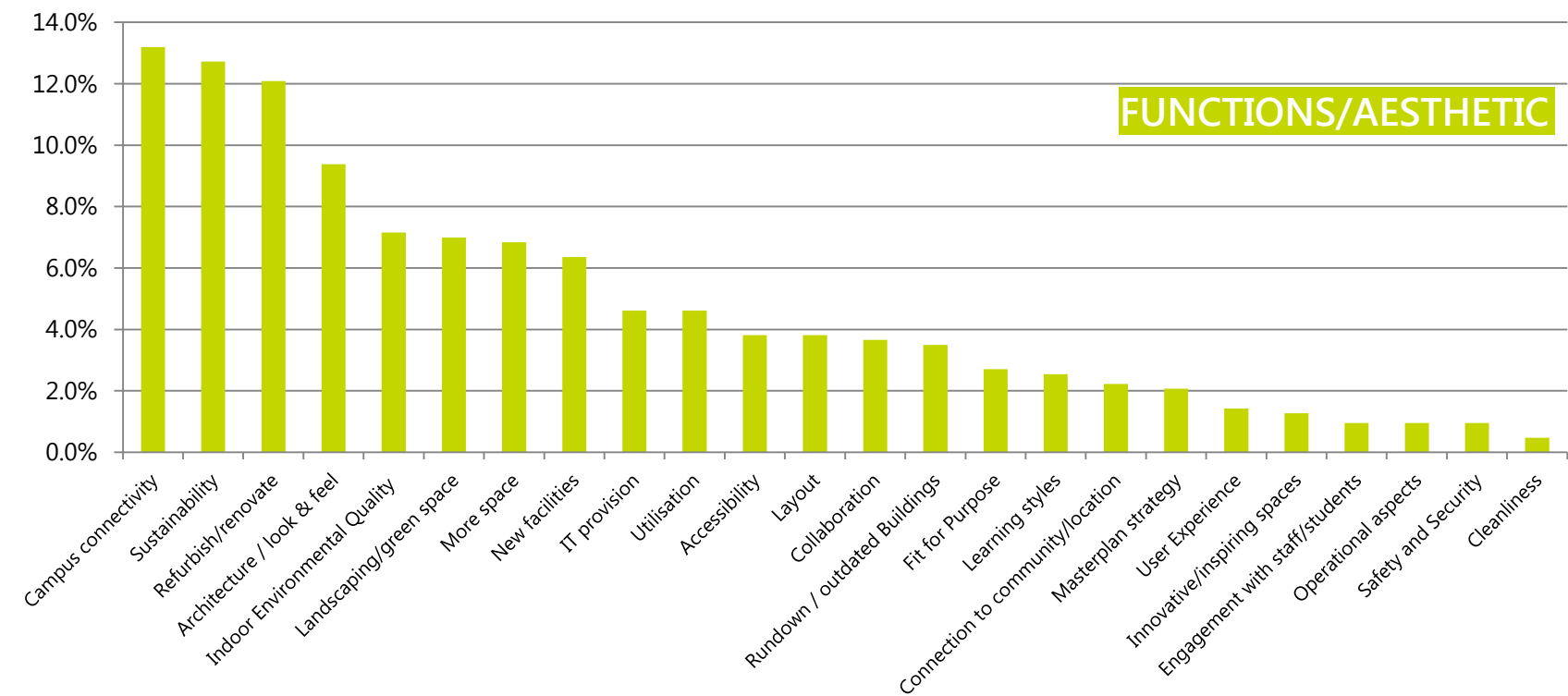


# WIN-WINS

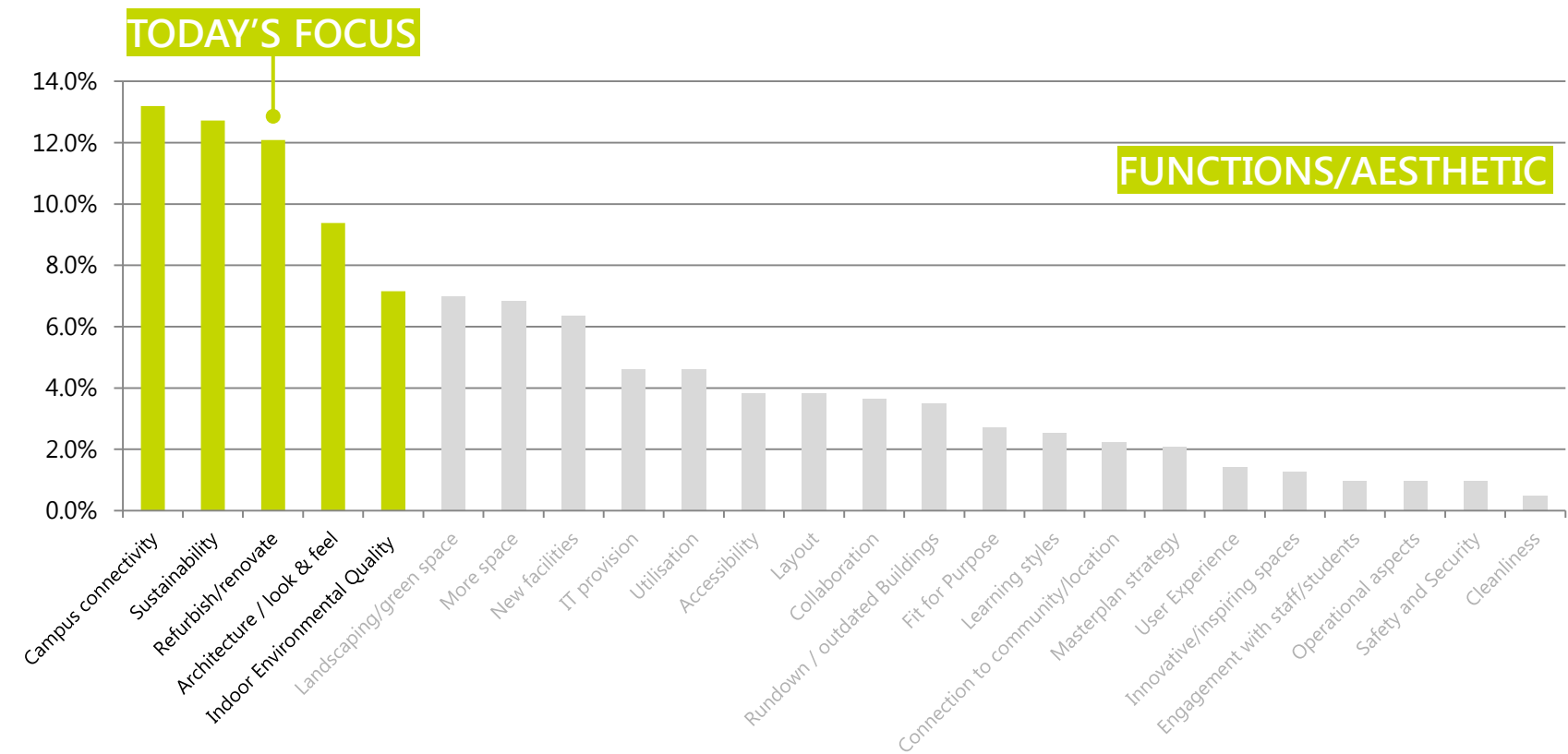
## ESTATE FACTORS THAT STUDENTS WOULD IMPROVE AND ATTRACT STUDENTS

FACTORS STUDENTS WOULD IMPROVE	% COMMENTS	RANK		RANK	% COMMENTS	ESTATE FACTORS THAT ATTRACT STUDENTS
Campus connectivity	13.2%	1		1	21%	Landscaping, greenery
Sustainability	12.7%	2		2	17%	Architecture
Refurbish/renovate	12.1%	3		3	17%	No/not really
Architecture / look & feel	9.4%	4		4	14%	Campus design/layout
Study Spaces	8.1%	5		5	12%	Location
Indoor Environmental Quality	7.2%	6		6	7%	Type of campus - city, integrated into city
Landscaping/green space	7.0%	7		7	6%	Facilities - sports, student recreation, car parks, etc.
More space	6.8%	8		8	5%	Type of campus - single estate
New facilities	6.4%	9		8	5%	Specific course
Library	5.4%	10		10	4%	Atmosphere/sense of community
Teaching Facilities	4.9%	11		11	4%	Reputation of the university
IT provision	4.6%	12=		12	4%	Mixed, attractive estate stock (old & new buildings)
Utilisation	4.6%	12=		13	3%	State of the art equipment
Common Spaces	4.1%	14		14	2%	Sustainable
Parking/cycling spaces	4.0%	15		15=	1%	Accommodation
Accessibility	3.8%	16		15=	1%	I dislike the estate

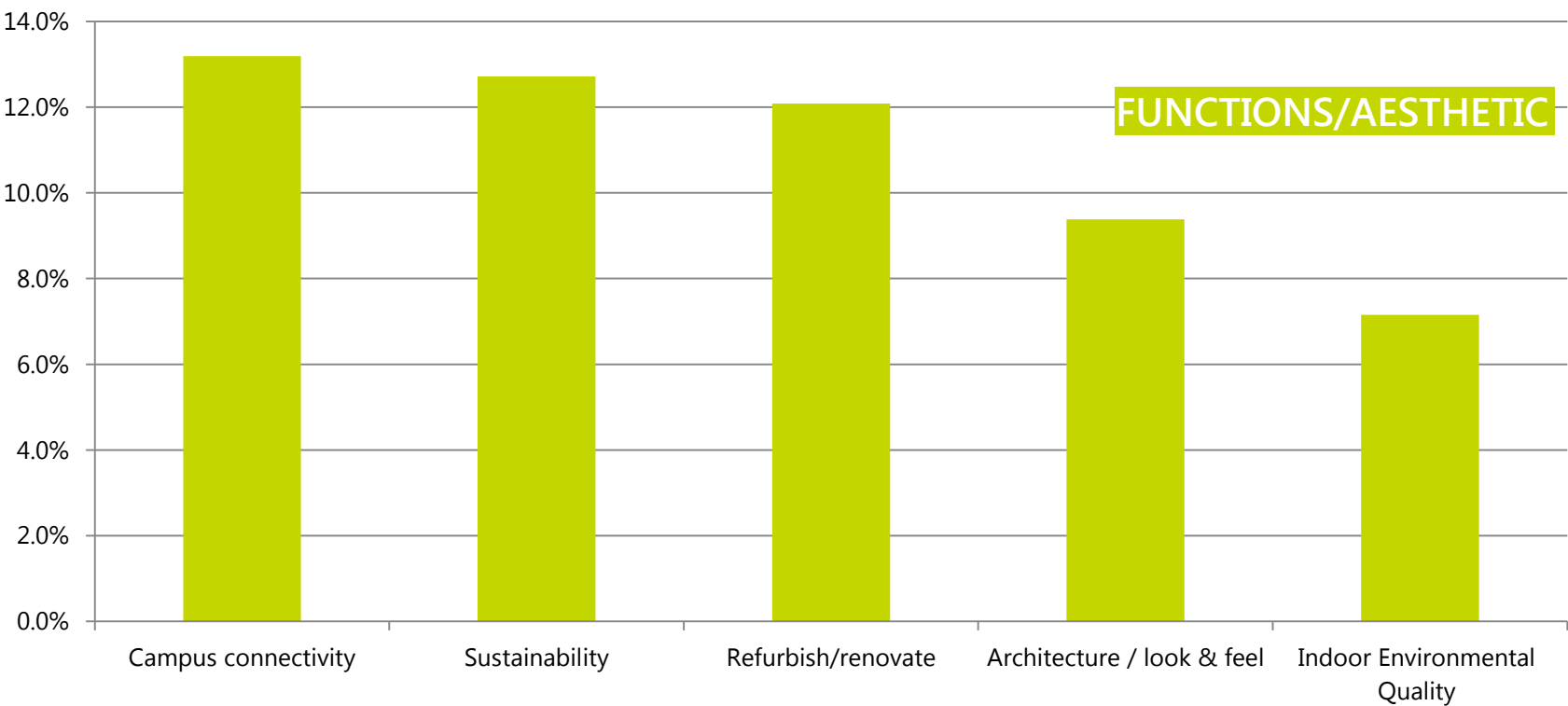
# FUNCTIONAL THEMES: RANKED



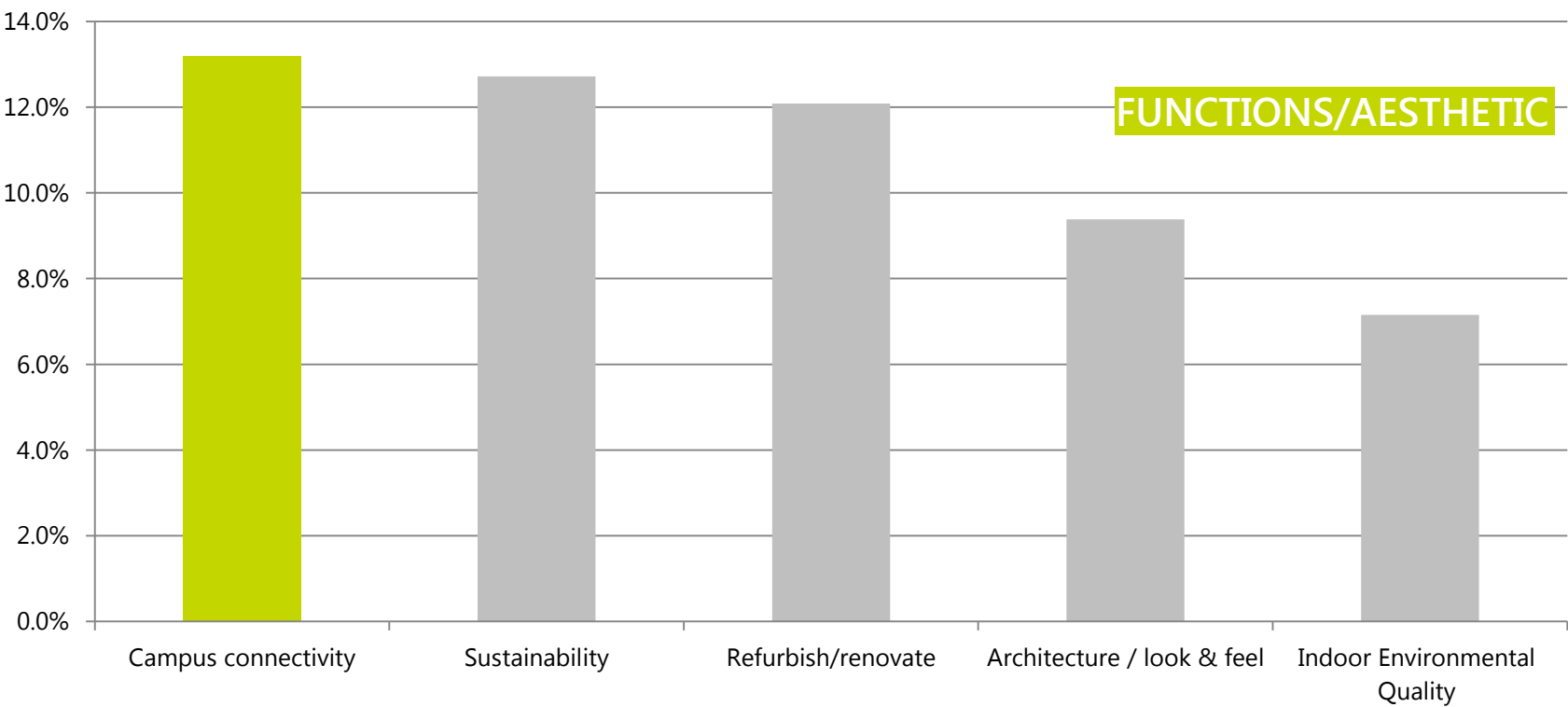
# FUNCTIONAL THEMES: RANKED



# FUNCTIONAL THEMES: RANKED TOP 5



# FUNCTIONAL THEMES: RANKED FOCUS ON CAMPUS CONNECTIVITY







# #1 CAMPUS CONNECTIVITY

## STUDENT COMMENTS...

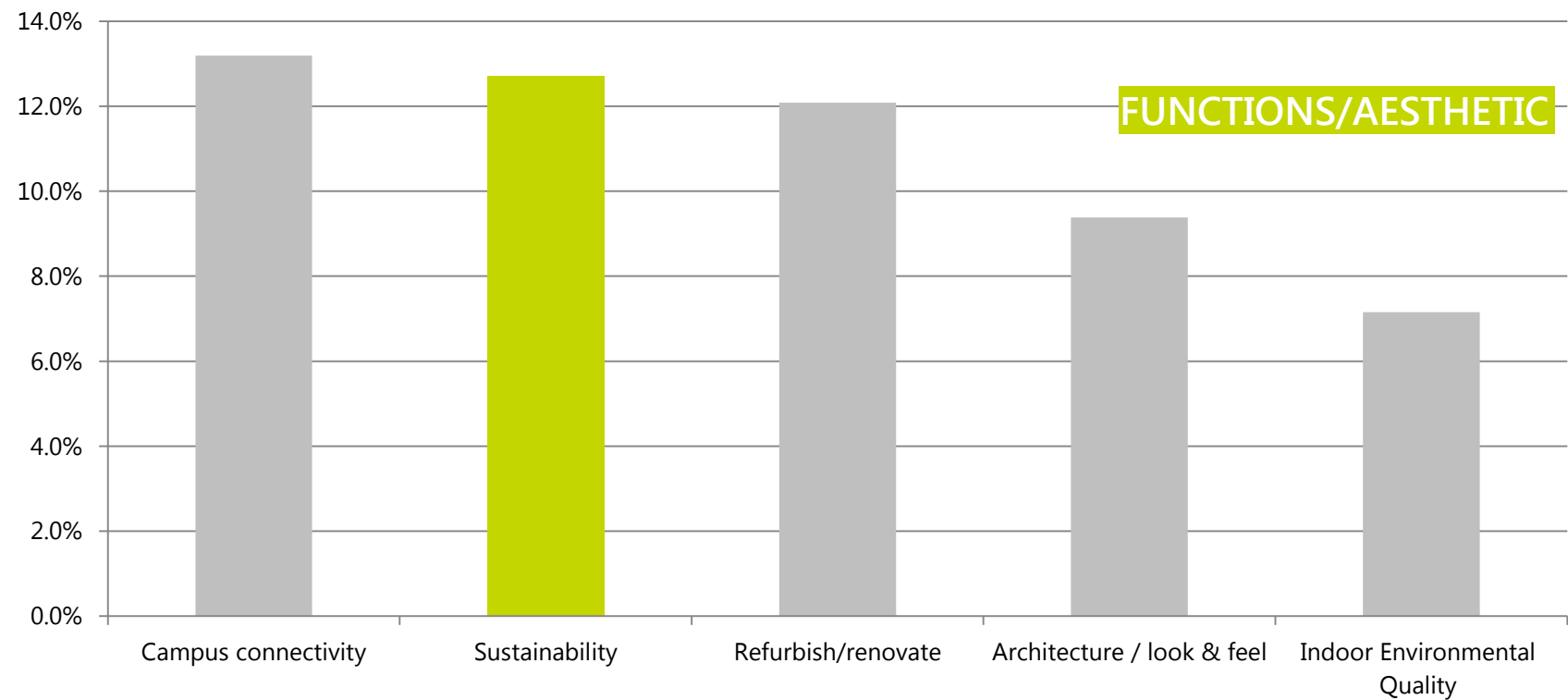
*“Connecting the buildings together in one form or another, as they’re currently out of touch with one another.”*

*“Connecting the individual buildings on campus, so that student/teaching society is an actual community, and not isolated groups of people.”*

If the campus unites and integrates various departments, the university staff and students then potentially become better able to make the interdisciplinary connections required to address the fiendishly difficult challenges of sustainability.

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# FUNCTIONAL THEMES: RANKED FOCUS ON CAMPUS SUSTAINABILITY





## #2 SUSTAINABILITY

### STUDENT COMMENTS...

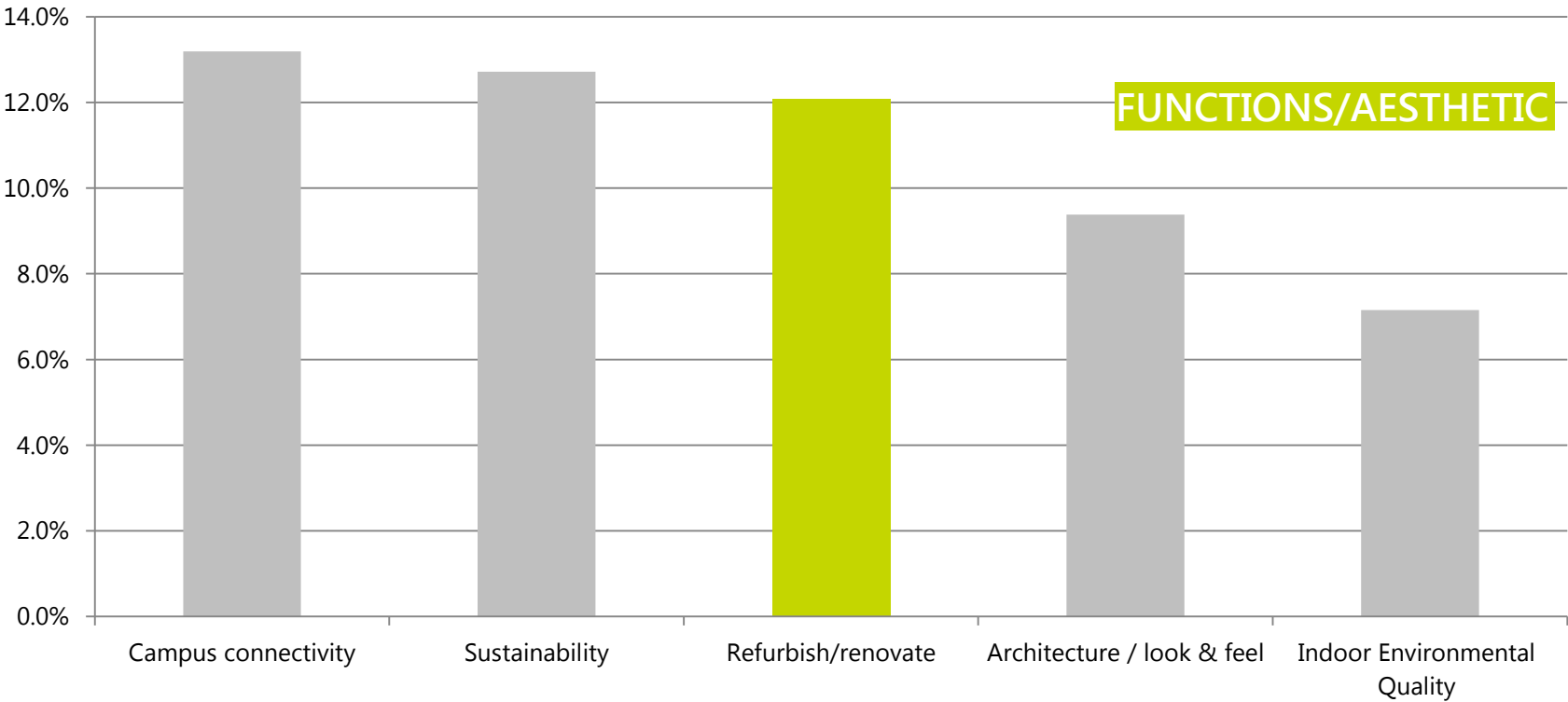
*"I don't believe these buildings are up to the energy standards that they should be for a university that cares about environmental design as much as they do."*

*"I find it very ironic that the studio for the Sustainable Environmental Design programme doesn't allow users to manually adjust the thermostat of the room."*

Many of the students comments regarding sustainability included the need for universities to practice what they preach. Some noted that this also offered the potential to utilise the building as a living laboratory and in doing so become an educational resource that supports the course curriculum.

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# FUNCTIONAL THEMES: RANKED FOCUS ON CAMPUS REFURBISHMENT/RENOVATION





## #3 REFURBISHMENT

### STUDENT COMMENTS...

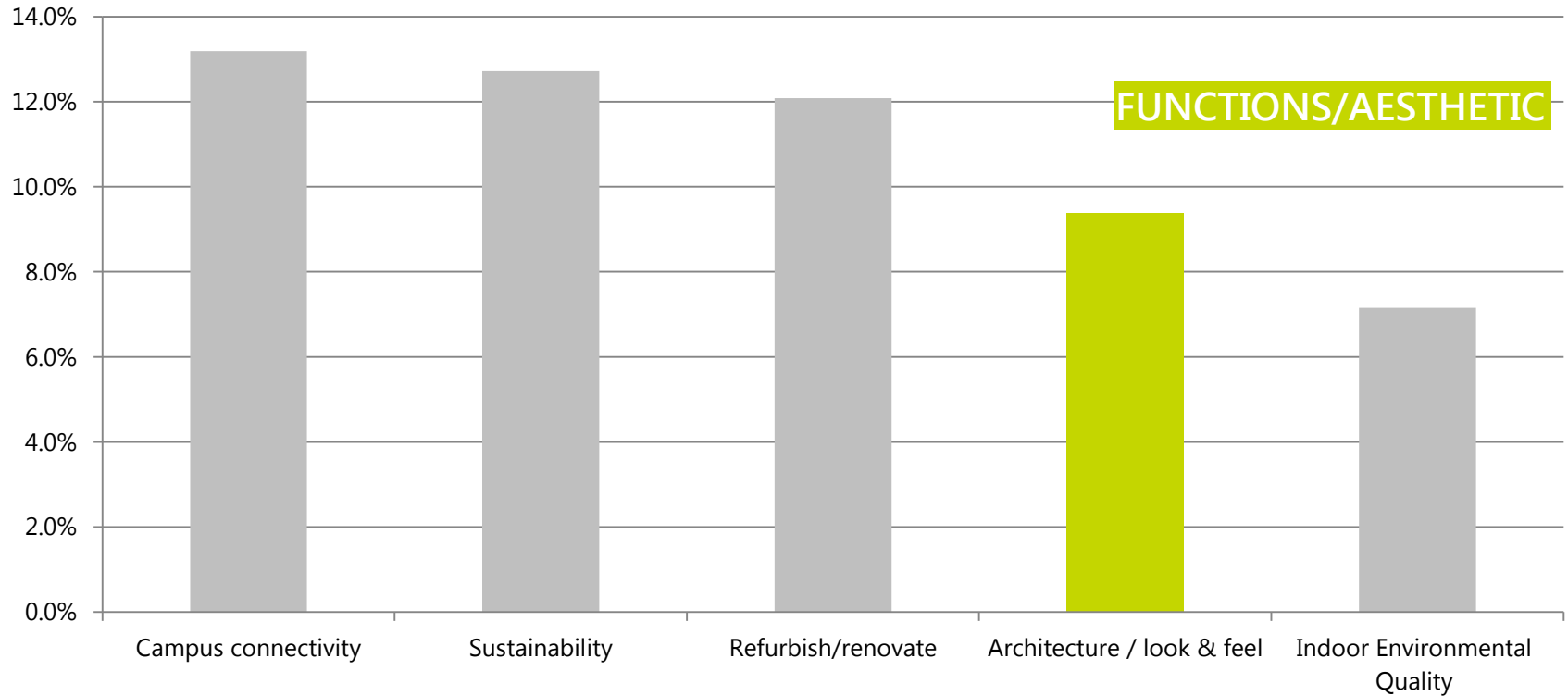
*“Merely some paint would improve the sites aesthetics dramatically and probably attract more students.”*

*“I would improve some of the older buildings. Despite the building of new facilities, the uni could have renovated the old ones first.”*

Discussion in the workshop session noted that refurbishment and renovations vary significantly in scale and impact. With the need to keep buildings operational throughout, significant refurbishments can be challenging, requiring “decant” space or being undertaken over a significant period of time, often taking years to complete.

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# FUNCTIONAL THEMES: RANKED FOCUS ON CAMPUS ARCHITECTURE / LOOK & FEEL





## #4 ARCHITECTURE/LOOK AND FEEL

### STUDENT COMMENTS...

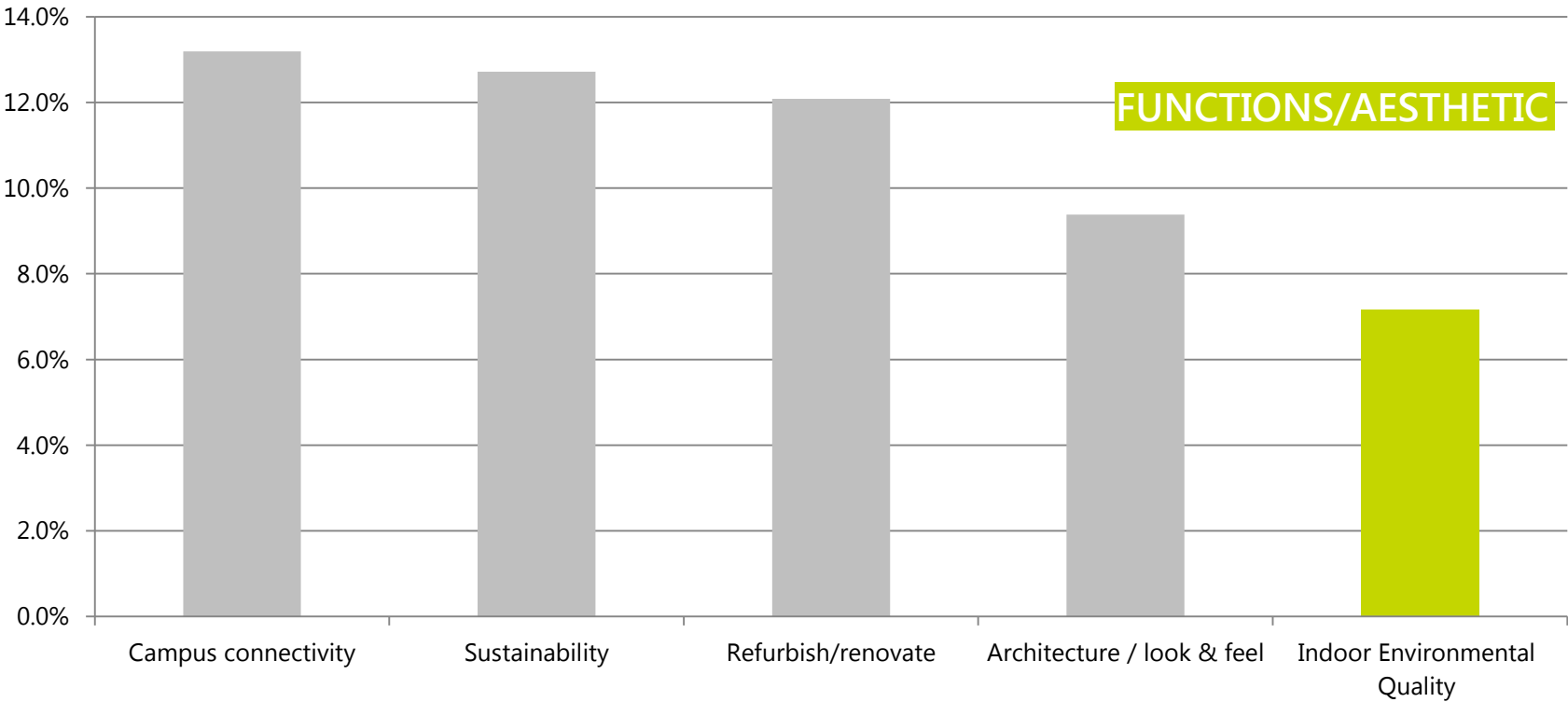
*“ Making the workplaces more inviting so students want to be there.”*

*“ Create a more impressive front entrance and route to the library.”*

*“ Interior design and general architectural design of the student accommodation (increased ventilation and natural light etc.).”*

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# FUNCTIONAL THEMES: RANKED FOCUS ON INDOOR ENVIRONMENTAL QUALITY







# #5 INDOOR ENVIRONMENTAL QUALITY

## STUDENT COMMENTS...

Here students highlighted the need to consider user experience with natural light being an often mentioned area of improvement.

*“Creating a work environment where students are happy and comfortable in their surroundings – making studying an enjoyable experience in terms of student senses.”*

*“Students do not want to get out of bed to go and sit somewhere that is uncomfortable and gloomy. It only puts them off going to lectures, which is not what a University wants.”*

*“I would conduct a student survey to actually find out what the majority of students thought should be improved first as that will make for a happier university, as they are the people actually paying to attend it.”*

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## 5. SUMMARY & NEXT STEPS

# SUMMARY

- Our research is aiming to better understand how university estates can help address the challenges of the HE Sector
- It is exploring the opinions of students and higher education senior decision makers
- This presentation has focused on one aspect of the student survey – what students would do if they were in charge of their university estate
- The information has been themed and can be used to focus on the most important aspects of campus design that impact on students
- A research based approach to design helps ensure that capital projects deliver the highest value
- The research is on-going and we would like to open this up to more universities to improve our dataset

# CONTINUING THE RESEARCH

- Want to understand what students think about your university estate?
- Want to be part of our Higher Education Senior Decision Maker Interview Series?
- Want to know more about the findings of the Interviews / Survey?

## CONTACT

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## THANKS TO

Chris Abbott

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