

The University of Oxford estate

...comprises a significant portfolio of land and properties, with a wide range of asset types and uses:

- 235 buildings, providing some 590,000m² of space, which accommodates the day-to-day activities of the University, including specialist research buildings, teaching laboratories and lecture halls, sports facilities, libraries and museums, administrative and ceremonial buildings
- A further 150 properties in and around Oxford which are managed commercially, including accommodation for graduate students, offices, warehouses and land
- The University is responsible for the repair and upkeep of some of the finest buildings in the city of Oxford, including the Radcliffe Camera, Sheldonian Theatre and Old Bodleian Library
- The estate has buildings dating from 1424. 25% of it is listed and 37% was built before 1840. It also includes a significant portfolio of state-of-the-art research buildings developed over the last 10 years
- The estate has been growing at around 5% per annum for the last 15 years
- The University has a series of masterplans that could provide up to an additional 250,000 m² of space



The Context

Key challenges are: a very significant change in the capital funding landscape, more emphasis on sharing and flexibility by a smaller number of centres of excellence, the changing needs of students, and carbon and energy reduction.

- The UK Higher Education sector as a whole faces a significant reduction in government funding for capital
- The quality of student provision has come under scrutiny following introduction of the variable fee
- Research funding is increasingly dependent on promoting flexibility, interdisciplinary work and sharing between institutions
- The national value-for-money agenda is promoting better use of space and more efficient servicing. Carbon reduction targets for the sector are challenging

Oxford has specific issues:

- A number of properties are no longer functionally suitable for their current use and their future needs to be considered in the light of their location and potential for change of use
- The development of new donor-funded buildings is likely to continue as the University grows
- The provision of appropriate student housing remains a challenge and will require further investment
- Ambitions to promote flexibility and sharing of both teaching and research space enjoy broad support across the University but are some way from becoming a reality
- The continued growth of research places significant demands on investment
- Research data requires very significant processing, resilience and storage facilities; investment in IT capital projects is likely to become more significant over the next five years



Our priorities

The University will balance capital spending on refurbishing and replacing the existing estate with the delivery of new buildings to meet research and education needs. It will provide an estate that meets the needs of staff and students, reduces environmental impact and is affordable to run and maintain.

The Estate Strategy has a number of priorities:

- To meet the changing patterns of research and teaching activity that result from changes in the size and shape of the University
- To improve the utilisation of space through new buildings designed for flexibility and shared use, and the effective sharing of existing teaching and research facilities
- To improve the condition and functional suitability of the estate by reviewing the use of existing buildings which are vacated when new ones are built
- To reduce running costs and carbon emissions

A more efficient and flexible use of space and sharing of facilities will:

- Reduce the resources needed to run and maintain less efficient buildings, enabling resource to be redirected for academic benefit
- Allow for new ideas to be realised in research and education through increased collaboration

Environmental policy, sustainability and 'green' travel

The University's commitment to minimising the environmental impacts of its activities includes conducting building energy audits, travel planning, improving facilities for cyclists and developing waste strategies in conjunction with departments.

Through its environmental policies the University aims to:

- Reduce carbon dioxide emissions from its buildings and processes in line with UK government targets
- Reduce the use of mains water, and reduce pollution entering watercourses
- Build environmentally sustainable buildings and embed sustainable building best practice into the management of the estate
- Minimise waste production and increase the proportion of waste that is recycled
- Encourage the use of efficient public and communal transport, bicycles and walking to reduce carbon dioxide emissions from work-related travel and University-owned vehicles
- Source products and services locally wherever possible
- Increase the use of sustainable products and those that can be recycled after use
- Enhance biodiversity by preserving and enhancing the wildlife habitats under the University's control



Future development of the estate

The University has a number of masterplans which allow for improvements in existing facilities and accommodate the demand for an increase in the size of the functional estate.

- The Radcliffe Observatory Quarter provides high quality modern teaching and office-based research facilities that encourage interdisciplinary and collaborative work; Humanities faculties have moved together into the former Radcliffe Infirmary Building and the purpose-built Andrew Wiles Building brings together the Mathematical Institute from three separate locations
- The purchase of the Park Hospital site allows for the expansion of the Old Road Campus as a centre for developing world-leading medical research alongside operational clinical facilities
- There are opportunities to redevelop and refurbish buildings in the Science Area and Keble Road Triangle to meet demand for state-of-the-art laboratory-based teaching and research
- The Begbroke Science Park offers considerable scope for expansion and growth allowing University research to develop hand-in-hand with industrial and commercial enterprise
- The Iffley Road Sports Centre provides opportunities to develop new sports facilities comparable to those of other world-leading universities



For further information visit the Estate Strategy website at:

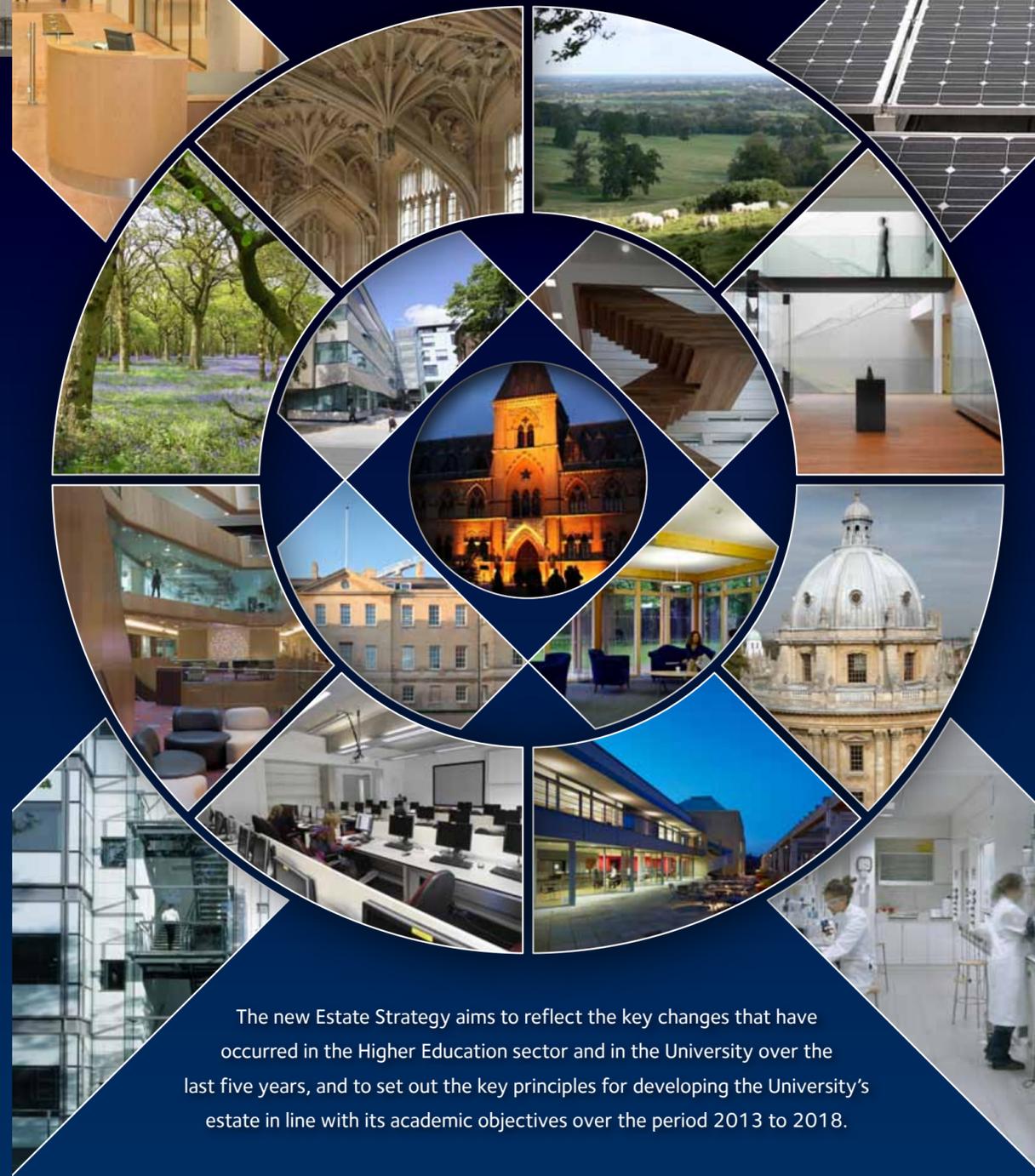
www.admin.ox.ac.uk/estates

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ESTATE STRATEGY 2013-18



The new Estate Strategy aims to reflect the key changes that have occurred in the Higher Education sector and in the University over the last five years, and to set out the key principles for developing the University's estate in line with its academic objectives over the period 2013 to 2018.