

Southampton Solent University

Estate Strategy 2008-2013

Executive Summary

This document updates the previous estate strategy prepared in April 2002 and has been developed to support the new University Strategic Plan. A number of key objectives of the previous strategy were achieved over the period 2001 - 2008, but there is now a need for a strategy that considers further opportunities for developing the estate at the East Park Terrace and Warsash campuses to meet new and emerging ways of learning, either independently or in partnership with others, and to support and assist the University in its aspirations to position itself as a distinctive and leading provider of higher education in the region.

The overall condition of the estate remains better than average in the sector, but the amount of property in the "good" category has declined over the period covered by the last Strategy. Furthermore, the percentage of space that can be regarded as being 'fit for purpose' to support current and anticipated teaching and learning requirements has reduced. Space utilisation remains very high, and as a result suitable space for expansion and further portfolio diversification is at a premium on both sites. Indeed it is becoming increasingly difficult to undertake major improvements and remodelling of the estate without causing excessive disruption to the operation of the University. In addition, the Warsash Campus also contains a number of older and temporary buildings which require replacement in the very near future.

The Estate Strategy identifies ways in which both sites could be expanded or improved to meet the changing needs of the University, as articulated in the new University Strategy and its supporting strategies, particularly Teaching and Learning. It also considers requirements and opportunities for improved indoor and outdoor sports facilities and additional social, commercial and retail space. Options for the residential estate, which are currently in very high demand at both campuses, are also explored.

The intention of the strategy has been to identify and appraise these options on a high-level basis with indicative costs, to provide the University with sufficient flexibility to adapt the estate to changing pedagogic demand over the next few years. From these options, a number of key objectives have been drawn, which are detailed below. The adoption of any particular option will necessitate a more detailed study and will depend upon the University's specific requirements, the availability of appropriate funding and/or identification of suitable development partners.

The strategy also includes a number of key objectives, the main ones which are summarised below:

Key Objectives 2008 - 2013

East Park Terrace

- Acquisition of adjacent land on St Andrews Road (StAR).
- Development of new indoor sports facilities and further teaching space through development on the StAR site following acquisition.
- Redevelopment of the Mountbatten Library to create a new student-focused Learning Centre.
- Creation of new learning spaces to support flexible learning through remodelling of the existing estate.
- Detailed feasibility studies to evaluate the viability of identified estate opportunities.

Warsash

- To provide additional academic teaching and support facilities through new development and to effect the removal of all temporary and modular accommodation.
- Locate and develop new facilities to support the Manned Model Centre.
- The provision of an external multi-use sports pitch.

Sports

- Seek the development of new outdoor sports facilities, possibly through partnership, as an alternative to Hardmoor.

Estate Investment

- An increase in overall estate investment through additional capital funding or increased maintenance funding.

Sustainability and Environment

- Ensure that major refurbishments or new developments incorporate sustainable development principles.
- Enhance the external environment of the EPT campus.