



Campus Masterplan 2022 - 2032



Our University Strategy



Our Mission

“Diverse in our makeup and united in our ambition, we change lives through education and research”

Our Vision

“We will provide inspiring education and research working in partnership with our communities to become a truly inclusive university”

Our Values

Inclusive, Inspiring, Impactful.

Our Estate

24th largest estate in sector 89.5ha
(80th for student numbers, 45th for academic staff)
Higher Education Estates Management Report.2020/21. AUDE.
16,700 students. 3,700 staff.

84,200sqm residential buildings
245,000sqm non-residential buildings

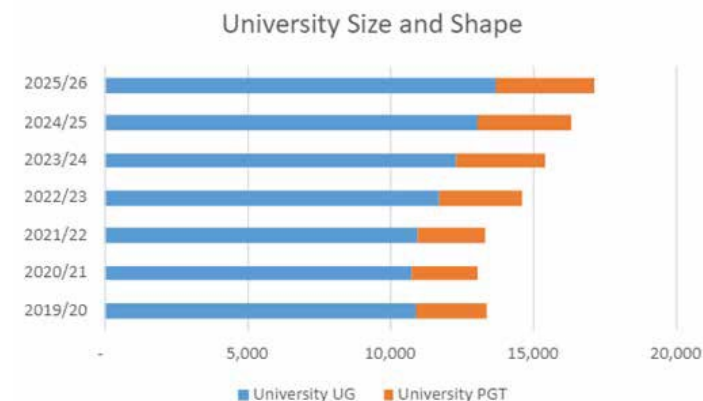
College of Life Sciences c. 45,500sqm
College of Science & Engineering c. 31,000sqm
College of Social Sciences Arts & Humanities c. 16,000sqm

Total operating cost £47m p.a. on average

Maintenance spend - £6m p.a. on average

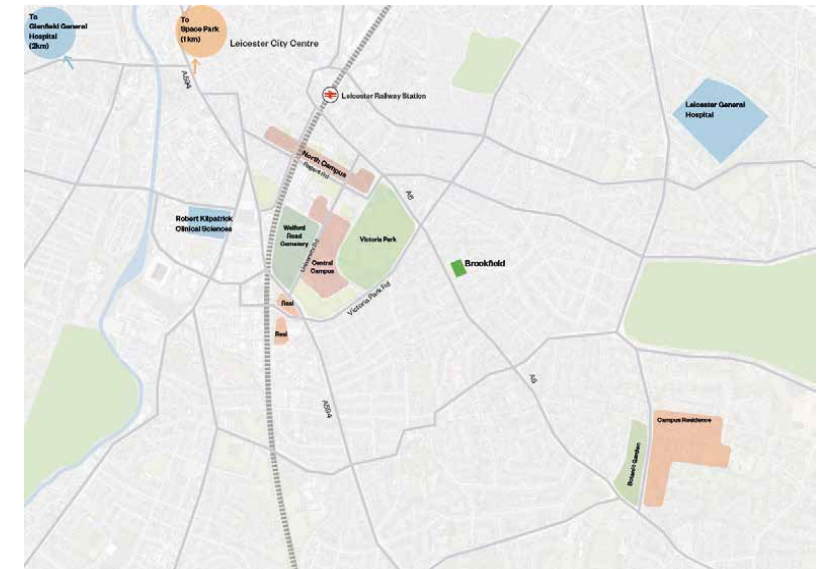
Insurance value of estate – c. £1.1bn

Academic offices occupy 18% of non-residential estate





Map of Campus and Satellite Sites





A photo of Adrian Building



A photo of Charles Wilson Building



A photo of Percy Gee Building



A photo of the square in front of David Wilson Library and Fielding Johnson Building



A photo of the Engineering Building



A photo of Maurice Shock Building



A photo of Attenborough Tower from Victoria Park

Ut Vitam Habeant *So that they may have life*

The University of Leicester, established in 1921, is the **custodian** of a large, valuable and impactful estate that has shaped our academic mission over the last hundred years.

We have an obligation both to **maintain and improve our heritage** for the next hundred years and beyond.

Our strategic approach is to create an **integrated and connected arc** of opportunity from Leicester Royal Infirmary to Freeman's Village.

Developing new buildings and improving existing spaces to foster belonging.

We will retain and re-imagine our Knighton and Oadby estates alongside our central campus and satellite sites.

Re-configure or consolidate buildings on north campus and at Oadby. Dispose of interests where appropriate and consider strategic opportunistic purchases as they present themselves.

Create a cohesive estate that enhances both our student and staff experience.



The Campus of 2032

- Vibrant, inclusive, cohesive with a strong sense of community.
- Commitment to connecting people, places and technology; improved public realm and integration of physical and digital estate.
- Combine major projects with long term maintenance and lower value, high impact schemes
- For an effective, efficient and innovative estate.



Estate Strategy Approach

- Further enhance and improve our estate;
 - Build new spaces to replace buildings at risk of failure.
 - Upgrade on a phased basis, invest in long term maintenance and incorporate minor but high impact projects.
 - Support growth by adapting spaces to enhance flexibility, improve and increase utilisation through design, space allocation and timetabling.
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- Projects prioritisation criteria;
 - **Priority 1 - Reputational/Compliance Risk**
 - **Priority 2 - Academic Benefit and Long Term Ambition**
 - **Priority 3 - Financial benefit**



Project Themes

- The projects which have emerged are focused around the following themes:
- **Research-Inspired Teaching**
- **World-Changing Research**
- **Our Citizens** – Student and Staff Experience (incl. Campus Look and Feel, Residences, Sport, Wellbeing, Arts, Catering)
- **Condition and Compliance** (including functional suitability, accessibility, safety and security)
- **Sustainability/Net Zero**

Summary of Proposed Investments across Campus

Maintenance & Compliance	Maintenance leading to a New Build	New Build	Refurbishment & Improvement
£208,365,000	£36,330,000	£124,430,000	£113,950,000
Astley Clarke	Archaeology & Ancient History Building	Co-LAB-orator space	Accessibility across campus
Bennett Building	Computer Centre	Glenfield Hospital – Cardiovascular Building	Attenborough Tower
Brookfield	Danielle Brown Sports Centre development	Heritage Hub within New Walk Gallery	Attenborough Arts Centre
College Court	George Porter	New CSSAH School Building	Botanic Gardens
College House	Adrian	New Science Building	Charles Wilson Building
David Wilson Library	MSB	Space Park – Phase 3	'Doctoral College'
Fielding Johnson			Engineering Tower
George Davies Centre			Engineering 'R Block'
Glenfield			General Hospital – Diabetes Ward
Henry Wellcome			Hodgkin
Innovation Hubs			'Informatics' Building
Ken Edwards			Michael Atiyah Building
Knighton Hall			Museum Studies buildings
Physics Building			Net Zero projects
Pre-Clinical Research Facility			Percy Gee
Rattray			Public Realm
Roger Bettles Sports Centre			Putney Road
Space Park – Phase 1 & 2			Residences
			RKCSB
			Student Experience spaces
			Teaching & Social Study Spaces
			WorkSmart spaces in Colleges
Total Investment = £483,075,000			

Development Strategy

Opportunities

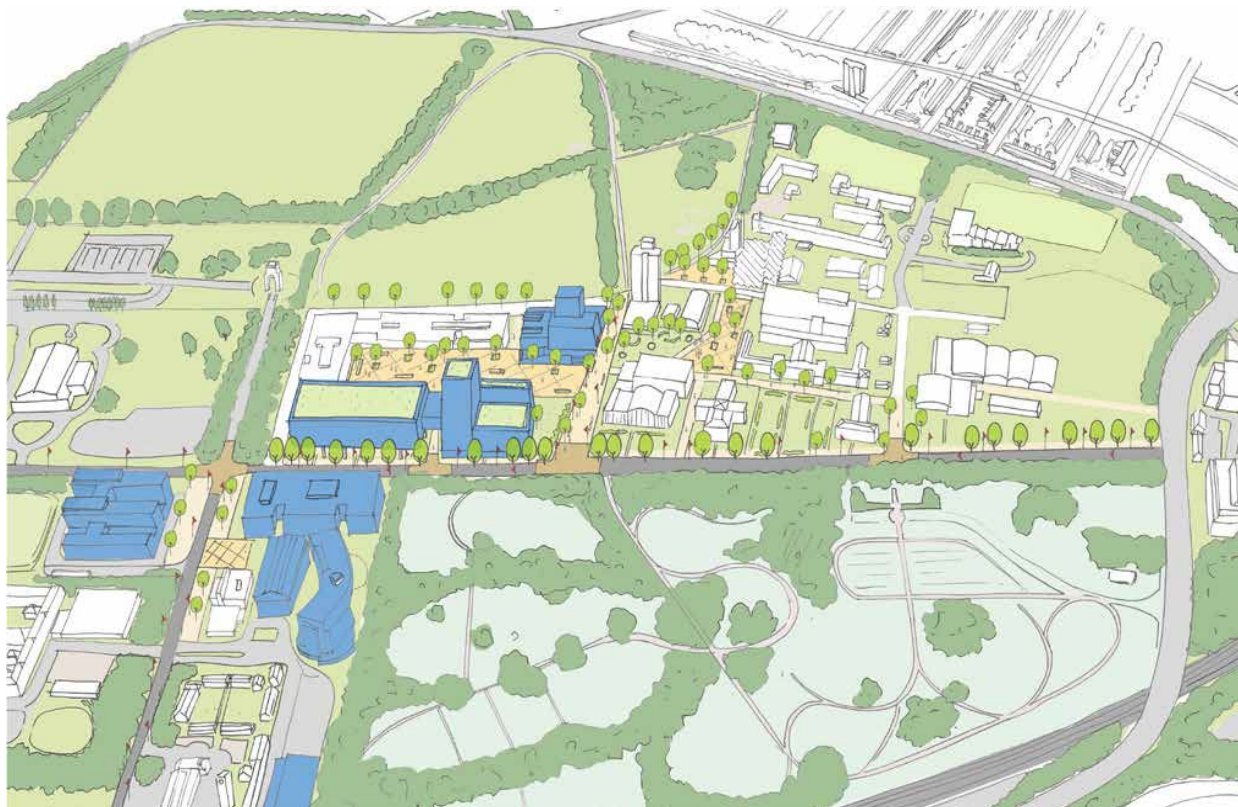
1. Develop or redevelop Adrian
 2. Develop or redevelop George Porter
 3. Redevelop Computer Centre & Material Centre
 5. Develop or redevelop Archaeology
 10. Develop Danielle Brown Sports Centre
- Business School developments Brookfield site

- Enhance public realm:

- A. Mayor's Walk
- B. Attenborough Tower and Engineering Surroundings
- C. University Road Improvements and UoL wayfinding/
FJB Lawn - open up to University Road
- D. Enhance Science Quad



College of Life Sciences Proposed Projects



Current	Future	Summary of Works
Adrian		22/23 to 25/26 – Vacation of Adrian Building, leading to decommissioning and demolition (possibly including Bennett Link)
Diabetes Centre - General	Diabetes Centre - General	23/24 & 24/25 or beyond depending on RPIF funding - Refurbishment of wards for Diabetes at General.
George Davies Centre	George Davies Centre	Upkeep through rolling maintenance programme across campus.
Glenfield	Glenfield	23/24 & 24/25 or beyond depending on RPIF funding - Creation of new building at Glenfield, potentially leading to reduction in leased and embedded space, assumed to be part funded through philanthropy.
Henry Wellcome	Henry Wellcome	Upkeep through rolling maintenance programme across campus.
Hodgkin	Hodgkin	23/24 & 24/25 – Refurbishment & enabling works to facilitate Adrian decant and CLS allocations
MSB	MSB	23/24 & 24/25 – Refurbishment & enabling works to facilitate Adrian decant. Greatly reduced dependency on MSB, potential demolition beyond ten year horizon, through part-occupation of New Science Building - shared research facility, release of teaching labs in other CLS buildings.
PRF	PRF	22/23 to 24/25 Long Term Maintenance programme of works.
RKCSB - LRI	RKCSB - LRI	24/25 to 26/27 – Phased and systematic refurbishment of RKCSB to provide expansion space for AHP, home for School of Pharmacy, plus research facilities that require clinical adjacency
	New Science Building	25/30 & 30/31 - New Build on site of Adrian / may incl phased extension into George Porter site.
	Co-LAB-orator Space	26/27 & 27/28 – Shared interdisciplinary research and maker space.

College of Science and Engineering Proposed Projects



Current	Future	Summary of Works
Bennett	Bennett Building	23/24 to 25/26 – Façade replacement maintenance works.
Charles Wilson	Charles Wilson	23/24 & 28/29 – Building fabric upgrades and phased development based on future building masterplan.
College House	College House	24/25 – Possible Redevelopment to accommodate future home(s) for Engineering – linked to potential Engineering release of MAB (AAH bid & expansion).
Engineering Building	Engineering Building	23/24 & 24/25 – Review the potential to remodel the Engineering Building to provide additional flexibility (works may take place beyond five year horizon depending on scope and what is possible). Linked to overall home of Engineering and buildings occupied.
George Porter	New Science Building	29/30 & 30/31 – New Build on site of Adrian / may incl phased extension into George Porter site for New Science Building. Incl. Synthetic Chemistry lab.
Ken Edwards	Ken Edwards	Upkeep through rolling maintenance programme across campus.
Michael Atiyah/Annex	Michael Atiyah Annex	Potential expansion of AAH (bid 22/23) and Engineering requirements tbc. for allocations of MAB.
Physics Building	Physics Building	23/24 to 25/26 – Façade replacement maintenance works.
'R' Block Design Lab	'R' Block Design Lab	24/25 & 25/26 – Redevelopment to accommodate future home(s) for Engineering – linked to potential Eng. release of MAB (AAH bid & expansion). Incl. Informatics PC lab capacity increase.
Space Park	Space Park	23/24 & 24/25 – Phase 3 Digital Futures
	Co-LAB-orator Space	26/27 & 27/28 – Shared interdisciplinary research and maker space.



College of Social Sciences Arts and Humanities

Proposed Projects



Current	Future	Summary of Works
Archaeology & Ancient History Building	Archaeology & Ancient History Building	Upkeep through rolling maintenance programme across campus. Potential site for future redevelopment with Computer Centre site following funding bids then feasibility for AAH.
Astley Clarke	Astley Clarke	Upkeep through rolling maintenance programme across campus.
Attenborough Tower	Attenborough Tower	Upkeep through rolling maintenance programme across campus. To include redevelopment to create new Reception area.
Bennett Physics Underpass	20 Putney Road West	24/25 – if required due to redevelopment of Adrian site and/or successful AAH bid & expansion/redevelopment of AAH site. Move ULAS to Putney Road.
Brookfield	Brookfield	Upkeep through rolling maintenance programme across campus.
Fielding Johnson	Fielding Johnson	Upkeep through rolling maintenance programme across campus.
Fraser Noble	'Informatics' Building	22/23 – School of Education vacated. Remaining events to vacate across campus/Beaumont Hall (refurbish in future). Sell Fraser Noble. 23/24 School of Education occupy 'Informatics' Building.
2 University Road		22/23 – School of Education vacated. 23/24 Museum Studies may need for decant during bid redevelopment. Then sell 2 University Road.
6 University Road		22/23 – Libyan Archive relocated to MAB with School AAH. Sell 6 University Road.
15 University Road	15 University Road	23/24 – Redevelopment proposal linked to outcome of Museum Studies funding bid.
19 University Road	19 University Road	23/24 – Redevelopment proposal linked to outcome of Museum Studies bid.
21 University Road	21 University Road	23/24 – Redevelopment proposal linked to outcome of Museum Studies bid.
54 Princess Road	54 Princess Road	23/24 – Redevelopment proposal linked to outcome of Museum Studies bid.
	Heritage Hub – New Walk Museum	25/26 – Heritage Hub located in LG of New Walk Museum, in partnership with Leicester City Council.
	New CSSAH Building	27/28 & 28/29 - Potential future development to enable expansion of CSSAH School(s) to include accommodating growth of School of Business.
	Co-LAB-orator	26/27 & 27/28 - Shared interdisciplinary research and maker space.



Central Proposed Projects



Current	Summary of Works
Attenborough Arts Centre	25/26 – Refurbishment.
Botanic Gardens	23/24 – Review gardens and buildings.
Charles Wilson	23/24 & 24/25 – 4 th floor. 24/25 to 28/29 – Masterplan and phased floor by floor refurbishment, incl. Long Term Maintenance.
Danielle Brown Sports Centre	28/29 & 29/30 – Refurbishment.
Doctoral College	24/25 – Feasibility study and location.
Fielding Johnson	22/23 to 25/26 – Long Term Maintenance programme.
Net Zero	22/23 to 31/32 – Initiatives across campus. 27/28 to 31/32 – Major interventions.
New Build: Co-LAB-orator Space	26/27 & 27/28 – Feasibility to create shared research and maker space.
Percy Gee	23/24 & 24/25 – Multi Faith facility.
Public Realm	24/25 to 30/31 – Public Realm Works and University Road (including wayfinding and signage)
Residences	22/23 to 31/32 – Rolling Refurbishment Programme of Maintenance and Improvement.
Roger Bettles Sports Centre, Oadby	26/27 – Review future provision (consolidation, improvement, divestment).
Campus wide – Accessibility	22/23 to 31/32 – Accessibility improvements.
Campus wide – Student Experience	22/23 to 31/32 – Student Experience improvements.
Campus wide – StudySmart	22/23 to 31/32 – StudySmart Teaching and Social Study Space Improvements
Campus wide – School offices	22/23 – WorkSmart phase 2.
Campus wide – Colleges	24/25 to 26/27 – WorkSmart phase 3.