

SPACE STRATEGY 2010-2020

Vision

To orchestrate space planning processes worthy of a premier learning and teaching organisation. We must optimise use of our assets and resources to enhance the quality of the student experience and strengthen our research capabilities, whilst treading lightly in our community.

Key Drivers

There are a number of good reasons to employ more effective ways to provide and use space. These drivers include:

1. To facilitate a student experience of the highest standard possible, through supporting learning and teaching at the leading edge.
2. To provide appropriate space in which to conduct world leading research.
3. To deliver sector-leading, high quality, sustainable and cost effective services, within a culture of continuous improvement.
4. To achieve self-sustaining and robust finances and a strong position relative to the HE sector, both in terms of Capital and Revenue.
5. To deliver strong performance against the Capital Investment Framework Space Management assessment criteria.
6. To deliver estate consolidation, ensuring that all aspects of our activity are sustainable, particularly in terms of Carbon Reduction, and responsible use of all resources.
7. Contribution to the Brookes' Corporate Responsibility Programme.
3. To reduce total non-residential space by a minimum of 15% by 2020 (baseline 2006).
4. To meet the agreed Oxford Brookes Space Management Group space planning norms (see overleaf) on all planned office moves.
5. To use the HEFCE Space Assessment Model to define space required for academic and support activities.
6. To plan for provision of 2m² of space per student in general teaching activities, and provide it in the majority of teaching space by 2015.
7. To identify through space modelling, a range of reconfiguration, demolition and/or re-use scenarios, to support an estate consolidation delivery programme, by 2011.
8. Analyse the configuration of space across the different campuses for the Estate Strategy Planning Process during 2010.

Objectives

Space Management improvement activities will feed into the Corporate Responsibility governance structure. Under these arrangements programmes will be established to meet the following objectives:

1. To demonstrate a sector-leading space management approach by 2015.
2. To ensure that the total non-residential area of the estate does not increase as a result of the construction of the NLTB by 2013.

Financing the Strategy

Capital funding will be required for demolitions and this is expected from the masterplan budget. It is anticipated that business cases will be produced for individual projects as they are developed.

Accommodation

The Space Management Group agreed in October 2008 that there would be space planning norms for office accommodation all be it that these would form the basis of discussions only and would not be rigidly adhered to particularly where space is awkwardly configured and it may be necessary to allow more space per person. Two references have been taken – one is the desired open plan workspace area of 7.5m² per full time equivalent (achieved/bettered in the John Payne Building and by SMT in Clerici) and the other is reference to the legal minimum. The legal minimum becomes the bottom of the range and then 40% is added which generally reflects the range which is on offer at the University at the moment.

Space Planning Norms for Office Accommodation

	LOWEST LEVEL	TARGET	HIGHEST LEVEL
LARGE OFFICE WITH MEETING SPACE	9m ² per fte	15m ² per fte	21m ² per fte
SINGLE OFFICE	5.4m ² per fte	9m ² per fte	12.6m ² per fte
SHARED OFFICE/ OPEN PLAN WITH INDIVIDUAL WORK SPACES	4.5m ² per fte	7.5m ² per fte	10.5m ² per fte
POST GRADUATE RESEARCH	4.5m ² per fte	4.5m ² per fte	6.3m ² per fte

(fte: full time equivalent)