

Meeting the sustainability agenda



Lancaster University's £180 million-plus programme, the largest accommodation project in the HE sector with 4,348 rooms

Why is sustainability key?

Sustainability is high on the agenda throughout the higher education (HE) sector, and is driven by the UK's commitment to tackle climate change with an 80% reduction in carbon emissions by 2050. The Higher Education Funding Council for England (HEFCE) has proposed aligning future funding to carbon performance. Together, HEFCE, Universities UK and GuildHE have now established sector level targets to reduce carbon emissions by 80% by 2050 and by at least 34% by 2020.

Universities recognise the importance of providing high quality accommodation and academic facilities that enhance the student experience, in order to attract the best students and withstand the challenging economic climate. A university's ability to provide innovative, modern and sustainable buildings that also create an environment conducive to learning is crucial in their appeal to students. Given this, universities are increasingly looking for sustainable solutions to their campus infrastructure requirements, such as those provided by UPP.

Having seen energy usage decrease and recycling increase...we are extremely pleased that these sustainable behaviours have already been wholeheartedly adopted. We are proud to be setting an example.

Mark Swindlehurst
Director of Estate Management,
Lancaster University

How can UPP help?

While carbon reduction will be necessary across all aspects of a university, from the built environment to the student body, HEFCE identifies that, "Accommodation is a major source of carbon emissions in terms of initial construction, lighting, heating and cooling." That is why we have developed the Eco Residence, an award-winning model in sustainable accommodation, to help our partner universities meet targets and encourage students to lead the way in green living.



UPP's pioneering Eco Residences scheme at Lancaster University was awarded the prestigious BREEAM Excellent rating

Award winning sustainable concept

Launched in 2007, the UPP Eco Residence model was developed in collaboration with Dr Avi Friedman, Professor of Architecture at McGill University in Montreal. It is a model that can be tailored to the specific needs of a particular university and can address local site constraints and planning requirements.

The Eco Residence schemes at Lancaster University and at Leeds Metropolitan University have both secured the prestigious BREEAM Excellent rating and won the 2008 and 2010 UK BREEAM award in the 'multi-residential' category. These awards recognise the sustainability of the Eco Residence design and the innovative solutions employed to minimise environmental impact.



£30 million private finance invested by UPP into residential and academic facilities at the University of Kent, providing 544 rooms, a lecture theatre for just under 500 students, and seminar rooms

Our partnership with UPP has proved beneficial to both parties and, most significantly, our students; not least through design that puts us at the forefront of sustainable thinking.

Stephen Willis
Director of Finance & Resources,
Leeds Metropolitan University

UPP's Eco Residences are already in place at:
Lancaster University
Leeds Metropolitan University
University of Kent

UPP's Eco Residences are in development at:
University of Exeter



UPP's award winning £26 million scheme at Carnegie Village, Leeds Metropolitan University was built to PassivHaus standard and provides 479 rooms

Sustainable construction

The Eco Residence product is constructed using timber frames sourced from sustainable, managed forests and manufactured offsite – helping to minimise waste and increase production efficiency. By using environmentally-friendly products and offsite construction methods, UPP can reduce the carbon footprint of the build by 30%.

The building also features a range of energy and water saving technologies, including roof-mounted solar thermal panels used to preheat hot water, a mechanical ventilation system with heat recovery, and lighting controlled by Passive Infra Red (PIR) units.

Two of the houses at UPP's Eco Residence at Leeds Metropolitan University have achieved PassivHaus certification. This is the UK's first PassivHaus student accommodation scheme. The building was designed and built using innovative energy efficiency techniques, meaning that conventional heating systems are not required. PassivHaus buildings are widely recognised as meeting the world's leading standards in energy efficient construction and have been shown to typically achieve an energy saving of 90% compared to existing housing.

Sustainable lifestyle

Once students have moved into the Eco Residence, integral systems help them live in a sustainable manner – for example, recycling facilities encourage waste reduction and online monitors mean students can track their energy consumption in real-time. At some sites, students even compete to see who can maintain the lowest levels of energy use.

For further information on UPP's Eco Residence model please contact:



Paul Goddard, UPP Construction Director
University Partnerships Programme
40 Gracechurch Street,
London EC3V 0BT

t +44(0)20 7398 7200 **f** +44(0)20 7398 7201