



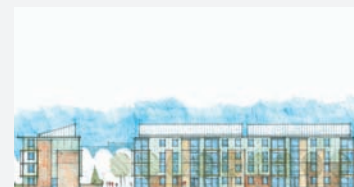
University Partnerships
Programme

Special edition –
focus on the UPP
Eco-Residence

Introduction into
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An in-depth look

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Spring 2008

uppdate

Welcome to the Spring edition of uppdate



Welcome to the Spring edition of Update. 2007 was a year of huge successes for UPP. By the end of 2006 we had invested a total of £800m in the higher education sector and held a portfolio of 17,000 rooms. In 2007 alone, we invested a further £200m in university accommodation and academic facilities and secured a further 5,000 rooms.

Now, at the beginning of 2008, six new deals have been closed – two of which mark the beginning of new partnerships.

June 2007 saw the launch of our new Eco-Residence, an environmentally friendly student accommodation model that UPP rolled out in partnership with Lancaster University. Known throughout the sector for its innovation, Lancaster opted for the Eco-Residence model as part of Phase IV of its Residences Programme. We are now proud to offer this innovative model as a sustainable solution to all our partners. Clive Crawford, UPP's chief executive and driving force behind the Eco-Residence, has provided an in-depth introduction to the concept in this edition of Uppdate.

Later in the same month, UPP reached financial close with Loughborough University. This exciting new deal marks the start of a new partnership for UPP with Loughborough, and will see over £60m of private finance invested in this on-campus project. 1,300 rooms are scheduled for

construction in a mix of four and five-story developments. The first bedrooms are expected to be available for occupation in October 2008.

The latter half of 2007 saw deals closed with both the University of York and the University of Kent. The University of York has long been a partner of UPP, and entered into a new agreement that sees the estate transfer of 300 student bedrooms and the University taking a 22% share in the investment company with UPP. This agreement is a landmark for the sector and marks the first time a university will be a shareholder in a partnership of this kind.

The University of Kent will be the second higher education institution to adopt the eco-residence model. The £27.2m project will include the development of 543 new en-suite study bedrooms, 50 superior en-suite rooms and 41 studios.

Significantly, the deal will also see UPP develop almost 1000 square metres of teaching and conference facilities, as well as a 480-seat lecture theatre and communal pavilion. The agreement is the second mixed-use scheme for UPP, following the pioneering agreement with the University of Plymouth in 2006.

The academic year ahead for UPP looks very bright. Not only do we have 100% occupancy in all our sites for the first time in our history, but the developments in existing partnerships and the new partnerships that we have secured look set to continue to develop our reputation as the foremost developer of university accommodation in the country. The Eco-Residence, too, promises a very bright future for UPP, and has attracted significant interest from universities across the UK.

I hope you will join me in celebrating our recent achievements and that you find the contents of this edition of Uppdate of interest. If you would any further information, please do not hesitate to contact Mark Allen, Director, and do visit the newly re-designed www.upp-ltd.com for all the latest UPP news.

With kind regards,
Sean O'Shea
Managing Director

Introduction to the Eco-Residence model



As we all know, the issue of sustainability is pressing in our society at this time, and more and more businesses and organisations are going green everyday. Universities are by no means exempt from this pressure. In fact, as thought-leaders and shapers of future generations, there is some expectation, particularly from bodies such as HEFCE, that they should begin to lead the way as we all prepare to go green. In order to do this, universities require sustainable solutions, not least in terms of the built environment in which students live and learn.

With this in mind, UPP has introduced the Eco-Residence: a model for student accommodation developed with social housing pioneers and UK community investment business Accent. This sustainable model, based on extensive research, is being pioneered with our long-standing partner, Lancaster

University, with whom we have worked closely since 2003. The Eco-Residence is designed to appeal to increasingly environmentally-aware students and we hope and expect it to inspire a wider change in the student accommodation market for more sustainable development.

Building environmentally-friendly infrastructure is only half the battle. We have a responsibility to educate the people using those technologies, otherwise we risk losing a great deal of their potential. A student's years at university play a major part in shaping their attitude for life, and we hope students living in this accommodation will adopt sustainable living habits that will stay with them.

Thus, the Eco-Residence is aimed at fulfilling two key sustainability criteria for universities. It firstly makes use of technology to reduce environmental impact. But it also by gives residents the ability to understand better their utility consumption and how it contributes to the building's environmental performance as a whole.

In these days of corporate "greenwashing," of talking in ambiguous terms about sustainability simply because it is topical, I feel it very important that I point out from the outset that this is not a vague concept. This is real. It has been

tried, it has been tested, it is being built and has a second early adopter in the form of the University of Kent.

This is a genuinely landmark development. Not only for us, but also for Lancaster University and the University of Kent, who are the first universities to join us in this journey into sustainability. Lancaster is one of UPP's strongest partners, having appointed UPP to undertake the UK's largest-ever student accommodation project in 2003. The University's students have benefited from over £100m of investment in its accommodation services to date. The confidence that the University has shown in UPP, by also opting to extend our partnership agreement to 48 years, is of great significance to us.

The student accommodation market, and the wider university sector as a whole, is dynamic and constantly changing. We are committed to being at the very forefront of that change and see this latest development as something that the UK university sector, as well as society in general, can and will benefit from. Indeed, we are already in discussions with a number of other universities about how this sustainable model can benefit them, their students and the environment.

Clive Crawford
Chief Executive



Current residents of the Eco-Residences at Lancaster University

An in-depth look

“Climate change, the depletion of renewable resources and urban sprawl have become global challenges. The choice of the UPP Eco-Residence, which is based on sustainable principles, to house students at Lancaster University is highly relevant. It is a demonstration that academia can lead by example.”

Dr Avi Friedman The McGill University School of Architecture, Montreal, Canada. Recipient of the United Nations ‘Habitat Award’ 1999 ‘One of the top 10 style-setters who will most influence the way we live in the next quarter century,’ Wallpaper Magazine

Since 2002, UPP has delivered over 3,557 high quality student bedrooms on the Lancaster University campus. This new fourth phase of our partnership is driven by a desire to deliver a highly sustainable, environmentally responsible development that remains focused on the core UPP values of affordability, superior living and an extension of the student education and learning experience.

Phase IV is modelled on the “Accent Home,” a sustainable housing solution based on extensive research by Dr Avi Friedman, director of McGill University’s Affordable Homes Program in Montreal, Canada. The Eco-Residence will, we hope, act as a beacon for the concept of environmentally-responsible development within the UK university sector.





Construction of the UPP Eco-Residence at Lancaster University



Current residents of the Eco-Residences at Lancaster University

Students choose 'green' universities

In January 2007, UCAS and Forum for the Future jointly published the 'Future Leaders Survey,' which questioned 54,240 prospective students on a wide range of issues about future society and sustainability.

Of particular relevance is the finding that, for many young people, a university's track record on environmental performance is an important factor in choosing where to study. Additionally, gaining the knowledge and skills to tackle sustainable development issues was also found to be a relevant factor.

According to the report, "The track-record of the university or college on sustainable development issues was important for some applicants, with 45% of those intending to study education, social sciences, architecture, and building and planning saying a good track record on sustainable development was important or very important in choosing where to study."

With increasing competition between universities for the best young students, the need for universities to ensure they are acting as responsible examples of sustainability is clear. See the full report at www.futureleaderssurvey.org.uk.

Energy-efficiency

Building on Professor Friedman's work on sustainable, affordable housing, the Eco-Residence model is deliberately simple. The scheme comprises both traditional cluster flats and townhouses. The timber-framed, narrow-fronted townhouses are arranged in terraces, with few internal load-bearing walls. This means that reconfiguring the dwellings over their life span is simple. With a planned life of over 60 years, the ability to cost-effectively adapt to changing needs over time is in itself a strategic response to sustainable design. The use of terraces minimises the external surface area of each dwelling, contributing to a more energy efficient envelope and a reduction in construction cost.

Encouraging a sustainable lifestyle

Energy-saving technology is at the heart of the model. Lower running costs are achieved by way of levels of insulation that are significantly in advance of current building regulation requirements. This is designed to keep the rooms naturally warm in cold months, with the buildings requiring next to no additional heating sources. On the cluster flat blocks solar roof panels are connected to the heating and hot water systems and, where appropriate, lights switch off automatically in empty corridors and rooms, avoiding electricity wastage.

But the technology is not an end in itself. It is designed to educate the user. A key feature of the townhouse model is utility metering on a house by house basis which puts the environmental performance of the residences in the hands of the very students that live there. Each resident will have access to information showing their house's utility usage, indicating how they contribute to the carbon footprint of the building in which they live.

Sustainable construction

With the Eco-Residence model, UPP is enshrining sustainability as a key principle from the very start of building. Timber from sustainable managed forests is being used for the building's superstructure, reducing the carbon-footprint of the build by 30% when compared to a traditional concrete superstructure.

The model places an emphasis on good, simple planning. The manufacturing of the timber frames happens off site, which contributes to reducing the amount of construction materials required and waste generated during the build. Fully-tested shower room 'pods' are also manufactured off-site, meaning they only need to be lifted into position and connected once delivered.

Designed for a social experience

Social interaction is key to the university experience, and the Eco-Residence model is as geared toward that as sustainable living. The two basic accommodation types – four-storey townhouse and 'cluster' flats – are designed to appeal to a range of students from freshers, excited about independence, to returning 2nd and 3rd year students who are seeking a safe, affordable environment conducive to learning.

Townhouses offer a 'Friends-style' experience, with the entire ground floor designated as a communal area for cooking, eating and relaxing and access to an external patio. The flats, by contrast, have six en-suite bedrooms 'clustered' around a shared kitchen/dining room, offering a different mix of privacy and sociability.

Healthy living

Healthy living is as crucial to the sustainable vision as environmental-friendliness. Controlled ventilation with filters and heat recovery is provided to ensure a continuous supply of healthy fresh air and optimum humidity levels. The positive effects of daylight are well-known, so the accommodation is designed to provide high levels of natural light and to have an open and airy environment.

Materials which might release undesirable emissions are avoided throughout. Natural minerals and water-based paints and coatings are used throughout.

HEFCE guidance

In 2006 HEFCE published an action plan outlining its vision that "within the next 10 years, the higher education sector in this country will be recognised as a major contributor to society's efforts to achieve sustainability - through the skills and knowledge that its graduates learn and put into practice, and through its own strategies and operations."

HEFCE has also announced it will commission a strategic review in 2008 of activity relating to sustainable development in the sector, to measure progress and publicise best practice. See the HEFCE action plan at www.hefce.ac.uk/lgm/sustain.

We believe that the Eco-Residence model will be a sector-leading example of best-practice for both UPP and our university partners, who recognise, as we do, that the desire for sustainability amongst government, the sector and students themselves is not only real, it is imperative.

"It is hoped students living in this accommodation will adopt sustainable living habits that will see them avoiding unnecessary consumption of resources. The new residences at Lancaster University can be regarded as part of the educational offering. By encouraging students to embrace and reside sustainably, the University will lead the way to creating better future citizens and a better planet."

Dr Avi Friedman The McGill University School of Architecture, Montreal, Canada.

The university perspective



The UPP Eco-Residence model was chosen for Lancaster University after a thorough selection and design process which was informed by a project team including student representation from the Colleges and Students' Union, together with feedback from a recent student survey.

"This told us about what students at Lancaster want from their accommodation." explains Mark Swindlehurst, Director of Estate Management.

"We wanted to meet four objectives with the latest phase of Lancaster's residences project: sustainability and environmentally responsible buildings, lower rents for students, enhanced living space and social provision and cheaper utilities. We have met each one of those objectives and also provided students with an attractive and different design choice on campus."

The Eco-Residence model is now being used for the latest phase in what is the largest single student accommodation project in country at Lancaster University, a highly rated research university, which attracts students from over a 100 different countries.

"The design and cost of the new houses offer our students an attractive alternative to renting in town with the benefits and convenience of living on campus. The houses offer a lounge, important to students who want to socialise with their housemates, and the development has gardens and court yards which add to a community feel." says Mark.

"With this development the students also know that it has been built in a way which has less of an impact on the environment. The design construction techniques and material choices have been selected to ensure that the building delivers savings on energy usage which means lower bills for the occupants."

Mark Swindlehurst
Director of Estate Management
Lancaster University



Lancaster from the air



Architect's impression of UPP Eco-Residence

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