

University of Northampton Waterside Campus

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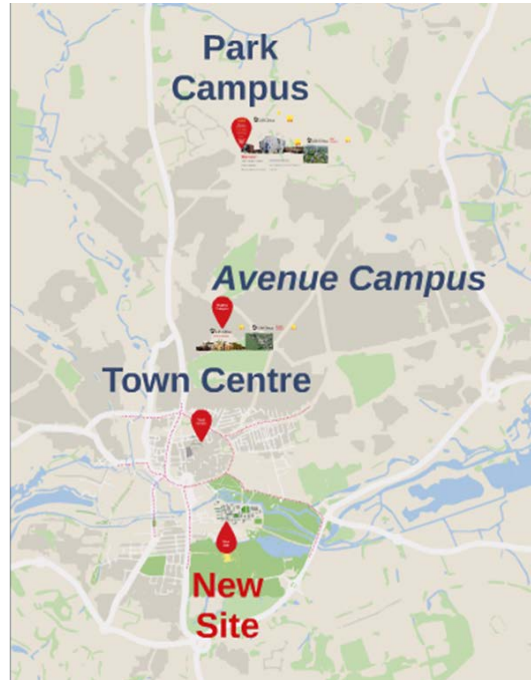
3rd July 2019

Overview

Why move?

- Student experience
- Profile and reputation
- 2 sites – inefficiency and duplication
- Synergies with town centre
- Capital expenditure vs. operational expenditure

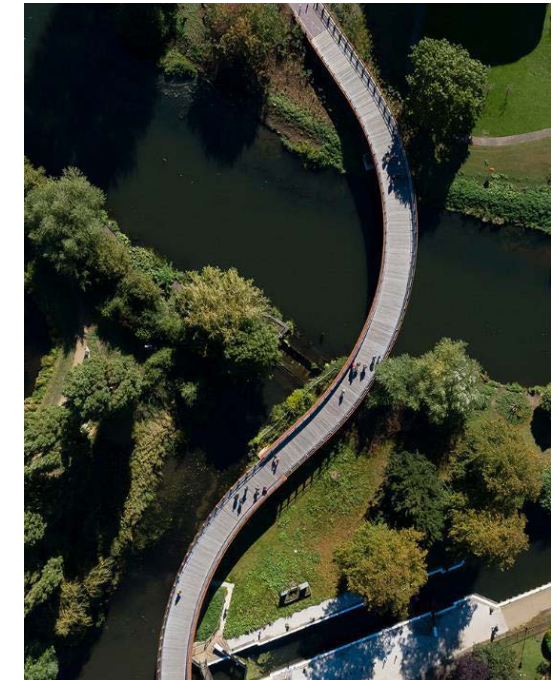
Stage 1: Feasibility (2011-2013)



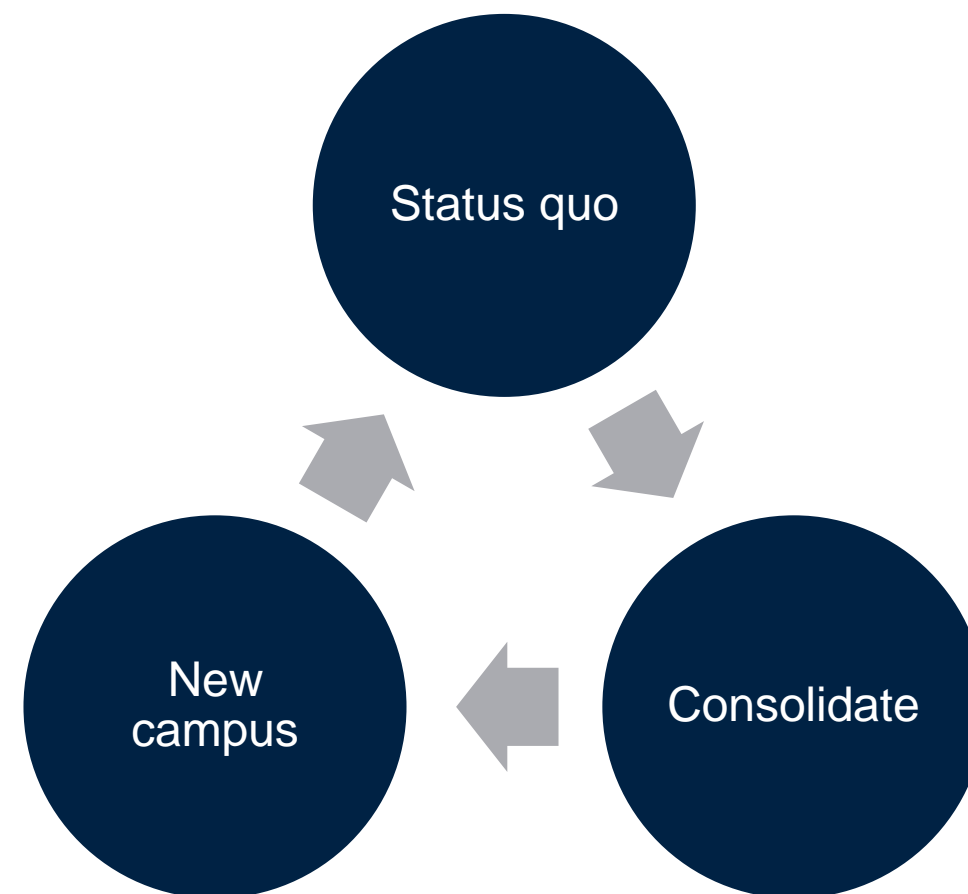
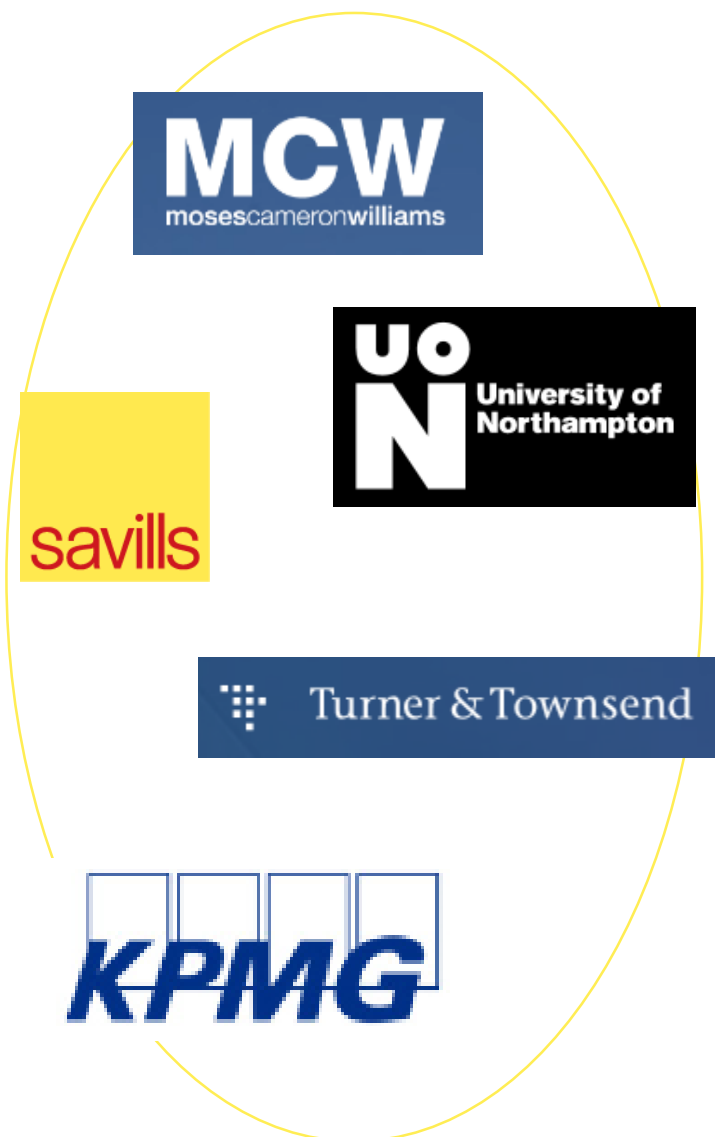
Stage 2: Implementation (2013-2014)



Stage 3: Construction (2015-2018)



Stage 1: Feasibility (2011-2013)



Stage 1 continued...

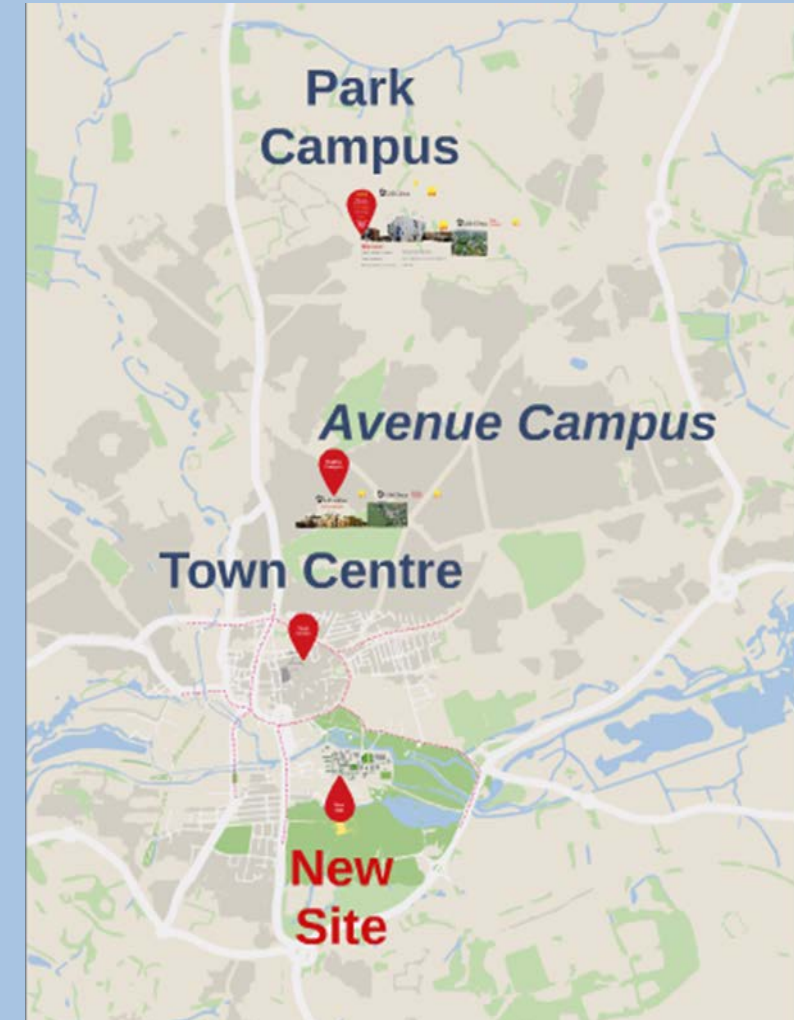
Land acquisition – Avon Nunn Mills

- Securing a legal position with the landowners
- CPO process
- Valuation – preferred site as well as the existing campus sites and their exit value
- Funding – investors and public sector / capital investment programmes
- Outline planning application for Waterside, as well as for Park Campus



Combination of:

- Northampton Borough Council
- Influence local planning policy
- Re-use of existing campuses
- Deal with displaced allocated housing site



Site specific issues



Heritage issues



Design issues



Size matters



- Stakeholders
- Exhibitors
- Changes



Project team

savills



CH2MHILL®



Flexibility is key

- Parameter plans
- Land use
- Height
- Access
- Illustrative masterplan



Stage 2: Implementation (2013-2014)


- Masterplan and overall future proofing
- Mixed used development – market research
- Commercial advice re. contractual requirements and obligations
- Interrogating costs and procurement strategy

£££

S106

Costs
& Risk

Time



**December 2013 –
Outline planning
permission**

**November 2014 –
Funding secured
and land acquired**

Stage 3: Construction (2015-2018)

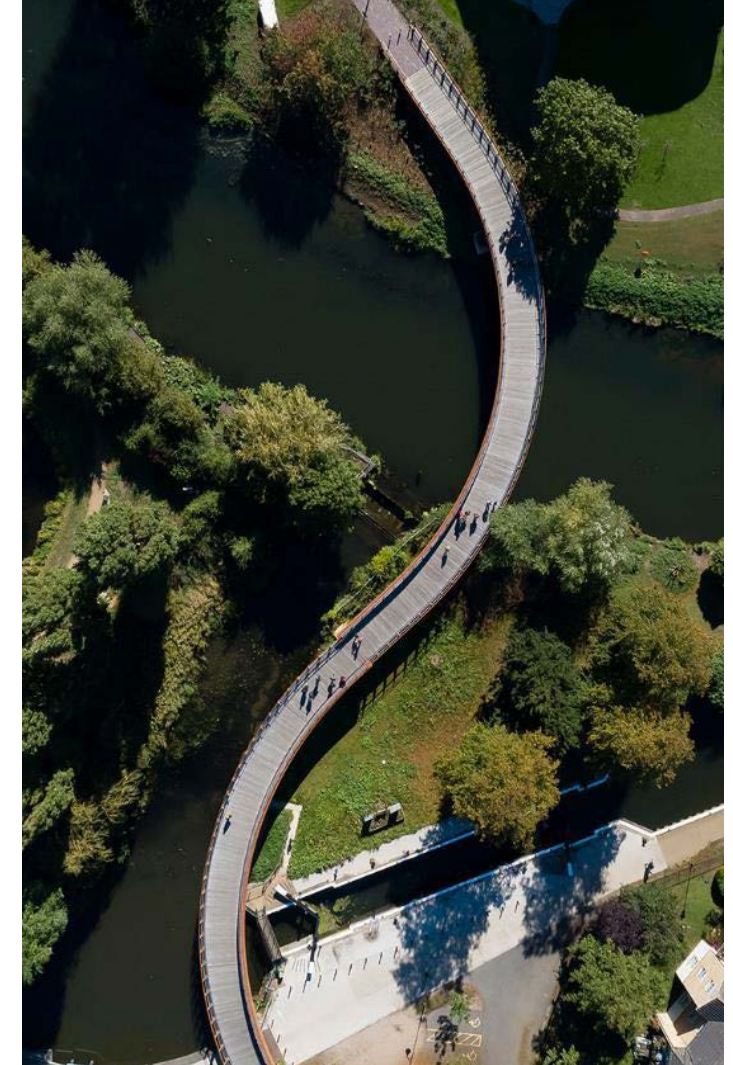
- Development management – secondments to support the direct client team
- Secured all agreements to unlock the site for delivery
- Secured reserved matters planning permissions
- Assisted the University in challenging the performance of the project team
- Advice provided on procurement and tendering of contractors

Infrastructure

Academic

Energy

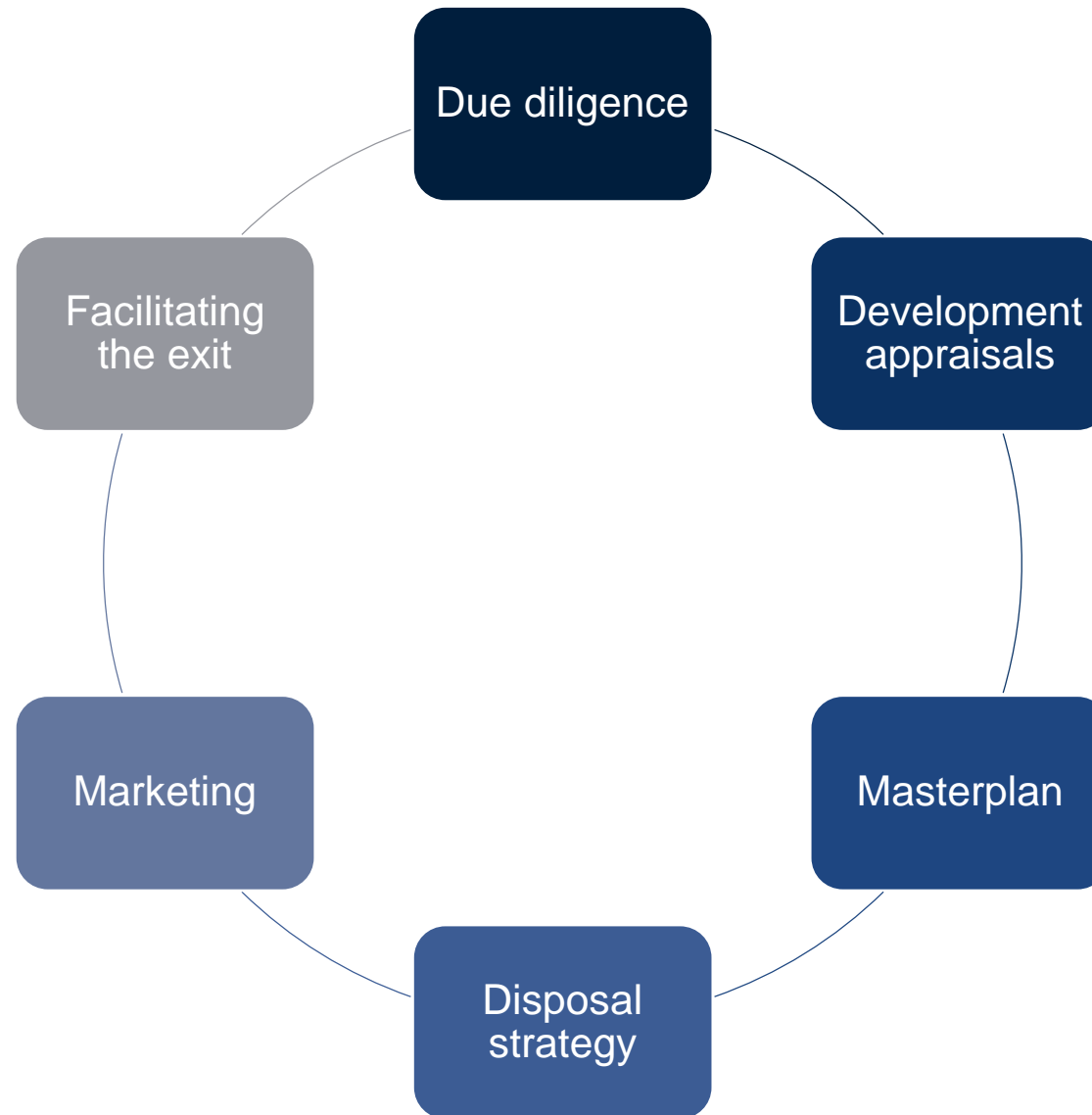
Student
Residences



Park Campus – Outline Planning application



Park and Avenue Campus – Disposal



Ancillary buildings and activities



New campus – ensuring deliverability, maximising value and function, commercial approach

- Development – consultancy and agency
- Development - management
- Planning consultancy
- Project management advisory
- Funding advice
- Office agency
- In town retail
- Management set up
- Rating
- Telecommunications

Existing campuses – preparing for move

- Development – consultancy and agency
- Development – management
- Planning consultancy
- Valuation

Ancillary projects – business as usual

- Development – consultancy and agency
- Planning consultancy
- Rating
- Management set up

Why is it working?

- **Client attitude** – strong leadership and bold decisions
- Dedicated **resource** and principal member of consultant team
- Detailed **due diligence**, **practical** solutions and **risk mitigation**
- **Commercial** approach and continuous **liaison** with key stakeholders
- Careful **co-ordination** of physical delivery, University aspiration and “business as usual”

Principal issues / challenges

- Land acquisition / CPO challenge
- Minimising S106 cost contributions for Waterside, as well as for Park and Avenue Campus
- Ecology considerations at Waterside
- Avenue campus – disposal and planning strategy
- Resolving all third party interests
- Ongoing liaison with stakeholders

Thank you
