**CITY COLLEGE PLYMOUTH – ESTATES STRATEGY 2021-2026**

**KINGS ROAD CAMPUS – 10 YEAR MASTERPLAN**

**Introduction and Background**

City College Plymouth provides general further education, higher education and work-based learning to the city of Plymouth and surrounding areas. As a leading provider of vocational training in the South West, it has a vision to be an outstanding and responsive college, which is the learning destination of choice, at the heart of the local community,

The new Estates and Assets Strategy will both drive and respond to key developments in curriculum and opportunities, building on this vision and helping to shape the future careers of thousands of young people and adults. This strategy has the following strategic goals:

1. To attract, retain and develop excellent staff by providing facilities that either match or exceed industry / sector specific requirements
2. To attract students by creating and utilising an estate which recognises that different categories of learners will have varying needs in terms of teaching, learning, practical, digital and social spaces
3. To build a reputation as a business partner by demonstrating to stakeholders, employers and partners that the estate offers a high quality professional environment which provides innovative business and employment solutions
4. To use the estate creatively to build an appetite for development and innovation; operating 365 days a year with evening and weekend provision in versatile work and learning spaces.
5. To operate an estate which is financially and environmentally sustainable

**The Existing Estate**

The College occupies a number of sites in the City with 90% of activity taking place at the Kings Road campus, which will be the focus of this master planning exercise. This 13 acre campus accommodates 29,000m2 of floor space, of which approximately half requires improvement to achieve the strategic goals above and to meet government estate condition objectives for the FE sector.

The most recent development on this site is the 5,500m2 STEM building, which was completed in 2017 with a BREEAM Excellent accreditation. Prior to this in 2011, the external envelope of the tower block was improved and in 2013/14 there was partial refurbishment of the construction and engineering buildings. Recently, a condition improvement grant has facilitated refurbishment of one of the satellite buildings and the internal refurbishment of the library to create a more student focussed and digitally enabled social learning space.

The College has recently commissioned an independent building condition survey to support capital funding applications and to validate their assessment that 50% of the estate requires improvement. As a result of this a capital funding application has been submitted to the DfE Capital Transformation Fund for a £8.5 million refurbishment of the hospitality building. Since then funding applications have been submitted to the Wave 3 T Level Building & Facilities Improvement Grant and the Post 16 Capacity Fund. The outcome of all of these applications is awaited.

 **Floor space analysis**

The new estates strategy contains a space analysis which is based upon the Further Education Guidance handbook and the total number of guided learning hours. This has calculated that the college should be operating with 25,536m2, while it is actually operating with just under 31,000m2. The planned disposal of one of the leased satellite sites will reduce this to just over 29,000m2 but that still leaves a space surplus of 3,500m2.

The analysis has continued to look at curriculum development and predicted demographic growth in the Plymouth area. After considering these and the addition of the new Institute of Technology (IoT) facility at Oceansgate, there remains a small space surplus and this will preclude funding bids for additional space in the short to medium term (1 to 5 years).

**Estate Development Objectives**

The immediate objectives are to complete the ongoing refurbishment and improvement projects, to dispose of a leased satellite site and to deliver projects that are planned subject to approval of capital funding. To summarise these are:

* Refurbishment of the PACE building at Union Street
* Disposal of the Picquet Barracks site
* Commissioning the new IoT building at Oceansgate
* VR Welding Centre of Excellence
* Repurposing of the library into a digital social learning space
* Repurposing of part of the construction building for a new T level curriculum
* Full refurbishment of the hospitality building

In the medium term the objective is to improve the quality and condition of the buildings at Kings Road by addressing the 50% of accommodation that requires improvement. The underlying principles of this objective are:

* Progressive removal and replacement of poor condition buildings either by replacement or full refurbishment
* Phasing of redevelopment to provide high quality ‘right sized’ accommodation with minimum disruption to the ongoing operation of the college.
* Improvement of utilisation to enable the college to operate within justified space norms
* Improvement of the overall appearance of the campus to create a strong & coherent visual impact
* Improvement and segregation of both pedestrian and vehicle circulation
* Improvement of external areas to create attractive external social spaces

In the longer term, and dependent on current lease commitments, there may be opportunities for expansion of the site by considering activities that are currently delivered at satellite centres in the City.

**Master planning activities**

The college anticipates the master planning process will include the following activities:

**Stage 1 – familiarisation and analysis**

* Identify key stakeholders and define master planning goals
* Detailed review of existing campus, estates strategy, condition surveys, utilisation study, maintenance records, site plans, current funding applications
* Advise City College of any information gaps and recommend if further input required
* Undertake a comprehensive site analysis for presentation to the College
* Agree deliverables and timescales, including a schedule of consultations, workshops, gateways and targets
* Review local policies and produce an overview of key town planning considerations

**Stage 2 – option generation and appraisal**

* Collaborative identification of short, medium and longer term options (minimum of three)
* Identification of opportunities and constraints
* Iterative review of option development
* Qualitative evaluation of options
* Affordability, capital cost, best value and deliverability
* Selection of preferred option
* Town planning context of preferred option

**Stage 3 – outputs**

* Prepare and present masterplan report to College senior management team
* Presentation to Corporation Board of Governors

**Master planning timescale**

It is anticipated that the master plan will take approximately four months to prepare and the following provisional timeline has been identified

* Request for Quotation published on Contract Finder 02 July 2021
* Tender return date 30th July
* Interview short listed practices w/c 09 August
* Appoint architectural team for option master planning mid to late August
* Period for site familiarisation and review of information September
* Presentation of site analysis and agree deliverables October
* Option generation and appraisal October/November
* Selection of preferred option Late November
* Report and presentations to SMT and Corporation December

**Fee proposal**

Include the following information in your fee proposal:

1. Fee (exclusive of VAT) for each of the identified three stages
2. Case studies of similar work undertaken for Further Education colleges
3. Description and relevant experience of your proposed team
4. Your understanding of the requirements of this project
5. A detailed description of your approach and the scope of your work