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BANGOR

# **Undeb Bangor's Response on the Development of an Estate Strategy for Bangor University 2020-2030**

**Report compiled by:**

**Undeb Bangor Sabbatical Officer Team 2018-19 / 19- 20**

## 1. Introduction

The following report is Undeb Bangor's response to the proposed development of an Estate Strategy for Bangor University 2020-2030. This report is compiled from the comments, concerns and feedback raised by the 2018/19 and 2019/20 Sabbatical Officer Team. The wider student body has also been consulted where possible. However, due to the timing of the release of the proposal for the strategy, and the short timescales, this has meant that there has been limited opportunity for students to feed in thoroughly.

## 2. Undeb Bangor's Statement

The Students' Union welcomes the development of an Estates Strategy as a key part of the University's medium and long-term development plans. A world-class university needs world-class buildings. It is important, though, that there is a careful balance between the demands of students, staff and the community, and that the historical importance and legacy of the estate shares an equal footing with the need for modern, 21st century spaces. The main driver should be on creating an estate that is fit for purpose for current and future generations of students and staff.

We support the idea of consolidation of the University's Estate to reduce the footprint and improve the quality of the built estate. Thereby, reducing costs and improving the experience of students, staff and visitors and improving the volume and quality of student facing spaces and facilities to make the university estate more student centric. We welcome the idea of co-locating appropriate schools and services and rearranging the University so that it will be situated mostly in upper and lower Bangor, rather than spread throughout the city. However, the benefits of those sites which will be sold must not be lost. Consolidating buildings around the centre of Bangor is positive for the city of Bangor, such as for local businesses on the high street, and it is generally more convenient for students, so that they won't have to spend more time going to buildings outside of the centre. This also has positive environmental benefits, as it reduces the need for students to drive, for example, to Normal Site, which fits in with our sustainability message.

Although we welcome the development of an Estate Strategy, we would like to note that we feel that this consultation document on the Estate Strategy should have been created and consulted on before the University's financial sustainability exercise, and proposed Business Cases for Change. We acknowledge that the University is under financial pressure, and needs to make savings, but the University also needs a clear vision for the future. The University needs to ask itself what kind of institution it wants to be, which then influences the academic offering, and in turn the estate. We feel that cutting away at certain areas, often as a knee-jerk reaction, contradicts this need for a long-term vision, with a long-term strategy. Similarly, it is important that this should be within the context of allowing enough space for future expansion of programmes and courses in line with the University's academic strategy.

However, the Estates Strategy proposal is an encouraging document that, if followed, can only secure a positive future for the University and the local community. It must be noted, however, that it is not merely satisfactory to have a 10-year strategy for the estate; it must be something that pervades University thinking, something that is adhered to and provides a springboard for discussion.

With regards to the next steps, we believe the University should provide further information, in detail, of what these will be once the consultation deadline has ended. We feel it would be useful for the University to clearly indicate the process for students.

It is only right that the Students' Union responds to this consultation on behalf of the University's most important stakeholder group, the students, but this strategy document also requires us to respond about one of the most crucial aspects of the Students' Union - its location. Currently, we are unable to make a firm stance on the proposal of our relocation, due to the lack of information and detail. Nevertheless, a section of this report is dedicated to this single proposal (see below), and we endeavour to provide a clear stance once we have received answers to our questions and comments.

### 3. Possible Students' Union Relocation to the Old Post Office

As stated above, having a clear stance on this proposal is difficult without more detail and consideration, including input from the student body and our Board of Trustees. We are anxious that the Students' Union should retain its identity if any relocation was to go ahead. It is important that it is not relegated to the position of having a few rooms in a larger complex of all the departments and offices that the University couldn't fit elsewhere. Identity within any possible relocation building will be very important.

We do have some reservations about the proposal of moving the Students' Union out of Pontio. It states in the Consultation document:

*'that Pontio was an exceptionally large development project and is an iconic building and a major asset for the University, but it needs to be closely integrated and aligned with the core business of the University in addition to fulfilling its role as a link to the local community.'*

The building was named 'Pontio' to symbolise 'bridging' together the University, including its students, with the wider community. Therefore, if one of the building's main areas of student-focus, the Students' Union, is relocated, then how will the building attempt to "integrate" and "align" with the 'core business of the University', which, of course, is to provide its students with an excellent education and experience. Having the Students' Union as a part of Pontio was such a big part of the development of the project, and we have now established our identity as part of the building after being there for three years, as well as seeing an increase in footfall and engagement. We feel that students should play an integral role in Pontio and its offer, which supports the University's pledge for Pontio to be closely integrated and aligned with the core business of the University. Having the Students' Union as part of Pontio is a commitment to that.

Despite this, we do believe that the Students' Union is much more than the building it lives in, and therefore we do see possible benefits in having a building to call its own. This could encourage students to have a stronger association with the Students' Union, it could lead to a better student experience and would put Bangor University in a better position to compete with our competitors with regard to student social facilities. Additionally, of course any relocation could be used as a recruitment tool.

Section 4 in the consultation document states that:

*'the old post office is an ideal location for a student social centre and would allow the co-location of all SU activities in a single building and free-up space in Pontio and Academi, as well as obviating the need for rented storage space at Llandygai.'*

If the Students' Union was to relocate to this building, we would expect all provisions that we have currently (radio station, conference/meeting rooms, Media Centre) and more (suitable office space, suitable storage, appropriate signage etc). Depending on the space available in the Old Post Office, we see a possible opportunity to offer students a complete social experience and an improved social space that is approachable and accessible.

Indeed, we can see the possible benefits in having a building to call our own, but for the relocation to have maximum benefit for both students and the Students' Union, the building would have to offer additional provisions, including food and drink facilities, such as a student canteen, nightclub, bar, shop and extra social spaces. Only with these extra provisions will the relocation succeed in creating "a student social centre". This offer would be completely dependent on Commercial Services as we are a non-commercial Student Union. If it is a matter of moving our current office-provisions and meeting rooms into this building, including additional storage space, then we do not see much benefit in the relocation.

We see a chance to centralise Students' Union services and provisions; for example, providing kit storage for all clubs and societies. We also believe that the Old Post Office is in a central enough location for it to have a good footfall of students. The provision of most, if not all, Union services in one building could lead to positive steps towards providing a safe space for all students. Many of our sports clubs and societies train and meet in the evenings and many other students (e.g. those working for Seren, Storm) often work late into the night.

In the consultation document, it does not state clearly that Academi would be included in the Old Post Office offer. We think that the Academi building is quickly becoming unfit for purpose and that the current facility and offer could contribute to having a negative effect on student recruitment. If Academi was to relocate, the University's commitment to a safe club environment should be a priority.

We cannot note a clear a stance on this proposal until more information and detail are provided. We would want to work with the University to conduct a full impact assessment, and we would need further input from the student body and our Board of Trustees. We recognise that this is a process of review and change; we are pragmatic about the future and will fully engage with the University in any discussions.

What we expect and hope for is full Students' Union and student involvement in the entire process of developing any further plans for the possible relocation of the SU to the Old Post Office.

The table below outlines a number of questions, comments and concerns.

Questions, comments and concerns	University Response
With the proposed move of the SU to the Old Post Office, can the University provide more information on what would be included as part of the Student Social Centre, and what other partners would be involved?	
Is the Post Office layout adequate and accessible?	
How much room would be allocated for the Students' Union?	
It states that the move would obviate the need for rented storage space at Llandygai, how have the University come to this conclusion? Has the space been measured and compared with the space available in Unit 14 in Llandygai, and would there be easy access to the equipment?	
If the purchase of the building was to go ahead and the relocation of the SU, what would the timescale be for the refurbishment and the move be?	
What would the space in Pontio be used for if we were to relocate? Have the University considered using the space for more study spaces?	
Will the lack of a "Student hub", e.g. The Students' Union, mean that Pontio appears to be less of a student space and so therefore less attractive for students?	
The consultation document proposes a radical consolidation of the University's Estate to reduce the footprint of the University, why then buy a new building when proposing the sale of many other buildings?	

#### 4. Space for Clubs, Societies and Volunteering Projects activity

Many of our Students' Union Clubs, Societies and Volunteering projects' activities take place across the University estate, and do not all happen in one single building. Therefore, any proposed changes to the estate need to consider the impact on our clubs, societies and volunteering projects.

In 1.2 and 1.3, the consultation document refers to Teaching Spaces and Timetable, we would like further clarity if our student group activities are included in the timetabling plans for consolidation of buildings, and whether creating specific teaching hubs would reduce spaces available for our student group activities.

The proposal to withdraw from Normal Site is a major concern for the Students' Union, as many of our Athletic Union sports clubs use the sports facilities on the site. The Normal Site Gym is used from 7pm-10pm every day on weekdays, and from 10am-10pm on weekends by our sport clubs, and it also houses some of the equipment for sports clubs, therefore it is an asset for the Athletic Union. We are concerned that in this current strategy there is not enough information about a plan for relocation of activities and in our opinion stopping those training sessions altogether is not feasible. Our knowledge of the local area makes it difficult to identify another sports facility that could replace the Normal Site Gym in the event of relocation, without construction of further University owned sporting facilities.

There have been recent plans to relocate some of our student volunteering activity from Bryn Llinos to a larger space within the PACS building. This move allows the SU to have better storage space and helps ease issues with room allocations for our student groups. If the proposal to relocate the SU to the Old Post Office was to go ahead, we would need confirmation if the move of our volunteering activity to PACS would only be a temporary move, with the intention of including this activity in the proposed Student Social Centre within the Old Post Office.

There is reference under 3.3, 'Develop Plans for future developments', for the Fron Heulog building to be offered for sale, or offered for a new purpose. Our Gardening Society volunteering project and the new development of Headway's Healing Garden are utilising and cultivating the adjacent land to the Fron Heulog building, with long term plans invested in. It is unclear from the consultation document if the adjacent land would be included in any sale of the building.

Over the past year the Charity Headway Gwynedd & Mon have been working with our Gardening Society on the Fron Heulog Garden, and they have invested a £8000 grant on top of the £1000 grant the society have received from the Students' Union to create a therapeutic Healing Garden specifically for people with disabilities. The charity has also recently submitted a further application for funding in order to erect appropriate fencing around the area that has been allocated as an allotment, and to create disability access, and this has meant the garden has become much more accessible.

This is a student-led project that benefits many students, offering volunteering, health and wellbeing opportunities. The project has also been working closely with several local community groups and the North Wales Brain Injury Service. Over the past few months we have seen over 60 people volunteer to help create this garden, including students and members of the community. This project contributes to the University's priority in Widening Access as numerous volunteers from Headway are members of the public, and numerous service providers, such as clubs, scouts and brain injury patients will benefit from use of this garden.

A significant amount of money and effort has gone in to turning this land into an area that we believe enhances the local area, and in turn which shows the general public that the University has invested in a worthwhile project which benefits not only those who use the garden, but also the general public as well.

Also, as stated, it would not be as easy as merely relocating the garden, due to prior investment to make it accessible, and its prime location in a central area. We would therefore encourage the University to

investigate all avenues to ensure the garden remains where it is. This uncertainty is causing lots of concern for members of the relevant student societies and volunteering projects.

The improvements and development of Treborth Botanic Garden in section 1.3 is of interest to us as we have student societies that hold some of their activity in the gardens, therefore any development of Treborth should include consultation with relevant societies and volunteering projects.

We would like to be included in any further conversation on any of the above developments, ensuring that our members have an opportunity to engage fully with any decisions going forward.

The table below outlines a number of questions, comments and concerns.

Questions, comments and concerns	University Response
Does creating specific teaching hubs (1.1 pg.7) reduce space for clubs and societies activities?	
Are clubs/ societies/volunteering projects included in the timetabling plans for the consolidation of buildings and have student events after hours been considered?	
Where would Normal Site AU sports activities be moved to?	
If the proposal to relocate the SU to the Old Post Office was to go ahead, would the move of our volunteering activity to PACS only be a temporary move with the intention of including this activity in the proposed student social center in the Old Post Office?	
Fron Heulog: If the proposal to sell Fron Heulog were to go ahead, would the adjacent land that our student groups use be included as part of the sale or will it be part of a separate sale?	
Fron Heulog: If the adjacent land is sold, what would the proposed alternatives be?	
Fron Heulog: What are the land rights surrounding the Fron Heulog Garden site i.e. proximity to church, will this make the sale difficult?	
Fron Heulog: Would the University consider selling the land to the SU/society for a nominal fee, e.g. £1?	
Fron Heulog: Will the amount the university gains from selling the garden outweigh the revenue and positives brought by the garden e.g. prospective students, marketing, healthier happier students, teaching space for modules etc.	

## 5. Sense of Community

We believe that students learn and develop best when they are part of a strong community. Therefore, any proposed changes to the estate need to seriously consider the sense of community amongst students who study at Bangor University. This should be considered in terms of; the student learning community, student-staff interaction and the social community within academic schools. It is noteworthy that, although not specifically relating to the development of the Estates Strategy, Course Representatives from across the University have widely commented that having a positive and well-established sense of community is important to them. Within this, they have made specific comments about academic schools benefiting from having a strong identity and a “hub” for activity. Furthermore, to tackle some of these concerns from Course Representatives, we have worked on projects within different schools to tackle the later, by working to secure school based common rooms. Additionally, linking in to our work on the Student-led Mental Health Strategy, we believe that consideration of sense of community and its links to student support and mental health need to be taken into account with any proposed changes. We welcome plans to establish 'student social hubs', which can further ensure there is this sense of community.

With the above in mind, we have the following comments, questions and concerns in relation to ensuring that students maintain a deep sense of community at Bangor University both academically and non-academically. We believe that any proposed changes must maintain or enhance the sense of community felt by Bangor students, and the potential impact to this requires careful consideration.

Questions, comments and concerns	University Response
With the proposed move of the School of Computer Science and Electronic Engineering out of Dean Street, can the University assure students that they will still benefit from a “hub” and maintain the sense of community they have at Dean Street?	
With the proposed move off Normal Site, how will the University ensure that students from the School of Sport, Health and Exercise Sciences and the School of Education and Human Development maintain the deep sense of community they currently benefit from at Normal Site?	
Will Schools be kept in the same buildings?	
Will all schools have School “hubs” to ensure a central area for community and contact is maintained?	
Bangor University tends to benefit from a unique strong sense of community amongst staff and students. How does the University plan to continue to build a strong sense of community between schools across the institution, whilst maintaining a sense of community within schools, especially those who may need to be relocated?	
Will there still be school “hubs”, that students see as their school's base? Students can find it important to have a base. This helps with everything from welcome weekend and having a “home”, displays that advertise what is on in the school and areas to gather with fellow classmates.	

## 6. Teaching Spaces and Academic Provision

We welcome the proposal to improve the use of teaching spaces. We believe that creating teaching hubs and social learning spaces in specific locations could be a benefit for students in a number of ways. These include; students knowing where to find people, aiding group work, benefits of more attractive learning spaces and creating a sense of community. However, as mentioned previously, we believe that serious consideration needs to be given to maintaining and creating school “hubs” alongside and within this. This means that as well as ease of accessing teaching and learning spaces, and building a sense of community within schools, students will continue to benefit from school-specific support which is easily accessible. It is imperative that staff have clearly defined offices so that students can access them if they need help and support.

The proposal also mentions timetable constraints and the need for a review of the timetabling process, with an aim to *“further increase efficiency of teaching space use by making better use of the teaching day and week”*. We agree to this in principle. However, a number of things need to be taken into consideration with regard to this. We believe:

- Wednesday afternoons must remain free from lectures and labs to allow students to partake in extra-curricular activity. We would like to seek clarity that this will remain the case.
- Students should still benefit from “free slots” throughout the teaching day and week to allow sufficient time for self-study and independent learning.
- The needs of mature, home and parent and carers students must be taken into account with any proposed changes.
- Students must be consulted if any changes to the teaching day and week are proposed.

In addition, alongside any changes with teaching spaces and timetabling, we believe that there is an opportunity to enhance the current timetabling and booking system. The way that the current system operates, having two separate booking systems (Timetabling and Conferencing), can be confusing for both students and staff when booking rooms. Similarly, there are many rooms and spaces across the institution that are not bookable through either of these systems, leading to more confusion and inefficiency. Furthermore, it is very challenging to find out the specification of rooms (such as size, layout, equipment, accessibility). We believe that the strategy should look to address this and strive to develop a booking system which is fit for purpose across the institution which also allows students to easily book some spaces for self-study, independent learning and group activity. This must also ensure that students are able to book rooms which are accessible.

It is also important to consider spaces for Postgraduate Researchers (PGRs). Many PGRs already comment that they do not benefit from sufficient office and desk space. Similarly, research space and quiet study areas are important for these students. Therefore, space for PGRs must be taken into full consideration alongside any changes proposed changes. This will help both in terms of PGR recruitment and PGR experience, satisfaction and outcomes.

As well as the above, teaching spaces and academic provision must be thoroughly considered in relation to the relocation of schools housed at Dean Street and Normal site. A thorough analysis demonstrating that all necessary equipment, facilities and provision can be replicated elsewhere must be made before any final decisions are made.

Finally, we would like to note that whilst we understand consolidation of the estate must take place, this should be within the context of allowing enough space for future expansion of programmes and courses in line with the University's academic strategy.

The table below outlines a number of questions, comments and concerns.

Questions, comments and concerns	University Response
With the proposed relocation of schools housed at Dean Street and Normal site, will all necessary equipment, facilities and provision be able to be replicated elsewhere?	
Will Wednesday afternoons remain free from lectures and labs to allow students to partake in extra-curricular activity?	
Are any changes to the teaching day or week envisaged?	
Will all schools have a “hub” for their activities?	
Will staff in schools have clearly defined areas for their offices so that students can access them if they need help and support. Will these offices be organised as a “hub” for the school?	
Will the University be looking to develop and enhance the current timetabling and booking system? If so, what will this look like?	
Will space for future expansion of programmes and courses be built into the strategy in line with the University's Academic Strategy?	
What will the likely impact be on Postgraduate Researchers (PGRs), with regard to office, study and research space? With this in mind, has the University taken into consideration the objective to increase PGR numbers and the knock-on effect of reduced space for PGRs this may have?	
Will there be “spare” rooms available for more ad hoc use. For example, for students, club, societies, other groups etc to book and use?	

## 7. Student Recruitment

We believe that consolidating and improving the quality of the estate will play an important role in improving recruitment. Students want to study in high quality teaching spaces which are fit for purpose and therefore we welcome many of the proposals which will allow for this to happen, particularly the improvement of the science site. However, we feel that the following need to be considered carefully in terms of their potential impact on recruitment:

- **Postgraduate Research Recruitment** – this is an area that has recently been shown to need improvement. With this mind, careful consideration will need to be made with any decisions to reduce research space and any consequent knock on affects.
- **Moves away from current schools’ “homes”** - as mentioned elsewhere, students like to feel part of a community within their school. If schools such as SSHES, CSEE and Education are to be relocated, the appeal of the “community” feel for helping with recruitment needs to be very carefully considered. However, we do think that, if relocated to the right place, this could benefit recruitment. At present, we are inclined to think that a move to relocate COmputer Science and Electronic Engineering would bring benefits.
- **Taking away of boat launching facilities** – it is imperative that any loss of boat launching facilities is replaced immediately as this appears to be a unique selling point for Bangor University Ocean Sciences courses.

- **Sense of community** - one of Bangor's main attractions is that it is a safe, friendly environment with a good sense of community. It is imperative that this is maintained as we identify this as a unique selling point for Bangor.

The table below outlines a number of questions, comments and concerns.

Questions, comments and concerns	University Response
Has consideration been made to any impacts on recruitment if SSHES, Education and CS&EE are to be relocated? What are the likely risks to recruitment?	
Will the objective of recruiting more postgraduate research students be taken into consideration when rationalising research space?	
Will the lack of a "Student hub", e.g. The Students' Union, mean that Pontio appears to be less of a student space and so therefore less attractive for recruitment purposes?	
Will alternative boat launching facilities be available prior to the sale of Ynys Faelog?	

## 8. Halls

The Development of an Estates Strategy document mentions that, due to the fact that there has been major investment in the residential estate and that it is in generally good condition, this area is not a major priority for the development of this estate strategy.

We agree that the residential estate is in generally good condition and that our Halls of Residence are of high quality. This is also evidenced in the recent WhatUni award of 3<sup>rd</sup> place for Accommodation. Despite this, we still believe that the residential estate should form an important part of the overall estate strategy. We believe it is important to strategies how Bangor's residential offer will remain amongst the best in the UK – for example, are there any plans for future development or enhancement of the older halls on Friddeodd site. Similarly, with reduced student numbers and postgraduate accommodation moving from Garth Halls, other uses of this building should be explored. We would also like to understand what will happen to halls accommodation at Reichel if this building undergoes development. If development does take place, we feel that Reichel is more suitable for a central service such as Property and Campus Services.

## 9. Building Development and Comparable Facilities

We support the idea of consolidation of the University's Estate to reduce the footprint and improve the quality of the built estate, thereby reducing costs and improving the experience for students, and improving the volume and quality of student-facing spaces and facilities, so to make the university estate more student centric. New developments are essential if the University is to remain competitive in both the UK and international student market and we welcome the idea of co-locating appropriate schools and services, and rearranging the University so that it will be situated mostly in upper and lower Bangor, rather than spread throughout the city.

We welcome the proposals to refurbish the Memorial Building, Brambell, Thoday and Wheldon, especially the improvements to teaching spaces and labs. We also support continued and planned improvements and developments for Treborth Botanic Gardens and of MSParc. One proposal we are concerned about is relocating the School of Sport, Health and Exercise Science to Reichel, we don't feel it would be appropriate

to house an academic school on the student residential halls site, and we feel it would lead to a loss to the sense of community.

It is concerning to see that Bangor University has double the sector average of space in Condition C and D (almost 50%) requiring major improvement with major repair or replacement needed in the short to medium-term. But we don't feel it is clear enough in the consultation document what the priorities are for investing and improving existing buildings.

A number of questions, comments and concerns in relation to building development and comparable facilities can be seen in the table below.

Questions, comments and concerns	University Response
There needs to be more detail of where is best to move to from Dean Street.	
If Dean Street is moved are the facilities comparable and what are the costs that will occur if the building needs to be specifically kitted out for SCSEE e.g. to the Alun Roberts Tower. From the 2 options stated costs will occur and in the long run they may result in savings but what are those cost savings?	
Will central marketing on Dean Street be moved to College Road sites?	
Where could the Sports facilities at Normal Site move to, where is comparable?	
Normal Site: Are there comparable facilities for sports science students e.g. gym and lab space? Same for education students e.g. classrooms.	
Refurbishment of Memorial building - will this impact upon the proposed new building at the rear?	
Would a new building at the rear of Memorial still get built if Computer Sciences and Electronic Engineering move into the Alun Roberts Tower?	
With the development of Reichel, does this include the entire building? It is currently used as student accommodation, catering and conferencing. Where would these be relocated to?	
What will be the future of the old Garth Hall will this be refurbished for a new use or demolished to create a future development site?	
On page 12, 3.3 is states that with Adeilad Deiniol there is ' <i>potential use as a student learning/library facility makes the building an opportunity for a charitable benefactor fund raiser</i> '. it is not clear what is meant by this sentence, could you please provide more clarity here.	

On page 7, 1.1 it states that <i>'an underlying aim should be to create teaching hubs and create more social learning spaces.'</i> Where on the College Rd and Deiniol Rd sites do you envisage these being located and will it require further building development?	
If there are a loss of specific spaces for some courses will they become joint with other courses or have a new space dedicated to them?	
Which School or Service would move to the Management Development centre?	

## 10. Prior Investment and Cost

We believe that before any final decisions are made, prior investment in estate and facilities and cost implications need to be thoroughly considered. There are several questions comments and concerns with regards to prior investment and cost below.

Questions, comments and concerns	University Response
With regards to reducing the estate, has it been considered if any work and investment will need to be carried out prior to selling Dean Street and Normal Site? If so, what are the likely cost implications?	
Significant investment has been made at normal site gym and sports science labs. Is it cost effective to have heavily invested in these areas of the site only recently, to then withdraw so soon after?	
What is the difference in cost between refurbishing the Alun Roberts Tower (ART), and construction of a new building at the rear of the memorial building? Given that the ART is in very poor condition and at risk of building failure, would a new science site building boost Bangor's profile and aid recruitment?	
The document mentions that the Management Development Centre (MDC), will remain an excellent hotel. Will there be a change of direction/strategy to ensure the MDC is cost effective?	
Will there be a breakdown of the savings made with the sale of each building?	
Investment has been made in Fron Heulog Garden. Would it be more cost effective to use this for a new purpose versus offering it for sale?	

## 11. Accessibility

The current proposal document does not include any references to the accessibility of buildings, rooms and spaces. We believe that an Estates Strategy must seriously consider accessibility and embed this throughout all areas, including proposals. This will ensure the University has a modern, fit for purpose and inclusive estate for all. This should in terms of teaching and learning as well as in general.

A number of questions, comments and concerns in relation to accessibility can be seen in the table below.

Questions, comments and concerns	University Response
Will the University look to embed accessibility throughout all proposals? How will this be achieved?	
Will all proposed refurbishments and upgrades to buildings, rooms and spaces ensure they are fully accessible? Including for example; Alun Roberts Tower, Memorial, Thoday, Brambell, Wheldon, Reichel, Pontio etc.	
Will the Management Centre need to be made more accessible?	
Will the PaCS maintenance programme fully include accessibility considerations?	

## 12. Sustainability and Environmental Impact

It states in the consultation document that Bangor University aims to be, in all aspects, the Sustainable University. As a Students' Union we support this aim and we believe that Bangor University should be committed to the development of a fully sustainable organisation. Recently the University decided to join the many organisations around the world that have declared a climate emergency and has called for urgent action to be taken in order to tackle climate change. The University also has a responsibility to take action itself, and it is therefore vital that sustainability is a key element of this Estates Strategy.

It makes complete environmental sense to consolidate buildings to reduce the energy and water footprint of the University and we welcome that carbon emissions, waste energy and water are touched upon in the consultation document. We also support the idea of drawing on the substantial in-house expertise in order to develop a sustainable estate, this is certainly something the University hasn't done enough of in the past.

There is mention of developing College Park as a biodiversity asset and this should be commended however other green spaces on the estate should also be considered as part of the Biodiversity Action Plan. Also, the proposed sale of Fron Heulog which could possibly include the Fron Heulog Garden would likely impact the biodiversity assessment of the University, we feel that this piece of land should be included in the Biodiversity Action Plan

We welcome the suggestion for the University to develop a Travel Plan that addresses the wider aspects of staff and student travel. But there is a deficit in parking currently and consolidating the campus will only increase the problem. A full and comprehensive report and action plan needs to be created with the council, students and staff involved. Within the travel plan, accessibility, affordability, overall access, usage, location, consistency, reliability etc needs to be considered.

A number of questions, comments and concerns in relation to sustainability can be seen in the table below.

Questions, comments and concerns	University Response
It makes complete environmental sense to consolidate buildings to reduce the energy/water footprint of the University however how much green space would be lost as part of the consolidation? There is a current lack of green spaces as is.	
Is the loss of Normal Site an environmental loss to the University including its surroundings of natural beauty?	
What energy efficiency improvements do the University have in mind for existing buildings?	

### 13. Closing Statement

As previously mentioned, Undeb Bangor welcomes the development of an Estates Strategy as a key part of the University's medium and long-term development plans. We welcome a continued dialogue with the University and look forward to being part of ongoing discussions once the consultation process has ended. We would also call on the University to produce a detailed timeline of events clearly indicating the ongoing processes and key dates.

Finally, we would once again like to reiterate that we are grateful to the University in its commitment to working with Undeb Bangor to ensure that students are able to effectively feed into the consultation process and in working with us to answer student comments, questions and concerns on the proposed Estates Strategy.