



Higher Education

An overview of our capability in the Higher Education sphere.



City, University of London School of Arts and Social Sciences

Architect: Rivington Street Studio
MEP: Hoare Lea

Introduction

EEDN is a dynamic and innovative Construction Project Management consultancy with focus on technically advanced complex projects.

We are an experienced professional team in the field of heavily serviced buildings, such as academic teaching, research and commercial R&D. Our team act as Client Representatives, Project and Programme Managers and strategic advisors to our clients.

Enhancing our Project Management offer with proactive Design Leadership, we promote close collaboration between all the team members and apply innovative techniques to enable strategic thinking.

Our team have delivered some of the most challenging projects.

Since our formation we have been growing steadily. Our Directors have delivered a multitude of projects in the Higher Education and SciTech sphere, from academic teaching and research to commercial R&D and manufacturing.

Choosing EEDN

Our approach recognises that every project is unique and we specifically tailor our solutions and processes to your distilled drivers.

We offer a combined project, programme and design management view on every project and maintain a high level of Director involvement and control throughout.



"With excellent awareness of the market and the process involved, EEDN showed proactivity, professionalism and enthusiasm founded on the strength of interdisciplinary working and we would have no reservations in recommending them to any organisation."

MIKE PARRETT

Chair of UKGA Building Committee, True Jesus Church

Working with you

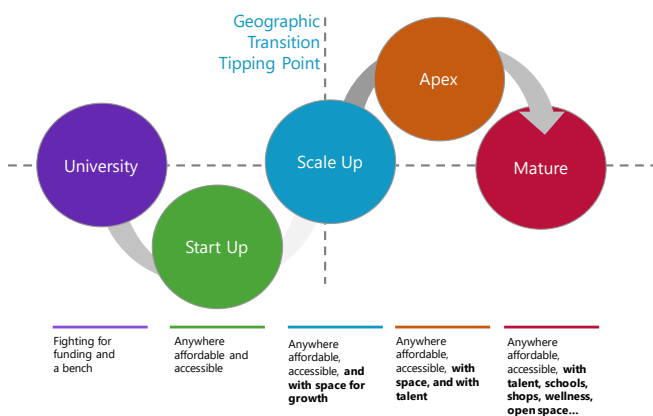
Whatever the size of your project, refurbishment, fit out or new build, sciences, humanities or engineering, we ensure that we bring creativity, enthusiasm and a fresh approach to all challenges.

At EEDN, we are passionate about Projects and love what we do. We are not afraid of critical thinking and believe that challenging the team should inevitably bring better results.

We build multi-disciplinary teams that suit your project, supplementing the core consultants, where required, from our network of specialists.

Delivery through Collaboration

We recognise that the intricacies of today's projects require a multi-disciplinary team approach. In complex environments, these relationships are often stressed. It is exactly in these circumstances that the established due processes and emotional intelligence of the Project Manager and Client Representative are crucial, embedding the



necessary behaviours into the team from the outset and maintaining them when challenges arise.

Championing innovation

Our Leadership team have been involved in some of the most pioneering projects and the successful delivery of complex programmes of work.

We are unafraid of innovation at the core of project delivery with sustainability, offsite manufacturing, NetZero Carbon and use of technology as examples.

At the same time, we deploy innovative management techniques ranging from technical statistical simulations to motivational review to maximise the project benefits.

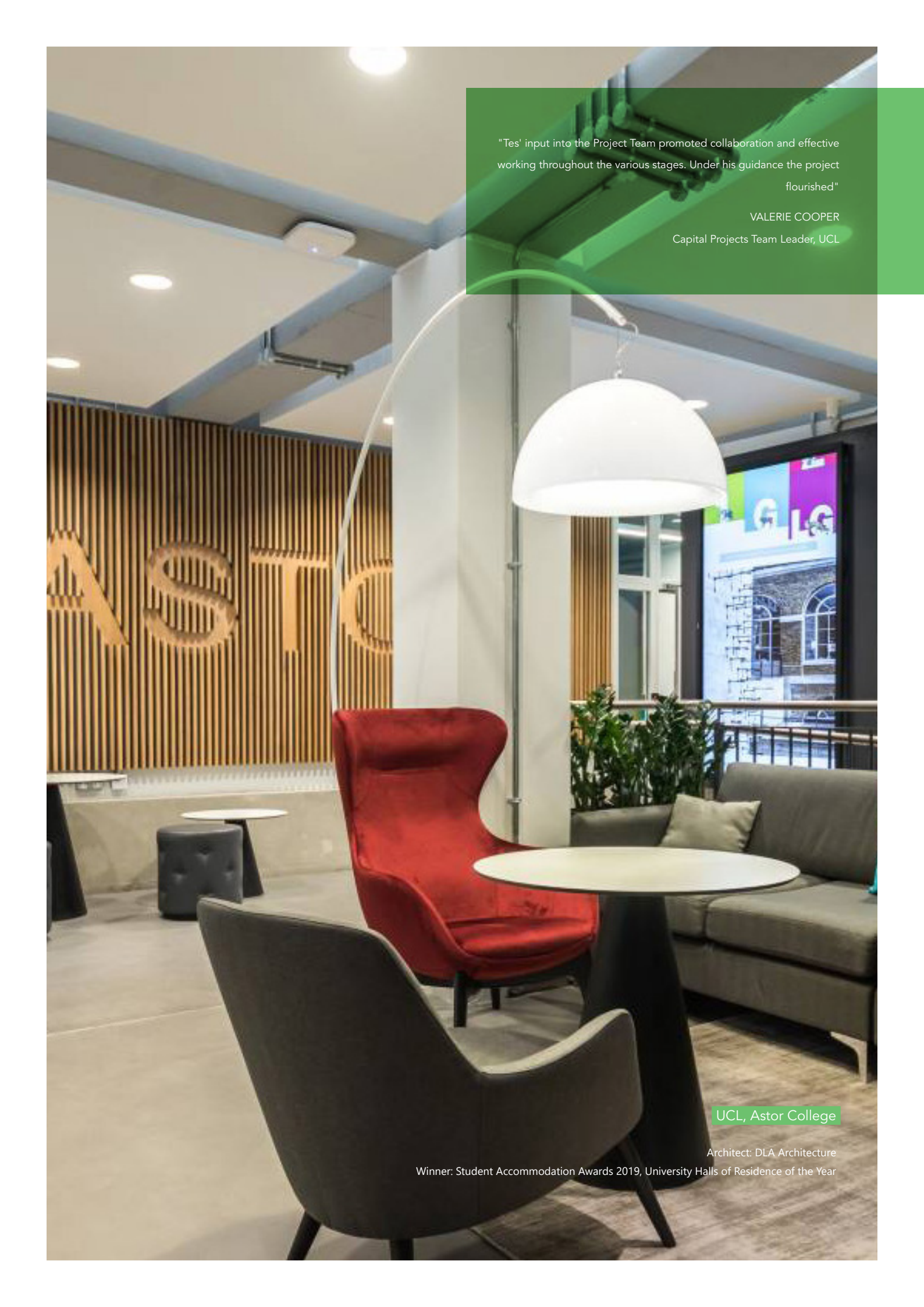
Deep understanding of the sector

The Higher Education sector has seen an incredible change in the recent years, from a change in the way that teaching content is delivered, to collaborative research across borders.

Space remains at a premium so aligning the estate strategy with the current and future requirements is key for a successful deployment, but external factors such as commercial space provision (e.g. student residences) complicates this further.

Our team have the necessary experience and can assist in ensuring the delivery of the project benefits.

The Higher Education sector is a breeding ground for new companies and spaces need to accommodate those, too. We work closely with a number of start-ups, especially in the Science, Technology and Manufacturing spheres.

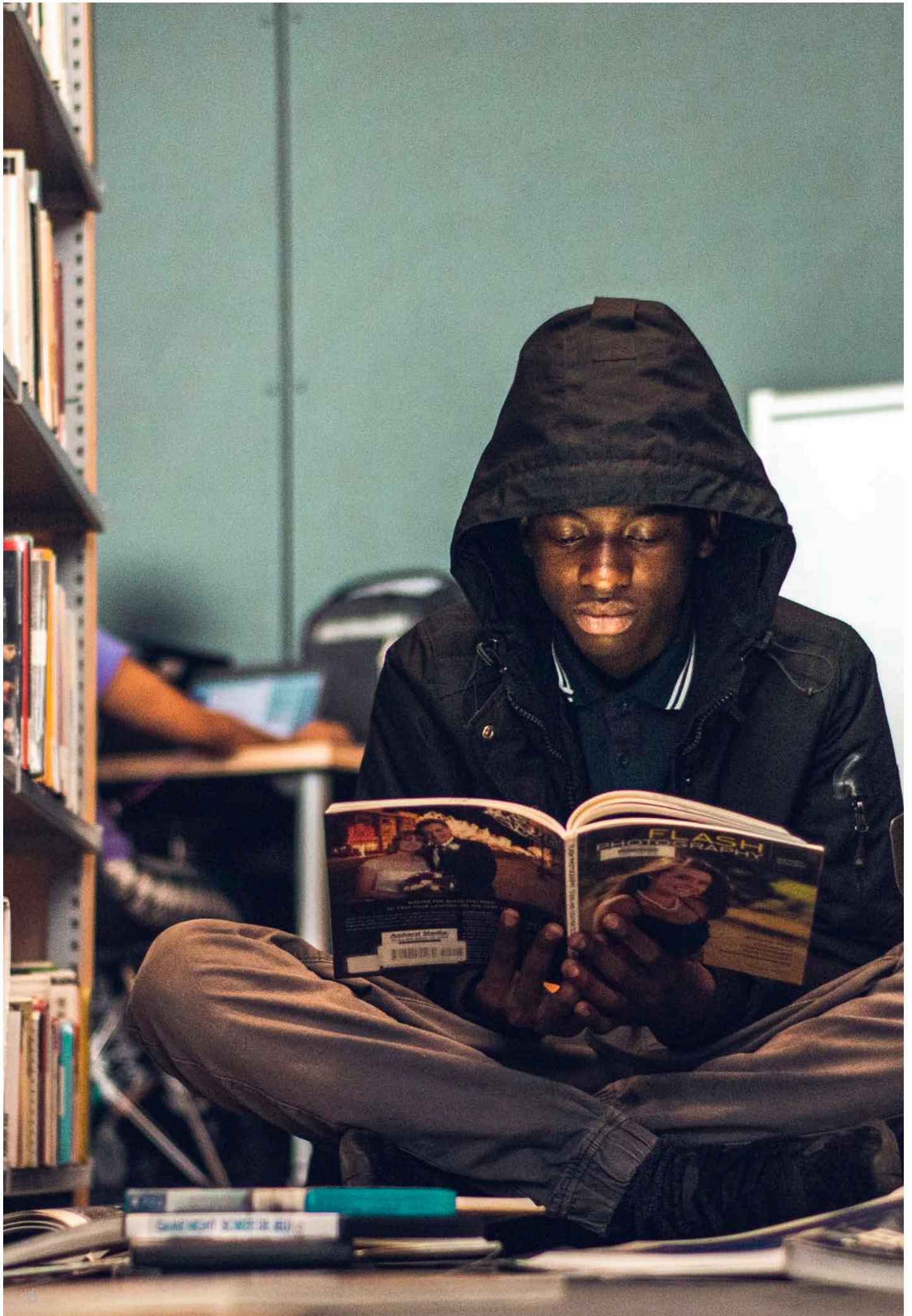


"Tes' input into the Project Team promoted collaboration and effective working throughout the various stages. Under his guidance the project flourished"

VALERIE COOPER
Capital Projects Team Leader, UCL

UCL, Astor College

Architect: DLA Architecture
Winner: Student Accommodation Awards 2019, University Halls of Residence of the Year



Higher Education at EEDN

Starting with the end in mind, we put your strategic aims first, understand your stakeholder structure and develop bespoke processes to suit that accordingly.

We have a proven approach to leading projects in the Higher Education sector and it all begins with understanding the science behind the business, the product and the end client.

The ecosystem is a complex one and as such each project should not be isolated in design and project management. Instead, targeted and specialised input is often required to help define some elements of the project – from equipment selection to academic research grants and aligning

the academic programme with the construction time frames.

We help our clients navigate to a successful project outcome.

Through the in-depth understanding of programming, masterplanning, process and procurement, we challenge the team to produce an optimal, efficient and innovative design, aligned to your educational and estate targets.





University of Essex, The STEM Centre

Architects: Hawkins\Brown



The future of the estate

We understand Higher Education, from the competitive world of ensuring that you attract the best students, academics and staff, to providing the best value for money for your projects.

The future of the estate has never been more complex with online and remote learning, new alignment and spin-offs between research and business.

Whatever the size or value of your project, simple or complex, new build or refurbishment, together with our team and specialist subconsultants, we have the relevant skills, expertise and experience to see your project from inception through to completion.

Client Representative

Supporting your endeavours throughout the development journey.

We complement our strong understanding of the development process of the physical asset to aid you with executive assistance as the Client Representative.

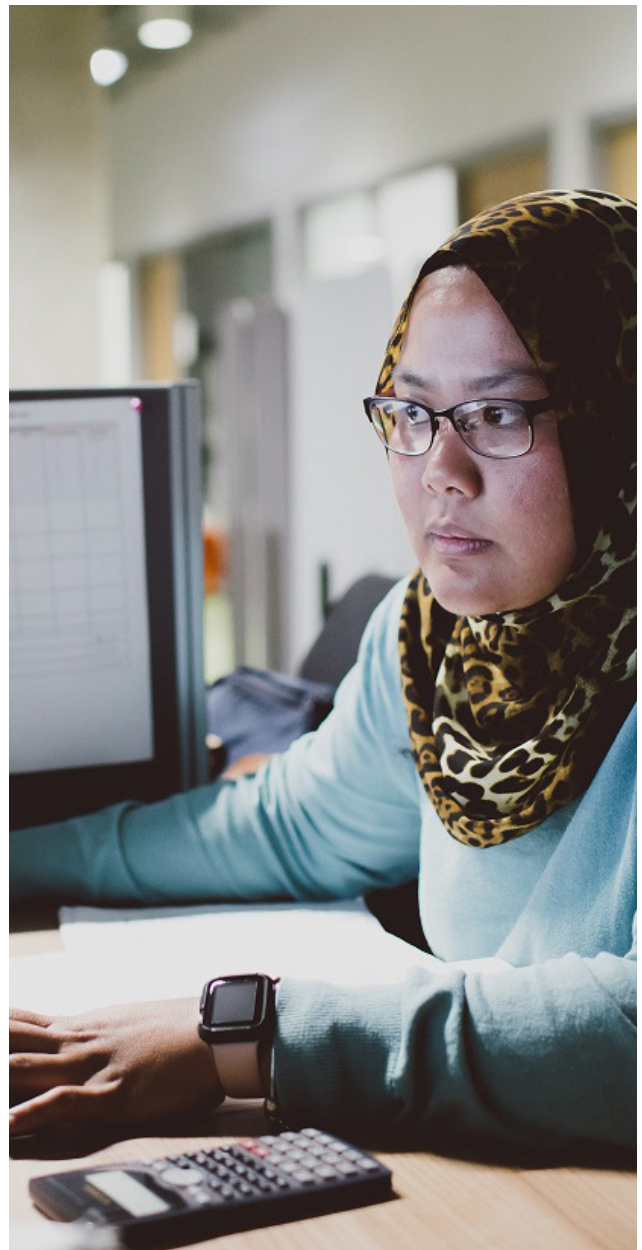
From establishing the key drivers from academics and researchers to aligning with the estates strategy and programme, we get an intimate insight into the portfolio to maximise project benefits.

We represent you in decision-making with a pre-agreed level of authority.

This allows us to put together the Project Management Office (PMO) and manage internal and external consultants in line with your internal procedures, strategy and KPIs.

With our experience in assisting Higher Education institutions to commercialise research and our involvement with start-up spinoffs in their physical asset lifecycle, we can greatly assist in the delivery of teaching and non-teaching spaces alike.

With a hands-on approach, we support decision-making in driving, growing and transforming the Higher Education estate.



Project Management



Embedding the right behaviours from the outset is crucial when the technical and commercial realities of the project test the intentions.

Collaboration and communication

Residing at the centre of every successful project, effective collaboration between all the disciplines and managed communication is key. We set up simple yet effective approaches that work and streamline the collaboration processes.

Knowledge Management

We ensure project knowledge is transferred and communicated to all disciplines, from design and cost to risk management and planning, with critical thinking across the team and feedback loops.

Innovation

We take projects a step further by aiming to understand and input into all aspects – from scientific innovation to the design and even further to the team's motivations and NetZero carbon.

Controls

Using established systems and tools we adapt them to suit our individual projects and clients. From the outset we seek a whole-team buy-in and collaborate with a 'Single Point of Truth' approach.

Governance

Uncomplicated, tried and tested processes that provide a common ground of reporting, authority and understanding for all.

Design Leadership

Proactively ensuring alignment of all aspects of design back to the business case and corporate objectives.

The process of controlling the design process and outcome is paramount in the delivery of projects. At EEDN we take design leadership to the next level, way beyond design controls and into alignment of design with the rest of the business functions, masterplan and project objectives.

Our robust quality control process has been trialed and tested and together with our stakeholder engagement process sets the expectations from the outset.

We actively promote our teams to use the latest digital design tools to allow for 3D coordination prior to physical construction, thereby identifying issues early and resolving them ahead of time.

Fostering an environment of sharing and innovation, supporting knowledge sharing.

Through robust management of the responsibilities of design, construction and requirements, we ensure that information flows unhindered across stakeholders and project team members.



Project Audits

Project MOTs (Audits) can be frightening for the team involved, but they needn't be that way.

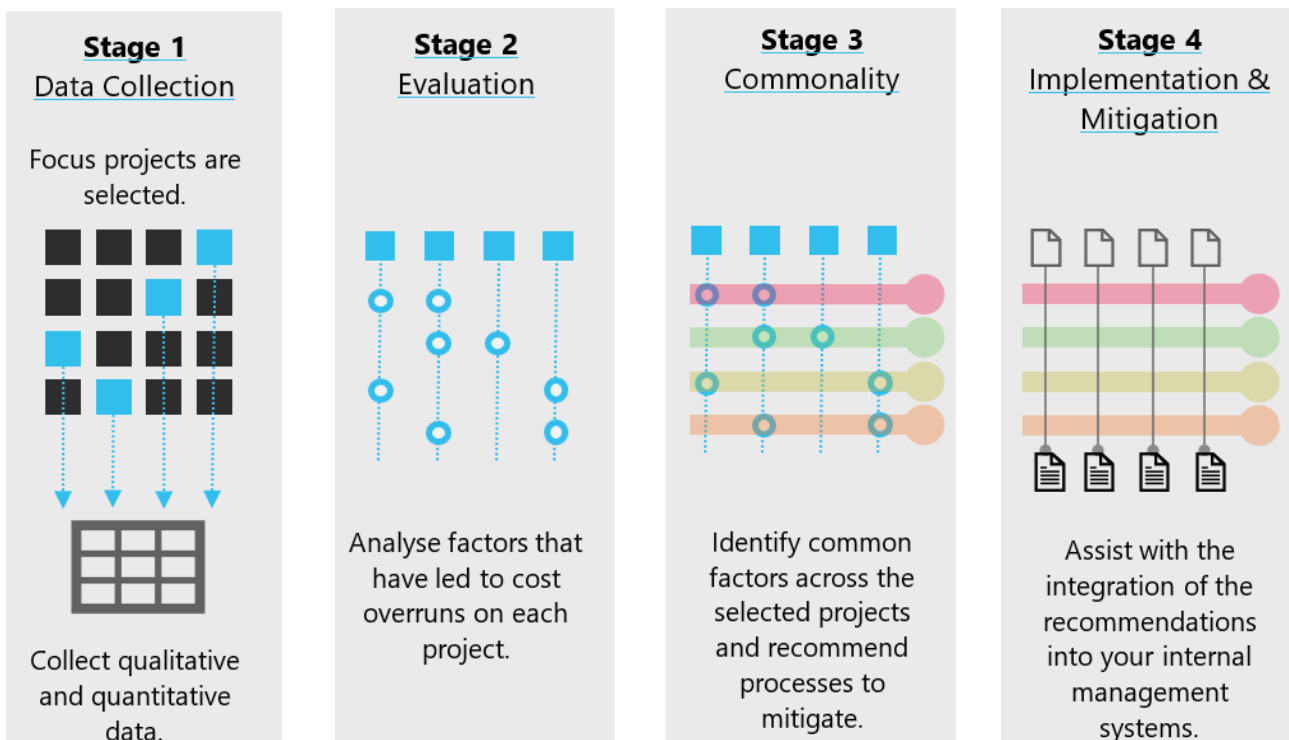
They are amongst the most useful tools of any Project Manager and Estate Director who wants to make sure that projects are running efficiently and that risks are identified early on.

It is a fundamental part of effective project governance and provides confidence that the governance is working and that the project is being managed as intended.

What does it cover?

A Project Audit does not need to focus entirely on governance.

We have undertaken many Audits with particular focus on the commercial elements of the project (such as deep dive into the package procurement) or the design elements (such as whether the space is used most efficiently for commercialisation and assessing the NIA:GIA (Net Internal Area to Gross Internal Area) ratio.



Briefing and pre-stage 0 feasibility

Pre-Stage 0 is the valuation of a business case from first principles.

When reviewing the history of complex building sectors such as Higher Education, SciTech and Healthcare we encounter numerous examples of spaces requiring refurbishment or even repurposing shortly after occupancy. Why is this the case?

Short-term planning

Organisations are reacting to immediate and near future needs, pressure points and funding streams. Time frames for the design and execution of heavily serviced buildings and the speed of technological evolution tend to be ignored. The utilitarian nature of the space is also neglected and the question of *'what it will be in five to ten years' time?* is missed, rushing to push projects into the *'Built Box'*.

Introducing a new level of future-gazing

The pre-stage zero (referring to RIBA Stages) is an organisational inward-looking process. This stage is not about the building but about the distillation of the targets, drivers and aspirations of the project.

EEDN tailor expert teams to support organisations in assessing their drivers.

We believe the conversation should be as pluralistic as possible. It should represent a convergence of disciplines that will supplement the core organisational expertise.

The pre stage zero process must be of strategic importance. The deep-dive evaluation of aspirations leads to an uninhibited view into the mid- to long-term future and a critical review of the real drivers of the project.

It provides an alignment of the existing strengths as well as future needs. Most of all, it's a view which is constantly evolving. The pre-stage zero process validates the business case and will define whether a building project is necessary or whether its typologies are relevant.

Once committed to a project, we believe in reviewing the strategic decisions at agreed project milestones, minimising unplanned post-occupancy updates.

We believe in simple and adaptable design where decision making is based purely on organisational drivers such as product.

Our pre-stage 0 process can help you align today's academic programme with the future requirements of the estate.

"Tes is always keen and enthusiastic. In a performance-driven approach, he shows a dedication to the task, second to none."

KEITH MILLER
Deputy Director of Estates, University of Essex



University of Cambridge, Kettle's Yard

Jamie Fobert Architects
RIBA National Award 2019

The future of construction and property in Higher Education.

Meeting the needs of students, academics and staff in a post-pandemic world will inevitably change the future of the estate campus.

Drivers such as environmental concerns, wellness and the delivery of an interconnected campus across geographical locations require redesigning of the campus, the estate and the sector.



Sustainability & NetZero Carbon

Arguably the most significant issue of our time, Higher Education buildings will have the principles of Sustainability, and NetZero Carbon at the core and are expected to accelerate

in line with the decarbonisation of energy.

NetZero Carbon cannot be achieved as an afterthought. Having addressed sustainability in a variety of buildings, we are well-placed to help drive the process, from employing passive principles to increasing storage, reducing consumption and improving efficiency.

Certifications such as BREEAM, LEED, PassivHaus, Well, FitWell etc. are expected to increase in importance, particularly as a more environment and health-conscious culture emerges.



Universities' increased importance as anchors for innovation

We are seeing an increase in the role of universities to act as anchors of innovation with corporations funding university-led rather than local research, such as for targeted and novel therapeutics.

It is without doubt that creating centres of excellence for these new technological spin-offs is crucial, whether in BioMedicine or Environmental Science.

These centres are also now supplemented by an array of incubators, aimed at growing the companies to full commercialisation, with an every-increasing role of the institutions.

We have extensive experience with all aspects of this innovation process - from teaching to academic research, from funding to spin-offs, all the way to commercialisation and manufacturing.



Online and remote learning and digital classroom

The way that students learn is invariably changing.

With access to more digital tools, accelerated by the COVID-19 pandemic, pedagogy is being dragged into the 21st Century and the HE Estates team will need to change with it.

The spaces in the current estate will need to be revisited, with less seated capacity and more IT/AV enabled to allow for the augmented delivery methodology.



Science Parks, Business Parks and masterplanning

The congregation of Science, Technology and Manufacturing around Science or Business Parks as areas of high density is not new and has a resurgence in

the recent past, following loosely the US model.

We are expecting this trend to continue as parks start reaching a critical mass that will enable better cross-pollination between tenants. This will be the case for both University-led and urban edge parks, whilst city centres, faced with the post-pandemic commercial exodus reality will also seek to re-establish themselves in the new sphere.

A new revision of masterplans for parks is therefore expected, which will enable a new community of tenants with a brand new set of requirements to thrive.



Modular flexibility

Combining off-site manufacturing with on-site installation, modular facilities provide fit for purpose and high quality, products aligned with programme and cost benefits.

The high demand for spaces across the Science, Technology and Manufacturing sphere has not yet been met with an equivalent supply.

As demand continues to increase in the medium term, modular facilities can provide the answer to the needs of supply whilst offering the flexibility to reduce the single tenant-profile risk for developers.

EEDN have the necessary experience to deliver such facilities, whilst ensuring that the client brief and requirements are being met, by understanding the science and the modular product alike.



Increased alignment with business, spin-offs and delivery partners

The 2021 Government Life Sciences Vision identified the need to further align the research, clinical trials and

commercialisation of products with the NHS.

We have experience with a number of Russell Group universities in teaching and research development, as well as delivered premises for a number of Life Sciences organisations allowing us to navigate the spin-off/start-up environment with ease and provide a trusted advisor role to our clients.

The estate programme will need to reflect this with new spaces that promote that alignment - breakout spaces, meeting rooms and wellness spaces as an example, will enable academia to integrate its methodologies with business.



Increased international collaboration

The increase in international collaboration of academic research, manufacturing companies, funders, design and Engineering firms is only expected to increase, as

remote working tools become more easily available and teams become more international.

At EEDN, we have a network of consultants around the world that can provide a targeted burst of input, from FDA and MHRA regulatory approvals to clinical equipment selection and fumigation expertise. Having led projects and seen the benefits we welcome true collaboration at this international level.



King's College London, The Quad

Architects: Hall McKnight



Get in touch



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Chartered Project Manager

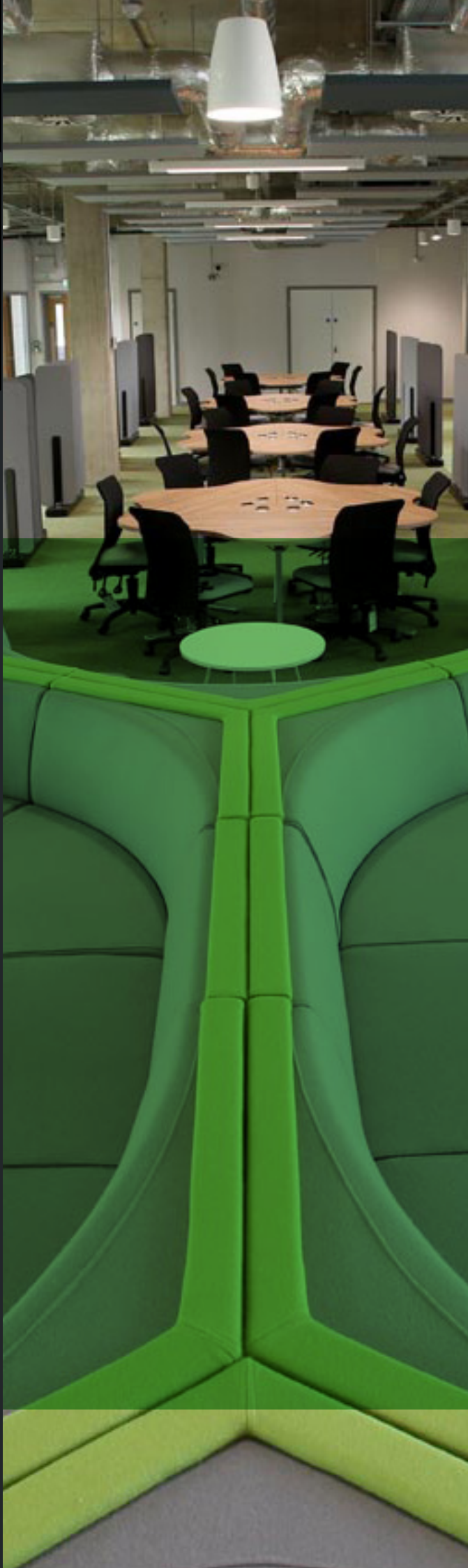
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enabling environments
delivering nature

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