

South Quad Temporary Teaching Facility
Gower Street, London, WC1E 6BS

On behalf of: University College London
08 October 2024

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1 Introduction

1.1 The Planning Statement is submitted in support of a detailed application for planning permission made on behalf of our client University College London (UCL), for the retention of the temporary teaching facility within the South Quad, Gower Street, London, WC1E 6BT.

1.1 The planning application is for:

"Retention of temporary teaching structure for a period of 5 years."

1.2 UCL is a comprehensive, large and highly successful research institution, with more than 16,000 staff and 46,500 which is consistently ranked on average in the top ten universities globally. UCL is currently in the process of developing a new Estates Masterplan in order to better accommodate the anticipated growth. At the same time, and in accordance with the Strategic Plan, UCL is also looking to rationalise its existing short-term leasehold stock and use its own buildings more intensively. This can be evidenced by UCL's recent departure from buildings such as 123 Grays Inn Road, 10 Montague Street, Ormond House, Senate House and 33 Bedford Place.

1.3 Whilst UCL is working to implement measures outlined in its Strategic Plan and develop its Estates Masterplan, it has become evident that, in order to accommodate the continued increase in student numbers, there is still some need for temporary teaching space in the short to medium term. It is expected that in the longer term, the developing Estates Masterplan will adequately plan for UCL's growth, and this will reduce the University's reliance on temporary teaching space.

1.2 Furthermore, UCL is currently preparing for significant works relating to the bicentennial year (2025), which will lead to short term restrictions on certain spaces being available for use, and the need for additional reliance on temporary spaces during this period. The South Quad temporary teaching structure falls within this category, in particular, because it is one of just six, 100-person lecture theatres across central campus, with two of the remaining five being located within the Main Quad temporary building which is shortly to be removed as part of the bicentennial works.

1.4 This Statement sets out the planning case in support of the planning application. It summarises the planning history of the Site and assesses the development in the context of relevant planning policies and planning guidance.

1.5 The structure of this Statement is as follows:

- Section 2 – Site and Surroundings
- Section 3 – Proposal
- Section 4 – Planning Policy Context
- Section 5 – Planning Policy Assessment
- Section 6 – Conclusions

2 Site and Surroundings

- 2.1 The Site is situated adjacent to the Wilkins Building in the South Quad of UCL's Bloomsbury Campus. The South Quad forms the forecourt of the Wilkins Building and is an important focal point to the Bloomsbury Campus. There are several nearby listed buildings including the Wilkins Building, the North Wing, South Wing, North West Wing and South West Wing all of which are Grade I listed. The University Medical and Dental Student Residence on the opposite side of Gower Street and 16-25 and 26 Gordon Square are Grade II listed.
- 2.2 The Site is also located in the Bloomsbury Conservation Area.
- 2.3 The surrounding area is characterised by other educational uses with many of the buildings owned and occupied by UCL for academic uses.

Planning History

- 2.4 From a review of the Council's online records, we have provided a summary of the relevant applications relating to the Site.
- 2.5 On the 7 September 2015, planning permission (ref. 2015/4395/P) was granted for the **'Erection of 2 storey temporary building for education use (Class D) for a period of 3 years in South Quad (adjacent to Anatomy Building and Medical Sciences Building).'**
- 2.6 On the 16 February 2021, planning permission (ref. 2020/5699/P) was granted for the **'Use of the temporary teaching facility in South Quad for a further four academic years.'**
- 2.7 Condition 2 of the 2021 permission states the following:
- 'The building hereby permitted is for a temporary period only and shall be removed on or before 31st December 2024.'**

3 Proposal

- 3.1 The temporary teaching facility was erected in the South Quad in 2015 for educational use and has been an important asset in helping UCL to meet teaching space demand. For the reasons outlined in this section, the retention of the temporary teaching facility is sought for a further 5 years.
- 3.2 The temporary building is a two-storey structure with a floor area of 310.2 sqm (GIA). The building contains the following:
- 1 no. 100 person lecture theatre
 - 2 no. 18 person seminar rooms; and
 - 1 no. 24 person seminar room
- 3.3 The building can be accessed via steps to the front, with a timber decking landing area outside the entrance. The access to the ground floor of the building is step-free, via a ramped access to the side of the building.
- 3.4 The building does not touch any of the surrounding buildings and is a standalone structure. The works are reversible and there will be no permanent impact on the conservation area or nearby listed buildings.
- 3.5 The structure balances the need to be sensitive to nearby heritage assets and the requirement to deliver much needed teaching space to support the growth of the University.

The Need to Retain the Building

- 3.6 The continued need for temporary space is driven by the pressure UCL is encountering in respect of teaching space. This is due to a growth in student numbers which has continued at UCL, as it has consolidated its position as one of the premier universities in the UK globally and widened its range of academic subjects as indicated in Figures 1 and 2 below. Over the past 13 years, UCL's FTE population has grown by approximately 120%, an average of 6% per annum. Whilst there has been significant growth in numbers, the increase in the non-residential estate has not matched the numbers, with it having grown only by 55% from 380,000 sqm to 590,000 sqm, or 3% average per annum.
- 3.7 UCL is now a comprehensive, world-renowned, and highly successful research-intensive university of global standing, which makes significant contributions to the national, local and London economy (refer to Appendix 1 for further details). With a strong culture of multi-disciplinary work and a prime location in one of world's greatest global cities with a vibrant and diverse population, student positions at UCL are in high demand from students around the world, as well as staff wanting to work at UCL, and philanthropists wanting to partner with the University. The University has confirmed that the total taught population in the 2023/2024 academic year stood at 46,521 students and this is expected to increase to 50,004 by the 2028/29 academic year.
- 3.8 Significant expansion of the number of departments, faculties and other academic units has occurred with the accompanying growth in students and staff. Student numbers increased by 75% between 2009 and 2019, outpacing other Russell Group universities in London, which increased by 35%. This growth, as well as adding complexity, has also changed the balance of the University from undergraduate dominant to postgraduate dominant. Although for the 2024/25 academic year, postgraduate applications to the University have declined, resulting in more undergraduates being offered places. This

will result in further pressure on teaching space, as undergraduates are generally more space intensive than postgraduates.

Figure 1 (source: UCL Now)

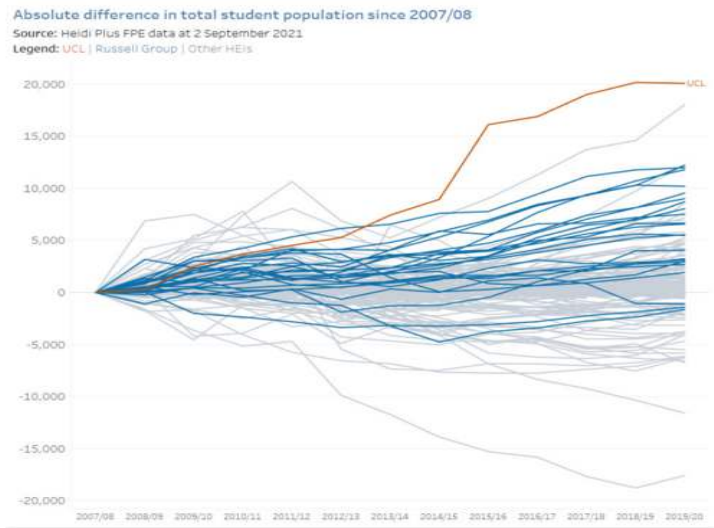


Figure 4. UCL has grown relative to its UK peers. The change in total student population (undergraduate and postgraduate) is plotted for UCL (red line), Russell Group universities (blue lines) and other UK HEIs (grey lines) relative to a 2007/2008 baseline. Data from HESA(<https://www.hesa.ac.uk/>)

Figure 2 (source: UCL Now)

UCL: Faculties and Departments by total number of students, 1980 and 2023

Source: UCL College Calendar for 1980 and Portico at 31st July 2024

Legend: Bubbles scale with student number. One bubble per dept/div. Colours are Faculties

1980



2023/24



- 3.9 Whilst UCL is taking a number of steps to progress and finalise its Estates Masterplan and a long-term strategy for meeting its needs, in the absence of this, they have had to reactively meet increased teaching space demand through the securing of temporary permissions.
- 3.10 Noting the above, the South Quad, which is entirely dedicated to lecture and seminar space, is a hugely important asset, not least because it is one of six, 100-person lecture theatres across the Bloomsbury campus, with two of the remaining five located within the Main Quadrangle temporary building which is shortly to be removed. In the 2023/24 academic year, the building was used intensively and accommodated approximately 1,530 teaching events, equating to 2,456 hours. The space is therefore of huge importance to the University.
- 3.11 Furthermore, out of teaching hours, and during the evenings and weekends, the building is also heavily used by Student Union societies. Over the 2023/24 academic year, 2,565 non-teaching events have taken place at the South Quad building, equating to 8,480 hours in use. During the summer, the space is also used to host, amongst other things, Summer Schools. It has also been used for student study space ahead of UCL's main examination period. It is therefore a flexible space than can serve students' needs in a variety of ways.
- 3.12 In addition to the student numbers putting increased pressure on the estate, it should be noted that UCL relies heavily on third party teaching spaces and there are approximately 26 spaces across four external providers allocated for use for the 2024/25 academic year, and this comes at a significant cost to the University. However, third party teaching space is also becoming more and more scarce to UCL. In recent years UCL has lost access to third party teaching spaces which it has relied on to meet teaching space demand, including the Student Central Building which was purchased by Birkbeck in 2021. Of the 26 third party spaces secured for use in the 2024/2025 academic year, 21 of these are owned by Birkbeck. The University has recently announced that they will be offering students the option of daytime or evening teaching, and therefore UCL is at risk of losing more space as Birkbeck experiences increased daytime teaching space demand for its own students.
- 3.13 Furthermore, as part of its Bicentennial capital programme, UCL will be carrying out works in the Wilkins Building and on the Quadrangle. As part of these works, the Main Quadrangle temporary building, which is a well utilised building, is proposed to be removed in advance of the planning permission expiring. The space currently accommodated within the Main Quadrangle building will need to be accommodated elsewhere on the campus, which, as above, is already under considerable pressure. This coupled with the disruptive works in and around the Wilkins teaching spaces, and the temporary closure of teaching spaces to facilitate works, will only serve to increase pressure on an already under pressure central campus.

UCL's Strategic Plan 2022-2027

- 3.14 UCL 2034: A 20-year strategy for UCL, was published in 2014 and is an important statement of the vision and aspiration for UCL as a globally leading university. The Vision and Mission are as follows:
- "Vision: Our distinctive approach to research, education and innovation will further inspire our community of staff, students and partners to transform how the world is understood, how knowledge is created and shared and the way that global problems are solved."

“Mission: London’s Global University: a diverse intellectual community, engaged with the wider world and committed to changing it for the better; recognised for our radical and critical thinking and its widespread influence; with an outstanding ability to integrate our education, research, innovation and enterprise for the long-term benefit of humanity.”

- 3.15 Building on this overarching Vision and Mission and the ethos that informs them, UCL has prepared a strategic plan for five years – Strategic Plan 2022-2027 (the “Strategic Plan”).
- 3.16 It is evident that the existing campus (including the planned growth at UCL East) will be unable to accommodate the anticipated growth in student numbers. There is therefore an ongoing need for teaching and learning space, particularly in the central campus area, if the University is to accommodate future demand. The Strategic Plan is seeking to address this and will inform the developing Estates Masterplan which will look at how best to utilise UCL’s portfolio of buildings and, importantly, which existing UCL properties can be redeveloped to deliver increased teaching space.
- 3.17 Formulating the Strategic Plan is a complex exercise which has involved extensive consultation with academics and departments on their future needs, as well as addressing a range of strategic issues, such as sustainability objectives and UCL’s commitment for all buildings to be net zero carbon by 2024 and for the whole institution to be net zero carbon by 2030. An important aspect of the process is the consideration of UCL’s size and shape. This is considering the ideal size and shape of the student body, both academically, and in terms of the revenue that will be required to sustain the University into the future.
- 3.18 As noted above, borne out of the Strategic Plan is the Estates Masterplan; a holistic and integrated view, based on wide- and far-reaching consultation with the UCL community, to set out the university’s aims and aspirations to plan, operate, maintain and develop UCL’s estate across the next 25 years. This institution-wide strategy aligns with UCL’s strategic outcome area for positive enabling environments and structures.
- 3.19 Whilst the Estates Masterplan remains in its conceptual stages, much of 2024 so far has been spent on key initiatives which will support a more strategic and proactive approach to its estate in the future. These include:

1) Wider engagement and consultation with the UCL community

- 3.20 The University has sought to better understand internal stakeholder needs and requirements to understand how the University is using its current estate *now*, versus their needs and requirements for the future, which will inform the estate to-be.
- 3.21 To ensure effective engagement, this has been co-led with the University’s academic strategy team (Academic Ambition) to understand the future academic ambition of UCL, and how it informs, supports and guides future development and capital investment.
- 3.22 The University is also exploring opportunities for collaboration, consolidation and co-location, as well as the relocation of some departments to UCL East in order to unlock and release space across Bloomsbury.

2) Building Utilisation Analysis

- 3.23 UCL understands that the key to its estate's success is good utilisation and that making more efficient use of space, will enable investment in greater quality space.
- 3.24 The University is currently reviewing their space utilisation, and it is anticipated that the findings will support opportunities for new ways of working or increased sharing of space. In addition, the study is expected to help identify under-utilised spaces that can be repurposed for other essential uses, such as teaching.
- 3.25 A proper understanding of space utilisation will ultimately inform strategic investment decisions regarding the allocation of space and will enable the University to track utilisation trends, and proactively accommodate for future needs and shifting populations.

3) The future estate and what UCL need:

- 3.26 UCL is currently seeking external consultancy support as part of the Estates Masterplan to quantify the optimal size and shape of its estate based on the extensive engagement piece so far, as well as on high-level scenario-based space evaluation models. This exercise will inform how much space the University needs and the balance of those spaces (teaching, research, student social etc.).
- 3.27 UCL intends to use these learnings to understand how balanced, or unbalanced its estate is, and the findings will enable the University to make better informed decisions on how to prioritise initiatives in the short and medium terms. Rather than a reactive approach, the work undertaken will enable the University to be more pro-active in the management of its estate and will prompt internal discussions and changes.
- 3.28 Additionally, the University is looking at undertaking a further exercise to inform how its estate should be organised, with a macro strategic approach to the entire estate. This will look at how best campuses are zoned, how best uses are organised across buildings, and users, which better promote space utilisation. In addition, it will look at how best department-owned spaces should be created versus institution-wide shared spaces to better promote efficiency and sustainability. It will also look at how public realm and outside spaces, to encourage a more permeable and engaging campus for students and the local community, can be improved. Outputs for this are expected in late 2024.

Looking forward

- 3.29 Over the next 5-10 years, UCL is seeking to increase teaching spaces within the central Bloomsbury area to address and rebalance the current under-provision within its own estate, including the potential creation of additional teaching spaces at the recently acquired Dr Williams Library. UCL will be prioritising investment in capital projects which create teaching spaces and relieve pressure on existing teaching spaces in Bloomsbury, as well as progressing with the delivery of subsequent phases at UCL East, which will also have the benefit of freeing up space on central campus. Currently only 0.6% of UCL-owned/managed decant space within Bloomsbury is identified as vacant, and as such there is a severe lack of existing swing space to enable these works. There will be an ongoing need to provide teaching space to help facilitate these works, whilst providing teaching space to ensure the needs of student are met.

- 3.30 Finally, as part of the UCL Estates Vision 2050 (Estates Masterplan), UCL is now undertaking a design review across this core section of the Bloomsbury Campus, including the site of the South Quad pop-up which will help the University to develop the long-term vision and plan for this key area.
- 3.31 Significant work is therefore being undertaken by the University to ensure that temporary buildings will not be relied upon in future to meet the demand for teaching space, and that needs will be met through the permanent estate. However, in the short term, the South Quad temporary building remains an important asset in enabling the University to meet the needs of students.

4 Planning Policy Context

- 4.1 This section of the Statement seeks to outline the relevant national, regional, and local planning policy guidance documents against which the Proposed Development should be assessed, and the key to planning considerations.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 4.3 Planning policy operates at the national, regional, and local level.
- 4.4 The Statutory Development Plan for the purposes of this application consists of:
- a) The London Plan (2021); and
 - b) Camden Local Plan (2017)
- 4.5 In terms of emerging policy, Camden are currently in the process of reviewing the Local Plan. The updated Local Plan is currently in the early stages of development and Camden consulted on the draft Local Plan (Regulation 18 consultation) between the 17 January to March 2024. The fully reviewed new Local Plan is expected to be adopted in the summer of 2026. Therefore, at this stage, in line with paragraph 48 of the NPPF, limited weight should be applied to the policies within the Local Plan.
- 4.6 In addition, the NPPF revised in December 2023, sets out the Government's economic, environment and social planning policies for England and supersedes the vast majority of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). It summarises in a single document all the previous national planning policy advice. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. Although not part of the Development Plan, it forms a material consideration when determining planning applications.
- 4.7 In March 2014, the Department for Communities and Local Government (DCLG) launched the web-based Planning Practice Guidance (PPG) resource. This aims to provide guidance which is useable in an up-to-date and accessible manner.
- 4.8 With regard to decision taking, the PPG is a material consideration in the determination of planning applications.
- 4.9 The London Plan was formally adopted on 2 March 2021. This means that it is not an alteration or an update to previous versions of the London Plan. This London Plan is the third London Plan and replaces all previous versions.
- 4.10 The following GLA Supplementary Planning Guidance (SPG) documents are also material considerations:
- Social infrastructure (May 2015)
 - Sustainable Transport, Walk and Cycling (September 2021)

- Character and Context (June 2014)

Statutory legislation

- 4.11 The statute regarding the heritage environment is relevant to this application as the Site is located within a conservation area and is in close proximity to the Wilkins Building, the North Wing, South Wing, North West Wing and South West Wing all of which are Grade I listed, and The University Medical and Dental Residence , 16-25 Gordon Square and 26 Gordon Square all of which are Grade II listed.
- 4.12 Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent, special regard shall be paid to desirability of presenting the building or its setting or features of architectural or historic interest which it possesses.
- 4.13 Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

5 Planning Policy Assessment

Educational use

- 5.1 Paragraph 96 of the NPPF sets out that to ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted
- 5.2 Policy S3 of the London Plan sets out that proposals should ensure there is a sufficient supply of good quality education facilities to meet demand and offer educational choice. The supporting text recognises that higher education is a significant employer and helps the capital to remain globally competitive
- 5.3 In addition, Policy E8 of the London Plan states that the development of higher and further education providers across all parts of London should be promoted. The supporting text states that the Mayor supports measures to secure and develop London's leading role as a centre of higher and further education
- 5.4 Local Plan Policy C2 (Community Facilities) states that the Council will work with its partners to ensure that the community facilities are developed and modernised to meet the changing needs of the community. In particular, it states that the Council will support the investment of educational and research bodies to expand and improve their operations having regard to how they benefit the economy on a local, London and national level.
- 5.5 Local Plan Policy E1 (Economic Development) states that the Council will support the development of Camden's health and education sectors and promote the development of the Knowledge Quarter around Euston and King's Cross.
- 5.6 UCL continues to be a world-leading university and an attractive destination for both domestic and international students who wish to benefit from its world class teaching and learning facilities. Figures indicate that student numbers have continued to grow since the submission of the previous application (now standing at 46,521 students), however the provision of teaching space has not aligned with this growth. Furthermore, student numbers are expected to continue to increase in the future.
- 5.7 For UCL to be able to accommodate demand over the next few years, retain and strengthen its position as a leading higher education facility, and continue to make a significant contribution to the local, London and national economic, it needs to be supported by high-quality teaching spaces.
- 5.8 The retention of the South Quad would temporarily relieve some of the pressure on teaching space, whilst UCL work on longer term solutions to the problem through their Estates Masterplan. The retention of the building would enable UCL to utilise the space for teaching and other student related activities and would assist in supporting a world class educational institution, which in turn, would help to consolidate London's leading role as a hub for higher and further education.
- 5.9 The proposed development therefore complies with Policy S3 and E8 of the London Plan and Policies C2 and E1 of the Local Plan.

Design and Heritage

- 5.10 London Plan Policy D4 sets out that the design of development proposals should be thoroughly scrutinised by borough planning, urban design and conservation officers and sets out a series of processes and actions to ensure development delivers good design.
- 5.11 Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of a sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.
- 5.12 It is recognised that the buildings on the UCL Bloomsbury Campus contribute significantly to the heritage and character of the Bloomsbury Conservation Area, and it is important that the character of the settings of the nearby listed buildings are not harmed. The structure has a simple form to minimise visual impact on the surrounding heritage aspects. Furthermore, the Site is surrounded by UCL owned and occupied buildings. It is not visible from the public highway and therefore will not be visible from any key views within the Conservation Area. It would also not affect the setting of any nearby listed buildings.
- 5.13 The proposal is of a temporary nature and does not involve any permanent physical works or works to adjacent listed buildings. Furthermore, the impacts caused by the proposals will only be for a limited period as the temporary building will be in situ for a maximum period of five years, following which the Site will return to its former state.
- 5.14 As the works are temporary and reversible, there will be no permanent visual impact on the historical nature of the site and the design meets the statutory tests and accords with Policy D4 of the London Plan and Policies D1 and D2 of the Local Plan.

Open Space

- 5.15 Local Plan Policy A2 (Open Space) seeks to protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure.
- 5.16 The temporary nature of the proposed development means the impact on hard landscaped open space will only be for a limited period whilst UCL develops and implements their Estates Masterplan. The Site will be restored to hard open space once the temporary teaching space is removed.

6 Conclusion

- 6.1 The South Quad temporary building is a key building in UCL's Bloomsbury Estate, providing some 310 sqm of teaching space in the form of a large lecture theatre and three seminar rooms. Whilst all teaching space is at a premium across central campus, and therefore the building is extremely valuable to the University, it is highlighted that there is a particular shortage of large lecture theatres, making the space all the more important.
- 6.2 Although the temporary permission was originally applied for in 2015, and again in 2020, the continued growth in staff and student numbers has necessitated the need for additional teaching space in Bloomsbury at a pace that the permanent estate has not been able to keep up with. However, UCL is currently proactively seeking to address this through their implementation of the measures outlined in the Strategic Plan, and through the formation of a well-considered Estates Masterplan.
- 6.3 Furthermore, UCL is currently preparing for significant works relating to the bicentennial year (2025), which will lead to short term restrictions on certain spaces and the need for additional reliance on temporary spaces to accommodate this period.
- 6.4 As outlined in Section 3, significant work is already being undertaken to inform the Estates Masterplan, which will aim to address and rebalance the current under-provision and ensure space is being used efficiently. However, this is not a quick process, and whilst this is being developed to future proof the estate it is evident that, at present, there is still some need for temporary teaching space.
- 6.5 It is highlighted that support for educational facilities is emphasised in national, regional, and local policy and therefore should be supported in the context of the challenges that UCL is facing with regards to space and growth.
- 6.6 UCL plays a crucial role in contributing to the local and national economics through teaching and learning, research and startups as well as its own level of expenditure. Teaching space continues to be vital to UCL's performance, and it is requested that this application is supported and approved without delay.

Appendix 1 - The Impact of UCL on the National, Local and London Economy

- 1.1 The clear success of UCL has undeniably had a positive impact on the world and is clearly demonstratable through a wide variety of metrics. UCL has consistently ranked in the top 10 global universities on average, with parts of the institution, such as the UCL institute of Education consistently being ranked first globally.
- 1.2 From a social perspective, the University is home to a diverse community of over 46,500 students from over 150 different nationalities, with a large proportion of students from outside of the UK. In line with other UK Universities, UCL students bring economic, cultural and intellectual value.
- 1.3 A study conducted by London Economics looked into the social and economic impact of UCL and found that the Institute generated £9.9 billion of economic impact across the UK in 2018/19 (which is comparable every year to the trade boost delivered by the 2012 London Olympics). This impact was noted to arise from diverse activity including research, entrepreneurship, teaching, and education exports, amongst others. The total figure meant that for every pound spent by UCL during the 2018/19 year, £5.90 was generated in economic benefit.
- 1.4 Specifically in relation to teaching, the report found that the economic impact generated by UCL's teaching and learning activities during 2018/2019 was £990 million. This figure included both the employment and earnings benefit to students of £454 million, and to the country in the form of higher tax revenues of £536 million.

Figure 3 (source: Economic and Social Impact of UCL)

Table 6 Aggregate impact of UCL's teaching and learning activities associated with the 2018-19 cohort (£m), by type of impact, domicile, and level of study

Beneficiary and study level	Domicile				Total
	England	Wales	Scotland	Northern Ireland	
Students	£441m	£7m	£3m	£2m	£454m
Undergraduate	£230m	£4m	£1m	£1m	£237m
Postgraduate	£212m	£3m	£2m	£1m	£218m
Exchequer	£521m	£8m	£4m	£3m	£536m
Undergraduate	£198m	£3m	£1m	£1m	£204m
Postgraduate	£323m	£5m	£3m	£1m	£332m
Total	£963m	£15m	£8m	£5m	£990m
Undergraduate	£428m	£7m	£3m	£3m	£441m
Postgraduate	£535m	£8m	£5m	£2m	£550m

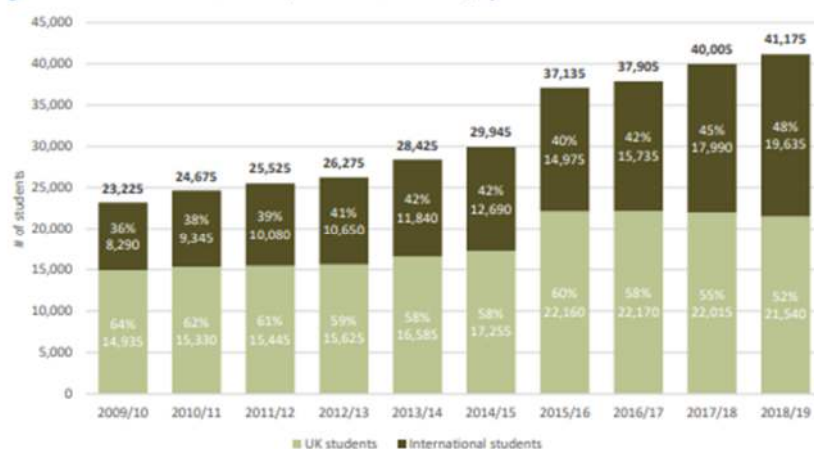
Note: All estimates are presented in 2018-19 prices, discounted to reflect net present values, rounded to the nearest £1m, and may not add up precisely to the totals indicated.

Source: London Economics' analysis

- 1.5 It should be recognised that UCL is part of a higher education sector that is one of the UK's largest and most successful export industries. Almost half a million international students are studying for qualifications at higher education institutions across the UK, with a net economic impact on the UK economy of £25.9bn annually. UCL is particularly attractive to international students, with the London Economics report stating that a total of 11,690 international students started higher education qualifications at UCL in 2018/19. Figures show a consistent and gradual increase in the number of international students over the past decade, indicating that the University continues to be an increasingly popular destination for those students from outside of the UK.

Figure 4 (Economic and Social Impact)

Figure 17 Total students at UCL, 2009-10 to 2018-19, by domicile



Source: London Economics' analysis based on HESA (2011, 2012, 2013, 2014, 2015 and 2021)

- 1.6 The London Economics report found that the economic contribution of these international students was substantial and amounted to £1.7 billion in the 2018/19 academic year. Of the total figure, £1bn was associated with international students' net tuition fees, and £732 million was associated with these students' non tuition fee expenditure during their time at UCL. As international student numbers at UCL continue to grow, so will the economic impact they create and this will continue to promote a significant economic impact in the local, London and national context.
- 1.7 In terms of research and knowledge exchange, this provided UCL's largest boost to the economy in 2018/19 with £4.1bn contributed. This meant that for every £1m that was publicly invested in research, UCL produced a benefit of £11.5m. The University's works in collaboration with a number of research partners in science and technology (e.g., Cisco, Google, Turing), health and life sciences (e.g., Francis Crick Institute, six major NHS Trusts) and the arts and humanities/ social sciences (e.g. British Museum, British Library, National Trust, V&A).
- 1.8 One particular area where UCL has invested heavily is in research into brain diseases. UCL invested £120 million in a new landmark facility dedicated to this, which will support research into conditions, including dementia, Huntington's disease. Parkinson's and epilepsy. This speaks to the extent to which UCL is a university which continues to invest in crucial research which can have a profound impact for society.
- 1.9 It should also be noted that UCL's physical footprint also supports jobs and promotes economic growth throughout the UK. The £1.6bn total expenditure on UCL activities in 2018/19 had a direct positive impact on supply chains by generating economic benefit of over £3bn and supporting 19,075 full time jobs across the UK economy.
- 1.10 Other ways in which UCL was found to create (and continues to create) economic impact is through spin out companies and graduate start-ups. In 2018/19, 11 new spin outs and 39 graduate start-ups were created. During this time there were also 72 active spin outs and graduate start-up during this year. These

organisations generated £110.8 million in turnover in 2018/19 and attracted £639 million in external investment.

- 1.11 The benefits of UCL's expenditure were found to be experienced in wide ranging sectors including distribution, transport, hospitality, and F&B as well as the production sector and the professional and support activities sector (collective estimate £1,040 million). This is in addition to the £1,195 million contribution UCL made to the government, higher education, and health sectors.
- 1.12 UCL's contribution to the local, London and national economies is therefore extensive and is experienced and demonstrated through its extensive activities including its research, teaching and learning, start-ups and spin outs as well as its own expenditure and that of its staff and students. It is noted that although the findings of the London Economic Report date from the 2018/2019 academic year, UCL's student population has continued to grow and with this growth comes additional economic benefits.
- 1.13 Teaching space is critical to this performance. UCL is responding to continued high growth in student numbers as described above and this presents a constant challenge to its estate.

The Social-Economic Impact of UCL in Camden

- 1.14 The substantial benefits UCL generate as an institution are clearly outlined in the preceding sections, however, with their origins in Bloomsbury, the University has a particular focus on creating opportunities and benefits at a local level, for Camden and its residents. In a recent survey conducted by UCL, 10% of students were found to be Camden residents, which highlights the importance of the University in supporting local residents in their studies.
- 1.15 UCL was the first university in the country to be the sole sponsor of an academy school in order to bring about a fundamental improvement in the educational experience of students in the school and beyond. The school, UCL Academy, is located in Swiss Cottage and educates 1,150 students.
- 1.16 Furthermore, UCL holds a number of outreach programmes, for primary and secondary school students, in order to encourage future attendance at the University.
- 1.17 In terms of business, UCL, in connection with Camden Council, supports BaseKX which is a hub for early-stage startups and entrepreneurs located in the heart of Kings Cross. The space is for those with an interest in business to connect with like-minded peers and access the support a young company needs. Base KX provides co-working space, opportunities for networking and entrepreneurial advice from a team of experienced advisors.
- 1.18 Furthermore, UCL has recently developed a new Apprenticeship Strategy which sets out significant ambitions for growth. The ambition over time is to have 700 apprenticeships, including existing staff opportunities. Of the apprenticeships on offer, 150 will be new opportunities and UCL anticipate that 30-40 of these will be in Bloomsbury. These will be procured through UCL's training providers. The training providers source the best people and aim for local people where possible. UCL has already secured three apprenticeships for Camden residents in the current academic year. These include two roles in IT and one in Early Years. UCL is looking to fill the remaining two nursery apprenticeships with Camden residents and has an informal agreement with Camden that all early career apprenticeships for the Bloomsbury campus will

be advertised and prioritised within Camden, before being advertised more widely. UCL has further vacancies in the pipeline and will offer these to Camden residents as a priority.

- 1.19 In addition, UCL can also divert up to 25% of its levy funds to organisations that are non-levy paying (i.e. organisations with a salary bill of less than £3m annually) and is committed to directing these funds to local organisations so that they can offer and fund the training for apprenticeships. UCL is currently working with the Camden Inclusive Economy Team to undertake a shared campaign to promote levy transfer opportunities to Camden based SMEs. UCL is finalising a pledge of up to £400,000 to transfer levy funds and has had discussions with training providers and the UCL Business and Careers team to explore opportunities to promote this more widely within the Borough. UCL has active plans to improve connectivity and place-making for the benefit of the local community and are supporting the Bloomsbury Green Corridor through its collaboration with the Calthorpe Community Garden.
- 1.20 In terms of other contributions, the UCL Student Union recorded 40,250 hours of volunteering by 1,246 volunteers in 2020/2021 with 45% of these hours based within Camden. Furthermore, UCL has also established the Citizen Science Academy, which is an initiative which aims to deliver community-based, practice-led research training to empower communities to lead change through social action and shape policies that impact their livelihoods. The University is also host of the Bloomsbury Festival which is an annual celebration of the diverse communities that live and work in the Bloomsbury area. The festival provides an opportunity for students to engage with the local community in the Bloomsbury area.

The Knowledge Quarter

- 1.21 In May 2023, the London Borough of Camden, in conjunction with the London Borough of Islington, published 'KQ 2050: A Knowledge Quarter Unlocked' which confirmed the importance of UCL to the Knowledge Quarter.
- 1.22 Within this report UCL is recognised as a key anchor tenant, central to the future success and growth of the Knowledge Quarter. The report states that the Council's envision working closely with these anchor tenants *"leveraging their capacity, influence and commitment to the local area, to ensure the Knowledge Quarter continues to thrive as a world class innovation district."*
- 1.23 The importance of higher education institutions to the Knowledge Quarter is consistently referenced throughout the report, particularly through their ability to create new business. The report recognises that the Knowledge Quarter produces a talent pool of approximately 30,000 highly skilled graduates, postgraduates and postdoctoral researchers who spill outside the KQ and establish highly innovative businesses in other parts of London and the UK. In 2020/2021 higher education institutions within the Knowledge Quarter spun out 484 companies with a total of 1,182 companies spun out since 2014/2015 remaining active, employing 6,429 (FTE) with an aggregate turnover of around £171m.
- 1.24 To ensure that UCL continues to contribute to the Knowledge Quarter's reputation as an internationally recognised inclusive innovation district, which provides economic benefits at a local and national scale, it is important that the University is provided with the facilities that can attract and retain talent and provide the right environment for innovation and research.