

Estates Inclusive Environment Statement of Principles

INTRODUCTION

This Statement of Principles has been prepared to outline the requirements for the University of Warwick as a Client and Landlord to provide an estate of optimum size, location, quality and condition, and to assist the Estates Department with the delivery of capital development, refurbishment and minor works projects that will support the University in delivering its core objectives.

The Estates Department recognises that it has a responsibility to ensure that the physical environment meets the needs and expectations of students, staff, tenants, contractors and visitors and therefore inclusive environment principles are a core requirement.

The University estate comprises a large and diverse portfolio where the building stock varies in age, construction, quality and use. Not all spaces are currently inclusive or accessible to all, i.e., physical access can be restricted due to campus topography, the character and age of our estate, including listed premises.

This guidance aims to detail how the University will ensure that inclusive environment principles are a primary consideration within all of its capital project and maintenance/facilities operations work, whilst considering existing provision where relevant across the University estate.

To meet the objectives of this statement the University will ensure that effective systems and procedures such as Equality Impact Assessments, design reviews and informed committee scrutiny of individual projects are in place to deal with the overall aim of improving the inclusive environment of the estate.

Legislative Framework

The key pieces of legislation related to this statement are listed below:

- Equality Act 2010.
- Health and Safety at Work Act 1974.
- Building Regulations Approved Document M: Access to and use of buildings.

Guidance and Recommendations

- BS 8300 Parts 1 & 2: Design of an accessible and inclusive built environment.
- PAS 6463: Design for the mind – Neurodiversity and the built environment – Guide.
- BS 9999: Code of practice for fire safety in the design, management and use of buildings.
- PAS 1899: Electric vehicles – Accessible Charging.
- CIC Inclusive Environment Principles.

University Policies and Strategies

- Health and Safety Policy.
- Disability, Mental Health, and Inclusion Policy.
- Social Inclusion Strategy.
- Provision of Gendered and Gender Neutral Toilet Facilities Policy and Procedure.

Core Principles

The Core principles are for the guidance in this statement to be used when Estates Project Managers instigate a project-specific access statement.

- All building developments will have inclusive environment requirements considered from the start through consultation with key University nominated stakeholders, including the Estates Assurance, Risk and Property (EARP) team, particularly those responsible for Accessibility, and wider Estates representatives as necessary, Disability Services, Health and Safety Services, relevant University Taskforces and Social Inclusion representatives.
- Any briefs/specifications received from Departments for such work, will be reviewed by the Estates Project Manager in consultation with the EARP Accessibility Officer to ensure that the needs of students, staff and visitors are taken into account.
- There should be a focus on the University's Social Inclusion Strategy which has an objective to develop a culture of inclusion by providing "an environment which is flexible and adaptable and facilitates meaningful interactions."
- An Equality Impact Assessment will be carried out by the Estates Project Manager with support from the Estates Accessibility Officer as required for all projects to ensure that any proposed changes to the built environment are inclusive and consider the impact on those with protected characteristics as defined by the Equality Act 2010.

This guidance must also be used by Estates Operations Managers before undertaking minor works to ensure that accessibility and inclusion are always considered, by consulting the EARP team

Items to be considered by the Estates Department lead during design/planning stage of all schemes/projects:

- Provision of adequate prayer spaces across the campus.
- Provision of multi-use spaces, baby/adult changing facilities, breast-feeding rooms, all gender changing rooms.
- Lifts (including evacuation lifts) - Priority access use for movement around buildings, approach, landings, internal facilities.
- Steps/stairs - stepped approach, level approach, gradients and ramped approach, nosings.
- WCs – choice of gendered and gender neutral, provisions, compartments, access, approach and signage.
- Height and positioning of services - provisions and accessibility, wash hand basins, taps, electrical sockets, light switches etc.
- Height of desks/counters/work surfaces etc. – provision (adjustable?) and accessibility.
- Lecture theatre provision – Hybrid/live streaming capabilities, disposition of wheelchair spaces etc.
- Seating/lifts - viewing arrangements and accessibility.
- Evac chairs - location and access.
- Refuges - locations, signage and means of escape.
- Door widths - principal entrances, internal doors, space and mobility, signage.
- Circulation routes - horizontal and vertical circulation, corridors and passageways.
- Handrails - profile and projections.
- Colour schemes - external and internal, tone and colour contrast.

- Alarms; visual and acoustic - safety systems.
- Floor finishes - non-slip, colour.
- Lighting and emergency lighting - non-glare, levels, control.
- Sound - induction loops, amplification/speakers.
- Signage - easily readable, non-reflective.
- Parking - access, approach, signage.
- Automatic door controls - including security devices.
- Ironmongery on doors etc. - provision, accessibility.
- Grounds and footpaths - access route, approach, landscaping, lighting, signage.

Any proposed deviation from the guidance within this Statement must be reviewed with the nominated EARP representative (Accessibility Officer) and jointly proposed to and agreed with the, Capital Programme Director and Operations Director and, if necessary, escalated to the Director of Estates for final approval.

Responsibilities


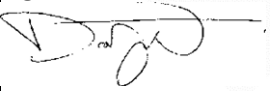

The Capital Programme Director and Operations Director are the Designated Persons on behalf of the Director of Estates responsible for implementation of this Statement of Principles as it applies to Estates staff and any designers and accessibility consultants who they engage.

EARP Accessibility Officer to maintain up to date knowledge of inclusive environments to support the Head of Risk Assurance and Property and advise the Capital Project and Operational teams accordingly, with expertise on matters relating to Inclusive Environment for all University buildings and public realm across the campuses.

Responsibility of all to ensure any proposals meet the University's guidelines, in so far as reasonably practicable, and all mandatory legislative requirements.

Review

This document will be reviewed at least annually.

Document Control			
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