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Our road to Freemen's Common

Kirsty Woodward, Director of Estates & Campus
Services (Interim)



In the Beginning...



What we had



The site

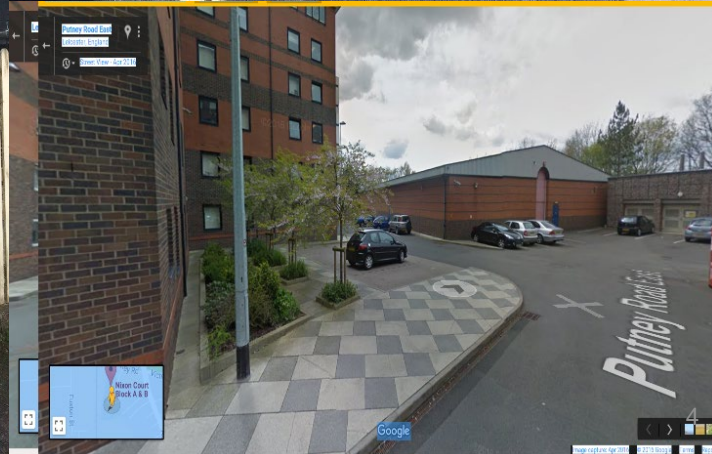




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What we had





What we had





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Working towards Financial Close



A photograph of two young women, one with dark hair and one with curly hair, looking at a laptop screen. The woman on the left is wearing a red sweater, and the woman on the right is wearing a blue top. The background is blurred, showing what appears to be a building with a red roof.

Working towards Financial Close

The key steps

- Clarity of what success looks like
 - Location, strategic fit, demand
 - Output specifications
 - University Requirements
 - Competitive dialogue
- Preferred bidder
 - Contract negotiation
 - Forming the Partnership



Clarity of what success looks like

- Location
 - Adjacent to 900+ other residences
 - City
- Strategic fit
 - How it fits with the wider University plan
- Demand
 - City wide analysis
 - C200 to 1,550



Clarity of what success looks like – Output Specifications

University of Leicester | Student Housing Project | Output Specification for Student Housing | 16 March 2017

Output Specification for Student Housing

Draft 16 March 2017

General note

- The elements in the 'Essential' column are minimum requirements and the University is looking for bidders to improve upon these where possible.
- Nevertheless, the University is aware that this is a fairly 'full' Output Specification and so during dialogue would welcome suggestions from bidders on areas of potential value engineering and/or the cost impact of alternative approaches.

Note when applied to stock transfer element (i.e. retained Cottages)

- This specification is intended to be comprehensive without regard to existing condition / fit-out, and so some elements may already be in place in some of the buildings and of satisfactory quality or condition.
- Where an element is specified to be 'provided' this includes upgrading where necessary or incorporating into a lifecycle plan where no immediate works are required.

1. Construction

Element	Essential	Desirable																								
Bedroom types and sizes	Room sizes and types to reflect the University's requirements and student expectations in the context of the local and national student housing market	A range of room sizes and types to provide choice and affordability. Proposed types, sizes and ratios are: <table><tr><th>Room type</th><th>Room size</th><th>Student : bathroom ratio</th><th>Student : Kitchen ratio</th></tr><tr><td>1 bed flat</td><td><30m²</td><td>1:1</td><td>1:1</td></tr><tr><td>Studio</td><td><20m²</td><td>1:1</td><td>1:1</td></tr><tr><td>Premium en-suite</td><td><15m²</td><td>1:1</td><td>5:1</td></tr><tr><td>Standard en-suite</td><td><13m²</td><td>1:1</td><td>8:1</td></tr><tr><td>Single</td><td><10m²</td><td>3:1</td><td>8:1</td></tr></table>	Room type	Room size	Student : bathroom ratio	Student : Kitchen ratio	1 bed flat	<30m²	1:1	1:1	Studio	<20m²	1:1	1:1	Premium en-suite	<15m²	1:1	5:1	Standard en-suite	<13m²	1:1	8:1	Single	<10m²	3:1	8:1
Room type	Room size	Student : bathroom ratio	Student : Kitchen ratio																							
1 bed flat	<30m²	1:1	1:1																							
Studio	<20m²	1:1	1:1																							
Premium en-suite	<15m²	1:1	5:1																							
Standard en-suite	<13m²	1:1	8:1																							
Single	<10m²	3:1	8:1																							

Area	Output Specification	Premium en-suite		En-suite		Standard	
		essential	desirable	essential	desirable	essential	desirable
Bedroom	Minimum 2100mm x 1200mm bed with storage under (small double)	✓			✓		✓
	Minimum 2100mm x 900mm bed with storage under (single)			✓		✓	
	Minimum 2100mm x 1350mm bed with storage under (double)		✓				
	Wardrobe, preferably fitted, with double door (minimum 900mm width) to provide a mix of hanging space and drawer or shelf space with storage above	✓			✓		✓
	Wardrobe, preferably fitted, with double door (minimum 800mm width) to provide a mix of hanging space and drawer or shelf space with storage above			✓		✓	
	Wardrobe, preferably fitted, with double door (minimum 1000mm width) to provide a mix of hanging space and drawer or shelf space with storage above		✓				
	Full length mirror fixed to wall located next to a double plug socket	✓		✓		✓	
	Chest of drawers (three-drawer minimum) on castors	✓		✓		✓	
	Bedside storage (could be a unit with drawers or shelf space adjacent to the bed) with double power socket	✓		✓		✓	
	Easy chair		✓		✓		
	Study surface or desk providing a minimum of 1200mm of study space	✓		✓		✓	
	Ergonomic desk chair	✓		✓		✓	
	Minimum two shelves at least one of which allows storage of large box files (minimum height 375mm)	✓		✓		✓	
	Desk board (minimum 1500mm run and maximum height appropriate) – could be pinboard or laminate that allows writing with suitable pens / Post-it notes / Blu-tack	✓		✓		✓	
	Task lighting and two double power sockets to desk	✓		✓		✓	
	Co-ordinated furniture design throughout room		✓		✓		✓
	USB charging point		✓		✓		
	Magnetic white board		✓		✓		
	Two double power sockets next to bed		✓		✓		✓
	Bed to incorporate a headboard to reduce wall repainting costs	✓		✓			✓
Bathroom	Identified space for storage of suitcase(s)	✓		✓		✓	
	Additional lighting above mirror		✓		✓		✓
	Coat hooks on suitable space near the door to co-ordinate with furniture		✓		✓		✓
	Bathrooms shared at 1:3 ratio (maximum)					✓	
	Bathrooms shared at 1:2 ratio						✓



Clarity of what success looks like – University Requirements

CONTENTS

- 1.00 GENERAL REQUIREMENTS
- 2.00 REQUIREMENTS FOR STUDENT HOUSING & ANCILLARY FACILITIES
- 3.00 REQUIREMENTS FOR FREEMENS COMMON MULTI-STOREY CAR PARK
- 4.00 REQUIREMENT FOR ICT, MECHANICAL AND ELECTRICAL INSTALLATIONS
- 5.00 DESIGN CLARIFICATIONS ARISING FROM CONTRACTORS PROPOSALS
- 6.00 RESTRICTIONS

APPENDICES

- A Requirements for Student Housing incl. Guide to University Signage
- B Requirement for Freeman's Common Multi-Storey Car Park.
- C Requirement for ICT, Mechanical and Electrical Installations.
- D Western Power Distribution Restrictions: East Midlands Electricity Drawing S. 1033 / 1C
- E Freeman's Common – Site Post Demolition, University of Leicester, Drawing Nr. DEM-001. Dated 12/07/19

5.00 DESIGN CLARIFICATIONS ARISING FROM THE CONTRACTORS PROPOSALS (Cont'd)

- 5.07 **S278 - Car Park and Service Yard Entrance:** The detailed design of the car park access/egress shall be agreed between the SHP and University Representative acting reasonably, due consideration shall be given to swept path studies. The University requires all structures to be adequately protected from vehicular impact damage, if deemed to be required it shall take the form of trief kerbing, Armco or similar.
- 5.06 **Residences - Inner and outer lobby entrance doors:** To be designed to aid the flow of students, and where feasible shall be aligned.
- 5.08 **Residences - Facade:** Pre-cast concrete external façades where shown are to be from FP McCann or equivalent, comprising a cast in facing brickwork solution including cast in brick slips. Reveals, fins and points at which there are changes of direction (both internal and external angles) shall be crisp/sharp and continuous and to the same standard of finish as the visible elements of the pre-cast concrete walls. Where such conditions are unable to be met, appropriate designed and cast chamfers are to be provided in accordance with manufacturers details.

At window reveals a timber lining may be provided but at interfaces a neat recessed shadow gap or similar detail is to be provided,. The provision of the shadow gap doesn't negate the aforementioned requirements with respect to the corner detailing of the pre-cast concrete units.
- 5.09 **Residences - Access control measures on fire doors at bottom of escape stairs:** Doors to be on maglocks interfaced to the fire alarm system.
- 5.10 **Signage - generally:** Signage shall be in accordance with the Guide to University Signage at Appendix A and be provided as follows: -

Residences

- Allowance for feature graphics at entrance lobby, covering the largest clear wall at the point of entry.
- Internal wayfinding signage showing each level and where each apartment is.
- Signage to the lift and stairs at the entrance and within corridors.
- Signage at every lift and stair landing, a directory and directional signage to flats
- Doors to have numerals.
- Study space signage on doors and directional signage from entrance lobby within the building they are located in.
- WC doors to social spaces.
- Laundry signage on doors and directed from entrance lobby within the building they are located in.
- Cycle stores (internal and external) sign on / beside doors and directed from entrance lobby (block 5 only)
- Store doors generally (Block 1, back of laundry)

A young man and woman are smiling and talking. The man is wearing a red polo shirt with 'RACER CREW' and 'LING 58' printed on it. The woman is wearing a yellow shirt with 'TEAM' printed on it. They are both looking at each other and smiling.

Clarity of what success looks like

Competitive Dialogue

- Different experiences
- Checks understanding
- Highlights potential issues
- Open to interpretation

A photograph of three young people (two men and one woman) smiling and talking outdoors. The woman in the center is wearing glasses and a blue jacket. The man on the right is wearing a blue jacket with a white fur collar. The man on the left is wearing a dark hoodie. They are standing in front of a brick building and a tree with yellow leaves.

Preferred Bidder

Contract negotiation

- The Project Agreement
- Understand your red lines
- Be prepared for the long haul

Forming the Partnership

- Working as a consortium to get planning
- Getting the right finance deal
- Operate as one
- Financial Close

Preferred Bidder – Financial Close





Making it real

Building in Progress



The Partnership in Practice

- Protecting the University's position
- Limiting design changes
- Response to issues



Building in Progress

– The Project Agreement

- 500 pages
- Over 60 sub documents
- Contract guides

– The last 1%

- Energy and determination
- Attention to detail
- Defining on-going relationships



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Business as Usual



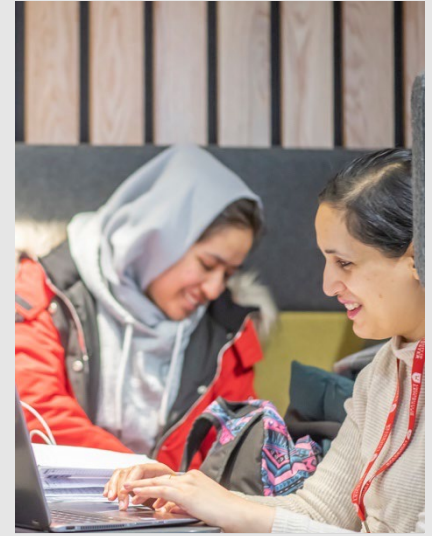


In Operation

How it works

- Mobilisation plans
- Hard FM / Soft FM / ResLife
- Maintaining partnerships
- Contractual timeline
 - Rents
 - Marketing Plan
 - Availability Notice

→ www.le.ac.uk





In Operation

Day to Day

- Team integration
- Training
- Review
- Relationships





Progress video
from April 2022
Rooms



Q and A