
Kingston University, The Residences Project - Regeneration, facilities management and energy management

In September 2018, ENGIE was awarded a major £195 million student accommodation scheme for Kingston University in London. The contract will see ENGIE provide an initial £55 million redesign and regeneration (refurbishment and new build) of existing student accommodation, followed by a 50-year facilities management and lifecycle contract worth a further £140 million. ENGIE will also take an equity stake in the refurbishment project, alongside leading infrastructure investment firm, Equitix.

As part of the contract, ENGIE will be responsible for energy management and monitoring across the sites, bringing leading edge smart Building technology to deliver a sustainable student experience and also optimising levels of energy efficiency within the buildings. In addition, ENGIE will carry out interim FM services during the refurbishment phase.

This project is being delivered by Kingston University Living (KSL), a consortium formed by ENGIE, Equitix and Fresh student Living.



This project will see ENGIE completing both the regeneration of halls of residences and delivering the 50 year facilities management contract. Innovative finance for this project is being provided through Equitix, ENGIE's Joint Venture Partner

KSL will deliver

- Innovative design solutions that are reactive to planning requirements
- An increase of 116 student bedrooms and the potential for a further 79 bedrooms if required by the University
- A range of affordable rents for students with three price points per site. For added value and choice we are providing micro budget en-suite rooms for £110/week
- A two year construction programme incorporating most of the major works at the Kingston Hill campus during the summer recess minimising disruption to student learning
- Energy management measures that will reduce energy consumption by 35%
- Smart Buildings with improved digitalisation including internal and external Wi-Fi
- An innovative and flexible variety of Kitchen Common Room (KCR) cluster sizes providing students with a diverse offering to meet both personal and social needs
- Service alterations and provisions to meet student needs in terms of gender and religious separation
- A KSL smartphone app enabling students access to all services 24 hours a day, 365 days a year
- An enhanced Incubator area providing flexible space and proactive financial and corporate support from the consortium
- Provision of Residential Life Manager to enhance the student experience.

Regeneration

Value: £55 million

Duration: June 2019 - August 2021

Facilities Management

Value: £140 million

Duration: 50 years

Location

Kingston upon Thames

Project

The progressive placemaking project will deliver 1,332 fully refurbished, energy efficient bedrooms to the Kingston Hill and Seething Wells halls of residences, while improving the overall student experience.

Following the initial refurbishment phase, ENGIE will be responsible for the FM and lifecycle management of the remodelled halls of residences, such as student desks and beds, through to infrastructure replacement, including re-wiring shower pods and lifts. Additionally, ENGIE will support the day-to-day lives of the students, from reception management to communal area cleaning, as well as enabling high speed Wi-Fi and Smart Building IT services to ensure the best experience for occupants.

ENGIE will also be responsible for energy management and monitoring across the sites, bringing innovative technology to deliver a sustainable student experience and optimise energy efficiency within the buildings. Renewable and energy-saving technologies such as air source heat pumps, solar panels, high efficiency gas boilers and LED lighting will be installed as part of the project. ENGIE also plans to install charging points for electric vehicles. The overall proposals will deliver significant reductions in energy consumption across the accommodation sites of around 35%.

Refurbishment and building work are likely to commence in June 2019, with an anticipated completion date of August 2021. The deal aligns with ENGIE's wider strategy to combine its capabilities to assist local authorities and other public sector customers with placemaking.



Seething Wells - Coalstore Interior CGI



An increase of 116 student bedrooms which will assist the University to guarantee availability for first year students

“From the outset, the quality of the consortium’s proposals shone through, underpinned by the clear enthusiasm of the team involved. The University was looking for a fresh approach for our student accommodation at these sites and a team we could work closely with as long-term partners for the benefit of our students - we look forward to working closely with ENGIE and Equitix.”

Keith Brennan
Kingston Registrar and
University Secretary

Innovation and Social Value

KSL will provide a dedicated Residence Life Manager who will look at and support all aspects of living in the residences developing a tailored engagement plan for each site resulting in a unique student experience. There will also be an innovative Incubator space which KSL will establish. This will take advantage of the industry expertise currently within the KSL consortium and provide investment and operational support to start up organisations. It will bridge the gap between student and professional life and assist students with an entrepreneurial desire to start a business or commercialise their innovations.

A KSL application will be developed which will be packed with features including:

- Maintenance requests
- Event calendar for KSL and Kingston University
- Self-help and student wellbeing guides
- Parcel delivery notification
- Alerts and complaint reporting.

KSL will target 50% of its spend during the construction phase with local companies - this will generate local income supporting the community and local businesses. This local investment in construction operations increases local economic sustainability by ‘keeping the Kingston pound in Kingston’. We currently have 107 registered suppliers in the Kingston and Richmond areas. We will provide free training and support for all local SMEs to help them grow and develop whilst working with ENGIE in Kingston.

The partners of KSL will commit to placing a number of graduates from Kingston University during the construction phase:

- Post graduate placements x 8
- Summer placements x 8
- Internships x 4
- Apprenticeships x 10
- Work experience x 10

Additionally accredited short courses will be available for staff and students.

In recognition of Kingston University's contributions in the local community, KSL is proposing an extensive social value programme throughout the construction period. This will support the area’s cultural, educational and social life through public lectures, exhibitions, volunteering and school visiting programmes and by opening the University's sporting, health, conference and other facilities to local residents, businesses, and community organisations.





Kingston Student Living (KSL) partners

The KSL partnership consists of:

EQUITIX – Equitix will lead the project and provide independent and long term asset management and operations. Equitix has unrivalled experience in sourcing the most competitive funding solutions and closing PPP projects during the last five years.

Equitix-led consortia have delivered close to £450m of Assured Guaranty credit enhanced funding for five previous projects.

ENGIE – ENGIE has a worldwide turnover of £58.6bn which includes designing, building and delivering new student accommodation and refurbishing existing facilities - transforming tired buildings into high quality residences. Works typically include energy (supply and management), sustainability measures and enhanced digitalisation, forming Smart Buildings. ENGIE operates successfully within college and university campuses, both during term time and to the very tight timescales outside of the academic calendar. Having refurbished more than 350,000 residences across the UK, ENGIE has extensive specialist experience in this sector. ENGIE Services is currently in partnership with 15 major Local Authorities and provide management services to over 250 education facilities.

FRESH STUDENT LIVING – FSL is one of the leading specialist student management providers in the UK. FSL currently operate 14,500 student beds including 217 in the Royal Borough of Kingston Upon Thames. They will bring an innovative, new approach to the delivery of the student experience. FSL will provide the full welfare and student engagement/experience for this project.



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