



Higher Education Estates

Creating high-quality living and learning experiences for students



ENGIE is the leading provider of regeneration services in the UK.

ENGIE designs, builds, refurbishes and maintains homes, buildings and the facilities, places and spaces that support our community. For many years ENGIE has also applied its vast UK education expertise to the colleges and universities sector.

Our planning and delivery teams understand the constraints associated with both the learning environment and residential accommodation.

We provide holistic planning and delivery which enables higher education estates to smoothly transition to a net zero carbon output. We fund, maintain, operate and upgrade existing infrastructure and refurbish and maintain the estate to provide a greater reduction in carbon output and energy consumption.

This ideally positions us to develop the complex logistical and programme solutions necessary to operate successfully within college and university estates, both while studying continues or with challenging time constraints in between terms.

A cornerstone of our skillset is a team with a wealth of experience of 'live' environment education and residential working. Active dialogue with our partners ensures our bespoke responses to project needs are fully tailored in line with stakeholder aspirations, delivering the best possible experience through to completion.

We have a framework of experienced design partners and in-house coordinators committed to the highest quality of design, fully cognisant of both clients' requirements and budgets. We also have access to various frameworks to assist procurement if required.

Our most recent projects highlight our ability to create modern, high quality finishes within challenging time restrictions. Ultimately we provide accommodation and environments that students are proud to live and study in.



iQ Kingston University



REGENERATION, FACILITIES MANAGEMENT AND ENERGY MANAGEMENT

Residencies Project – Kingston University

This project will see ENGIE completing both the £55m regeneration of halls of residences and delivering the £140m 50 year facilities management contract. Innovative finance for this project is being provided through Equitix, ENGIE's Joint Venture Partner.

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.

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 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 (EVs).



STUDENT ACCOMODATION REFURBISHMENT

Orient House – Chelsea

Working in partnership with Triton Property Fund, ENGIE undertook an extensive £3.5m refurbishment of Orient House, Chelsea, providing re-modernised and safe accommodation for students.

Key works included the refurbishment of 155 bedrooms, 50 kitchens and the main common spaces across five floors during the 16 week summer holiday period, whilst some students were still residing throughout.

ENGIE capitalised on its strong collaborative approach to ensure timely, on-budget completion of this time intensive project, with minimal impact to incumbent residents. In keeping with our joint-working ethos, ENGIE ensured effective communication with all partners including project managers, sub-contractors, architects, surveyors and students. This was, primarily, facilitated through detailed weekly project meetings and daily updates.



Over **80 years** experience in the refurbishment market

IMPROVED ENERGY EFFICIENCY

Dorset House – Oxford

Dorset House offers a mix of cluster ensuite rooms and studios, providing furnishing and facilities to equip students with what they need during their time at university. ENGIE won the contract with leading student accommodation provider, Unite Students, to upgrade and replace the existing light fittings throughout the 313 bed block and install new external lighting, to deliver better performing lighting with improved energy efficiency. The project saw approximately 350 light fittings completely removed and more than 2500 new luminaires installed at Dorset House, achieving enhanced living and study conditions for all students and more energy efficient operation due to the installation of new motion sensor lighting in the public and communal areas. The project was originally programmed with a ten week timeframe but, by increasing resources and labour on site, ENGIE successfully delivered the project in just six weeks.

ENGIE's approach echoes Unite Student's ethos that living with them 'isn't just about buildings, it's about safe, secure homes' and a genuine care for students' wellbeing. When one of the students with autism was experiencing eye problems due to the existing lighting, ENGIE operatives prioritised their accommodation, taping over the existing light and completing the works as quickly as possible to minimise any further issues.



NEW BUILD, REGENERATION, FACILITIES AND ENERGY MANAGEMENT

Leicester University

ENGIE will oversee the delivery of this £200m project consisting of 1,164 new student homes across seven blocks, the refurbishment of a grade II listed building (to be used as office and study space), the construction of a 500-space multi-storey carpark and the creation of a new 9,000 m² teaching and learning centre.

This will be followed by a 50-year hard facilities management contract, which will support the day-to-day lives of the students by providing technical services, estates management and external cleaning for the new residences, as well enabling high speed Wi-Fi and IT services to ensure the best experience for occupants. ENGIE will also deliver lifecycle management to the residences, which incorporates infrastructure replacement right through to internal components. A key element in the design of the new facilities is energy efficiency. The overall scheme will incorporate a number of renewable and energy-saving technologies including solar panels, highly efficient centralised gas fired Combined Heat and Power (CHP) and LED lighting will be installed.



BLOOMSBURY HEAT AND POWER Bloomsbury Campus, Camden

The Bloomsbury Heat and Power scheme is a large PFI operated CHP district heating scheme that serves a consortium of Colleges in the Bloomsbury Precinct. ENGIE are the Energy Service Company (ESCO) that own and operate the Bloomsbury Heat and Power Company, an SPV that serves the consortium of Universities. The district heating network serves a consortium that includes SOAS University of London, Birkbeck College, UCL Institute of Education, University College London and the University of London.

The electricity that is generated from two CHP engines is supplied by a private wire to some of the campus buildings. The scheme is considered an integral part of reducing carbon emissions for the universities with plans to expand the network and consider the use of absorption chilling in the future.



REFURBISHMENT

iQ Kingston University Student Accommodation

Completed in just 12 weeks, we surpassed the client's vision of high quality student accommodation. This logistically challenging £1.8m refurbishment project was delivered two weeks ahead of schedule through meticulous programming and management excellence.

Sleek and modern design elements throughout the 214 fully refurbished en-suite bedrooms, 17 cluster kitchens and nine full bathrooms have produced luxury private spaces for students to relax and study in comfort. The refurbishment also included the main entrance foyer, and what was once a bicycle storage room has been transformed into a fully equipped, top of the range fitness centre.



ENERGY PROJECTS

London Metropolitan University

Under the government RE:FIT framework, ENGIE has implemented energy efficiency projects across three main buildings at the London Metropolitan University (LMU): the Tower Complex, the Science Centre and the Goulston Street premises.

The measures, which deliver guaranteed energy savings for LMU include high efficiency LED lighting, Solar PV, air conditioning fans, chiller fans and occupancy controls. ENGIE's expertise has put the university on course for a 50% reduction in CO₂ emissions by 2020, a target required by the university to maintain its HEFCE capital funding allocations, mitigate the impact of rising energy prices and enhances its environmental credentials.



We achieve up to
96% local labour
on our projects

GENERATING STATION COMPLEX

University of Leeds

Over a complex two year programme, ENGIE will undertake a £30m refurbishment of the Generating Station Complex (GSC) shared by Leeds Teaching Hospitals Trust and the University of Leeds.

The GSC supplies steam, low temperature hot water, power, cooling, compressed air and medical gas and the refurbishment works will ensure that we can take on 25 years of operational services guaranteeing savings in excess of £3m per annum.



UNIVERSITY ACCOMMODATION Sheffield University

ENGIE entered into a partnership with the University of Sheffield in 2006 with a contract for 40 years ending June 2046 to redevelop, repurpose and recondition a 22 hectre site of outdated and outmoded student accommodation and university facilities.

ENGIE provides a range of hard FM services across the university campus which includes water hygiene, CCTV maintenance, project works, mechanical and electrical services, and building fabric maintenance. The contract comprises of a catchment of 4,200 residential student rooms in 41 buildings. The age of the estate ranges from Victorian buildings to new and refurbished.



ENERGY SUPPLY University of Reading

ENGIE has supplied mains gas to the University of Reading since 1st October 2012 after the University came to market looking for an energy partner who could offer them cost savings and a market leading customer service approach.

ENGIE's Gas Day-Ahead product provides the University with complete flexibility to optimise their gas price on the wholesale market with unlimited transactions. The supply contract also contains an innovation clause that helps us to engage with the University on much broader sustainability topics and that enables us to evolve and improve the supply product to help us ensure the University are getting the best possible value from ENGIE for the full duration of the framework.



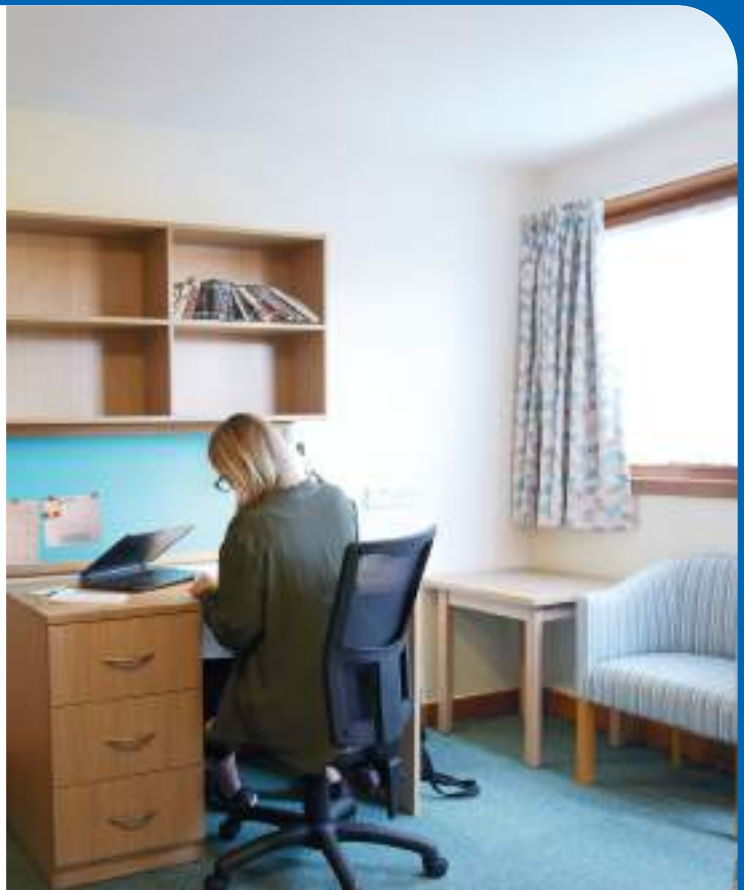
ROBINSON COLLEGE Cambridge

Robinson College is one of the newest colleges at the University of Cambridge and was purpose-built with conferences in mind to bring in revenue and regularly hosts residential and day conferences.

The red-brick main block houses the majority of the undergraduates, library, chapel and dining and conferencing facilities. In addition there are a number of older houses dating back to the 1890s, converted for college use and new accommodation blocks.

ENGIE was appointed to refurbish and upgrade the kitchens and bathrooms, electrical rewires to all bedrooms, redecoration of communal areas and bedrooms and install new windows and doors for thermal efficiency.

The refurbishment works, which took just eight weeks, have not only seen new en-suite pods added to the top floors, but the new modernised bedrooms with the addition of extra power points will help the students with their studies.



FACILITIES MANAGEMENT University of Edinburgh

The University of Edinburgh's medical research facility on the site of the Royal Infirmary of Edinburgh (RIE) is the largest biological research site in Scotland. In this 25 year contract which was awarded in 2001, ENGIE provides a full range of Facilities Management (FM) services to an output specification. Performance is measured by a series of stringent SLAs (Service Level Agreements).

The close proximity of the building with another of ENGIE's FM contracts at RIE has, by agreement, led to a number of cost and operational efficiencies being implemented through the use of a common workforce across both sites. In 2013 a direct contract was agreed with the UOE to provide 50 year comprehensive facilities management services to the Holyrood Road University of Edinburgh student accommodation facility. This site currently houses 800 students across four buildings and is undergoing further expansion to eventually comprise six buildings with accommodation for 1,200 students.

This contract further demonstrates ENGIE's connected approach, calling on regional support via centralised helpdesk functions, developed regional in-house specialisms, and sustainable local supply-chain procurement.



IMPINGTON VILLAGE COLLEGE Cambridge

ENGIE was appointed to construct a new fitness studio for Impington Village College that both the school and local community would be able to use.

By creating a 900m², two storey space, ENGIE was able to provide a host of facilities for people to use. On the ground floor, the studio contains a thermal relaxation area complete with new sauna, steam room and chillout room with free standing loungers. Alongside this, an admin and staff area together was built with a youth centre, which doubles as an exam hall equipped with office and storage space. New male and female changing facilities, showers, family changing areas and toilets now form a corridor link to the pool, and the current changing rooms also received a refreshing new overhaul. The first floor contains an impressive new gymnasium and aerobics studio with sprung wooden floors and state-of-the-art gym equipment.



We are on
473 nationally procured
frameworks across the UK

REFURBISHMENT University of Greenwich

Devonport House is a Grade II listed building which is used by the university as residential accommodation for mature students and is also partially occupied by De Vere Hotels. ENGIE secured this £1.4m refurbishment of 42 en-suite student bedrooms, five communal kitchens, two staircases and associated corridors. The work in the bedrooms included the full strip out and reinstatement of the en-suite shower rooms, redecoration of the walls, ceiling and existing sash windows, new FD60 oak faced front entrance doors and similar specification FD30 shower room doors, new lighting and small power, new heaters and new floor coverings.



LIVE ENVIRONMENT REFURBISHMENT

Wolfson College – Cambridge

As one of the 31 colleges in the University of Cambridge, Wolfson College is a leading academic research institution, with both postgraduates and mature students from across the world.

As Wolfson College is used as a summer school for international students, this refurbishment took place in a live environment, with students moving around the college and in adjacent 'staircases'. This meant that while 'staircases' C and D underwent a complete strip out and overhaul to improve and modernise the accommodation, the segregations of works and site logistics had to be exemplary.

A total of 17 en-suite bedrooms across three storeys, two communal kitchens and four shared bathrooms, together with associated staircases, have been beautifully modernised to provide comfortable 21st century living.

Replacement aluminium windows and a new ventilation system have improved thermal efficiency, while safety has been improved with the new fire alarm system.



CONTEMPORARY DEVELOPMENT

Ambleside – University of Cumbria

Sitting in this picturesque conservation area in Cumbria is a large-scale student development, consisting of 71-high-quality en-suite residences, in seven newly built town houses. The scheme sits within the Lake District National Park and was constructed off-site using an innovative and high performance Structural Insulated Panel (SIP) system.

Extensive discussions between ENGIE, the University, the Lake District National Park Authority (LDNPA) and English Heritage were required throughout planning and building phases to ensure the designs reflected the local character of Ambleside. Through the use of SIPs, we provided a cost effective, environmentally friendly and labour saving alternative to traditional construction methods with a high thermal performance. SIPs also reduced the amount of site traffic through this highly visited tourist centre.

The stunningly contemporary development, with a value of £3.7m, consists of five 11 bed and two 8 bed town houses, as well as state-of-the-art facilities, including a sports pavilion, football pitch, cycle track and storage. Flexible accommodation in the form of two fully accessible bedrooms, plus the ability to convert further bed spaces in the future if required, helps provide spaces that are also being utilised for conferences out of term time.



STUDENT ACCOMMODATION

iQ Marsden House - Leeds

In 2017 we completed a £1.5 million refurbishment to student accommodation in Leeds. We refurbished 372 rooms, completely changing the layout for many of them, to make them more usable and to enhance the students' study experience. Although the building was empty, some areas remained occupied by film crews and for teacher training days. As a result, we followed a strict programme of work and maintained a high-level of housekeeping. We finished the programme 2 weeks ahead of schedule.



DURHAM UNIVERSITY

Josephine Butler College

Secured through the University's construction framework, we completed an infill extension (120sqm) to the rear of the main building at Josephine Butler College on the Howlands Campus. The main building is used for as a academic space for study, with leisure facilities and a library. We started the enabling works in April 2017 and completed the project in September 2017.



STUDENT ACCOMMODATION

Durham University

Our £15m Duresme Court project has created 274 high-quality, ensuite, studio apartments. Awarded a BREEAM 'Outstanding' rating, the development encourages health and wellbeing for students. Built as six blocks of luxury one-bedroom apartments, Duresme Court has improved the fabric of Neville's Cross Bank with the former industrial site replaced by eye-catching buildings sympathetic to the neighbouring terraced houses. The development also features distinctive angular gables with ventilation stacks extending beyond the roofline, characteristics shared by the chimneys of adjacent properties. A key element of the scheme is the central 'social hub'. The hub creates a self-sustaining student village, providing a south-facing patio, BBQ area and green amenity spaces. Added to facilities including a fitness trail, quiet sitting areas surrounded by wildflowers and trees and secure storage for 130 bicycles, the development encourages students to socialise and make the most of the outdoor spaces.



FIRE SAFETY WORKS

Penworks House – Birmingham

ENGIE completed fire safety improvements to Penworks House, in Birmingham, on behalf of iQ Student Accommodation. Situated next door to Aston University and a short walk from Birmingham City University, the residential block is made up of 286 apartments.

ENGIE had to balance site activity with a fully occupied block during this £3.6m fire safety project. The site team created a detailed Access and Logistics Strategy which enforced strict safety measures around operations and was developed in collaboration with the Students' Union. In light of recent health and safety concerns surrounding high-rise blocks, ENGIE ensured that a robust system of work and processes was implemented. An external auditor was employed to evaluate compliance with current regulations and we engaged with consultants and specialist suppliers to influence the programme of works.

Key Outcomes

- Improved fire protection for the building, providing a safer living environment for students
- Remodel of the ventilation system to improve building efficiency and air quality
- Improved the thermal efficiency
- The site worked closely with neighbouring residents to reduce the effect of the refurbishment work on their daily lives and on the surrounding community
- Successfully delivered extensive high-rise building refurbishment in a densely populated city centre location.



DISTRICT ENERGY SCHEME

Southampton

Our pioneering scheme developed supplies heat, chilled water and electricity from sustainable sources to commercial and residential energy users across Southampton. The Southampton District Energy Scheme (SDES) is operated by ENGIE, working in partnership with Southampton City Council – under the name of Southampton Geothermal Heating Company Ltd (SGHC). It is a pioneering project that has led the way in the delivery of sustainable heat, chilled water and power supplies in the UK.

The SGHC, launched more than 30 years ago, supplies heat, chilled water and electricity to commercial and residential energy users across Southampton – currently serving a 2km radius of the energy centre. SDES has pushed the boundaries of district energy and tri-generation and continues to expand into new areas. The scheme now encompasses more than 45 energy users in the public and private sectors including a TV studio, a hospital, a shopping centre, a civic centre, a hotel and both public and private-sector residential developments. Education buildings and student accommodation users include:

- Solent University - Main campus buildings
- University of Southampton - Mayflower Halls of Residence
- Further private student accommodation operators - Liberty Point for Liberty Living/Unite Students and Marland House for Urba Life

Solent University's new sports complex was successfully connected to the district energy scheme in September 2019. The scheme is currently saving around 10,000 tonnes of CO2 emissions per annum, using heat from a large-scale combined heat and power (CHP) plant, supplemented by geothermal energy and conventional boilers. It also incorporates a district cooling system.



At ENGIE we are committed to creating long term partnerships with our clients and as part of this we have won places on multiple frameworks so that we are able to connect with our clients easily.

Through these contractual agreements we are able to provide an agile response to requested works, implement robust delivery programmes and innovate with our clients by developing a true understanding of their needs. These commitments extend beyond clients, to the local communities that we work in through community events and donations.

Education Frameworks

Currently we are available on the following frameworks:



National Framework for Major Construction Works

<https://www.pagabo.co.uk/>

Pagabo Framework Agreements connect you to the right contractors for a full range of works, services and goods. They're free to access, easy to use and fully compliant – with frameworks suitable for every purchasing project.



Estates Maintenance and Minor Works (including M&E) Framework

<https://www.supc.ac.uk> <https://www.lupc.ac.uk/>

LUPC/SUPC are a not-for-profit buying organisation owned by their University members with the aim of securing the best value procurement. They work collaboratively with other higher education purchasing consortia in the UK to manage more than 100 EU-compliant framework agreements. ENGIE is on the Estates Maintenance and Minor Works (including M&E) Framework.



Framework

<https://www.gov.uk/government/publications/esfa-framework-document>

The ESFA framework supports the delivery of Government education building programmes through access to pre-selected contractors and is also available to wider public sector clients.



Framework

<http://londonconstructionprogramme.co.uk/>

London Construction Programme's underlying ethos is to work collaboratively with its members. Collaborative working achieves a number of benefits including leveraging the combined buying power of London's public sector, avoiding duplication of effort, capturing best procurement practice and sharing information, amongst other things.



Construction Works and Improvements Framework

<https://www.fusion21.co.uk/frameworks>

Fusion21 deliver efficiencies in public sector procurement to 500+ members through a framework approach. ENGIE is on the new Construction Works and Improvements Framework which supports the delivery of capital works programmes across the UK.



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