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Planning

## **Orkney Campus - Student Accommodation**

Heriot-Watt University

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-004855

Procurement identifier (OCID): ocids-h6vhtk-031993

Published 21 February 2022, 4:25pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Heriot-Watt University

Moyen House, Research Park North, Heriot-Watt University

Riccarton, Edinburgh

EH14 4AP

#### **Email**

[procurement@hw.ac.uk](mailto:procurement@hw.ac.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKM75 - Edinburgh, City of

## **Internet address(es)**

Main address

<http://hw.ac.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00307](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00307)

## **I.3) Communication**

Additional information can be obtained from the above-mentioned address

## **I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Education

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Orkney Campus - Student Accommodation

Reference number

HWU-UK-2122-058

#### **II.1.2) Main CPV code**

- 45215220 - Construction work for social facilities other than subsidised residential accommodation

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Introduction

Heriot-Watt University currently has around 25 students based in the Orkney Campus. The Campus attracts a large number of British and international students each year. The University is committed to expanding the Campus and the target set in our Strategy 2025 is to grow the student numbers to at least 70. One of the main risks to this plan is the lack of a reliable supply of good quality, sustainable residential accommodation available for students.

The Requirement

To support the growth plans for the Orkney Campus the University has identified the need for 75 beds. Whilst it would be preferable to satisfy the 75-bed requirement in Stromness, it is recognised that the solution could be spread over more than one location, including areas outside of Stromness.

Purpose-Built Student Accommodation, conversions of existing buildings and modular systems will all be considered suitable solutions to satisfy the University's requirement. Our preference would be a single location solution but a distributed model delivering accommodation along the geographical stretch between Stromness and Kirkwall would be

considered by the University.

To satisfy the requirement, the University recognises that it may be advantageous for developers to form a partnership with others to deliver the solution and we welcome such a proposition.

### The Commitment

The University's knowledge of the demand for accommodation from both students and from other parties means we are confident that 75 beds will be filled quickly. However, the University is prepared to enter a Nominations Agreement with the successful bidder that will commit the University to a minimum of thirty-five (35) beds for an initial term of 10 years from the date the accommodation is formally handed over to the University.

### Private Housing Tenancies (Scotland) Act 2016

The University is acutely aware of the impact of the introduction of the Private Housing Tenancies (Scotland) Act 2016. To mitigate the risks, the University is willing to work with the successful bidder to mitigate the risks associated with private landlords delivering accommodation for students.

### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

Stromness

#### **II.2.4) Description of the procurement**

Sustainability

The accommodation should meet the University's own sustainability aspirations and comply with the Net Zero objectives. Additional information will be shared with interested parties.

## Sharing Partners

Heriot-Watt University is aware of demand for residential accommodation from other public sector operations and private businesses in Orkney. Heriot-Watt University is not seeking exclusive use of a development and recognises the benefits to the successful bidder of having more than one group occupying the scheme. The University would be pleased to facilitate discussions with other groups in Orkney to maximise interest in this opportunity.

## Student Experience

High quality student accommodation is integral to the student experience and plays a critical role in shaping the wellbeing of our students. There is evidence that providing safe and comfortable accommodation can positively impact students by developing a sense of belonging in new surroundings and contribute to academic success. An important component of student life is providing an environment where students feel connected and can develop a sense of community. The design and approach to student accommodation is therefore pivotal in shaping our student experience.

## Timeline for Delivery

Demand for accommodation is at its highest at the start of the academic year. With the University responsible for paying rent for the rooms it is important for cash flow that the rooms are available at the time of peak demand to enable the University to rent the rooms to the students.

The University is aiming for delivery of circa 50% of the 75-bed requirement for the start of the 2024/25 academic year (September 2024). The balance of the required beds can be delivered as soon as possible thereafter within the same academic year.

### **II.2.14) Additional information**

The success of this project will be evident when, in 2025, the target set in the University's 2025 Masterplan has either been met or missed. 2025 does not mark the end of the growth plans for the Orkney Campus and there is likely to be opportunities in the future to work with the University to expand the academic Campus and, potentially, satisfy a growing residential requirement.

### **II.3) Estimated date of publication of contract notice**

1 September 2022

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section VI. Complementary information**

### **VI.3) Additional information**

Interested parties should register with Heriot-Watt University: [Procurement@hw.ac.uk](mailto:Procurement@hw.ac.uk). Once registered, a more detailed specification of the accommodation requirement will be made available. To assist with the preparation of bids, the University will provide each party with a 45-minute interview-style Q&A session. In advance of attending these sessions it would be beneficial if the interested party had satisfied their own enquiries about grant funding that they may be entitled to receive.

Each party will be required to complete the University's "Know Your Customer" documentation to be able to participate in the bidding process.

Bidders are welcome to visit the Campus in Orkney by prior appointment.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=684195](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=684195).

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