

Student accommodation



United Living is a leading infrastructure, construction, and property services company in the UK.

Whilst our scale gives us the ability to deliver significant projects, we pride ourselves on our agility. We work collaboratively with our customers, stakeholders, and supply chain to provide solutions that support the growth and improvement of local communities and infrastructure.

Everything we do is about moving safely and innovatively towards a sustainable future for our people, our business, our customers, and the communities we operate in.

We believe that together we achieve more.

“ Our mission

At United Living, our mission is to be the partner and employer of choice for designing, building, maintaining, and connecting communities and critical infrastructure, to create a more sustainable and inclusive society.



Student accommodation

United Living Property Services has successfully refurbished and maintained student housing, creating comfortable environments for individuals engaged in various educational settings, including student accommodation.

Our skilled team revitalises existing facilities, transforming dilapidated buildings into high-quality, inviting homes. Our planning and delivery teams have a comprehensive understanding of the needs associated with the learning environment and its accompanying residential accommodation.

Our recent projects showcase our proficiency in offering tailored solutions for the education sector, demonstrating our ability to produce modern, high-quality finishes that students take pride in both living and studying in.



The University of Essex: Southend campus

Contract value: approx £11 m

The tragic circumstances of the Grenfell Tower fire disaster in 2017, and the subsequent fire at a student residential building in Bolton in 2019, has focused attention on the compliance and performance of the external cladding systems. Such scrutiny is particularly focused on high rise buildings, and those that provide accommodation.

University Square is a student residential development for students at The University of Essex's Southend campus. It is arranged as a series of blocks of varying heights, the tallest block has 10 storeys. The original insulation used renders the building as non-compliant with limited combustibility standards, necessitating the removal and replacement of the existing cladding.

Design evolution

In harmony with other UoE buildings, a contemporary colour palette featuring metallic and muted tones has been employed, showcasing a departure from the previous use of primary and secondary colours.

Yet another departure from the original design is the replacement of the trio of digital clocks, as they do not meet the non-combustible material standards. Instead, the team plans to replace each of the three clocks with silhouette cutouts.

The ongoing works to the four blocks required collaborative efforts with cladding specialists, suppliers and architects to ensure the successful execution of the plan to a superior standard. Our experienced team has continued to overcome various challenges while working on the occupied building, including unexpected design aspects and structural issues.

Our innovative design ideas, including a fully designed scaffolding system, contribute to overcoming these ongoing challenges. The newly renovated building will feature an updated cladding pattern, colour palette, finish and detailing. Not only are the new materials fully compliant, but the visual transformation will also reinforce the comprehensive refurbishment.

This design collaboration is between the university and Southend's planning department. Once the artwork is finalised, it will be transferred onto aluminum and then laser-cut to create the silhouettes

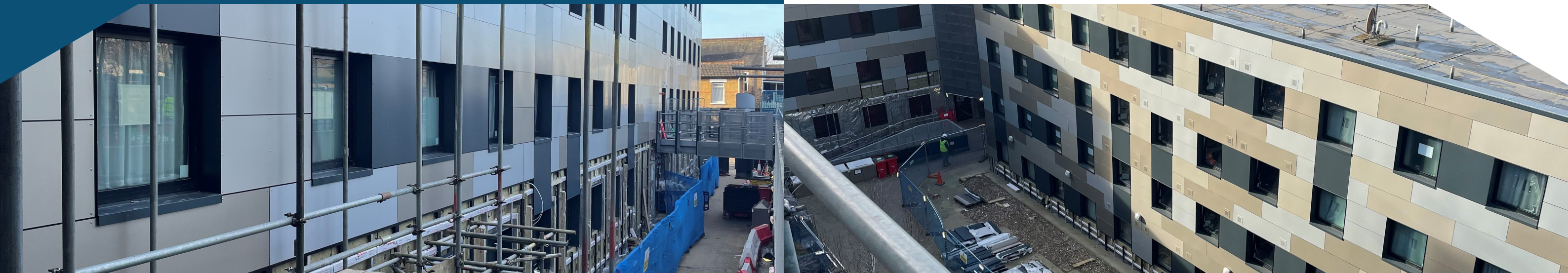
Collaboration and overcoming challenges

Due to the project's central location, work on the four blocks was intentionally staggered. This approach was adopted to streamline access, adhere to licensing requirements and address potential issues for material storage. Communication is key on projects like this. As part of the work, we are actively consulting with students through a weekly forum to identify and resolve any concerns. We also maintain continuous communication with the university, delivering regular updates.

Along with regular student interaction, our team prioritises the surrounding community. This is evident in the utilisation of local supply chain, resources and materials.

Empowering education

The continuous expansion of our ongoing project showcases the growth of the ULPS portfolio and reinforces our track record of consistent success in delivering top tier residential projects, with a particular focus on student accommodation. We pride ourselves on providing contemporary solutions that redefine the standards of living for students.



The University of Essex: Eddington Tower

Contract value: £6m

Home to 15,000 students from more than 130 countries, the Colchester campus is the largest of the three UoE sites. To attract students, it is vital to offer modern accommodation that feels like home.

We are proud to have carried out in-depth refurbishment works on two of the six iconic student accommodation blocks at the heart of the campus. We understand the significance of high-quality housing and its profound influence on students. Therefore, we have significantly improved the current accommodation on offer, aiming to enhance the overall student experience on campus.

Following the successful works to Bertrand Russell Tower, ULPS won a competitive tender process to undertake a similar scope of works to the 15 storey Eddington Tower. Eddington Tower is the second of six iconic towers on the University's Wivenhoe Park, Colchester Campus and consists of contains 3 self-contained flats and 225 student bedrooms.

The halls of residence at UoE serve as a remarkable example of the exceptional collaboration between our team, client, suppliers and students.

Defining excellence

The project encompassed a comprehensive renovation of the unoccupied tower, which entailed various significant tasks such as installing a new insulated roofing system and replacing the existing aluminum windows.

Although the blocks were vacant, they were within the busy university campus. Both student accommodation and teaching blocks remained in use. We successfully managed to work within term time constraints and adhered to tight schedules outside of the academic calendar, all while ensuring minimal disruption. Overall, the extensive refurbishment works were completed successfully, the outstanding results met the wants and needs of both the client and students.

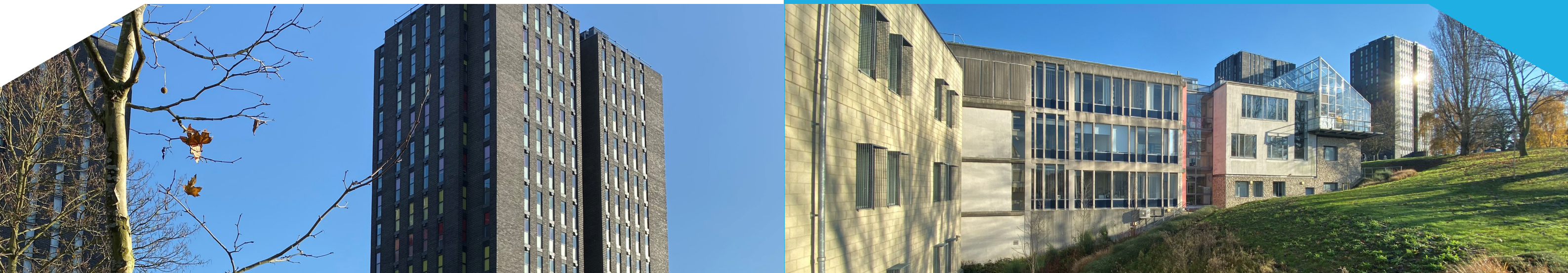
The project had strict budgetary requirements that needed to be met. To ensure compliance, we provided monthly updates to the client and implemented a detailed process to document client instructions, with any potential cost impacts discussed and agreed upon in advance.

During the works, the Covid-19 pandemic and associated lockdowns brought additional challenges to the delivery of the project. To ensure everyone's safety throughout, all activities were carried out under our Covid safe systems of work, which were developed and regularly updated in line with the latest Government and Construction Leadership Council's (CLC) requirements and guidelines.

Building a stronger tomorrow

Throughout the extensive refurbishment project, our team prioritised the comfort and satisfaction of both students and local communities. We dedicated ourselves to crafting environments that foster not only a desire for academic pursuits but also for comfortable living spaces. As a result, students now enjoy an enhanced quality of life, while the project has also brought about economic advantages and established a favourable long-term legacy.

Futhermore, our team donated unwanted furniture such as desks and beds to a nearby social enterprise focused on repurposing and refurbishing furniture for underprivileged families within the local community, thereby extending support to those in need.



Sanctuary Students: Lillian Knowles House

Contract value: £750,000

United Living Property Services has established a strong relationship with Sanctuary Students, having completed a number of successful projects, including refurbishment works at Lillian Knowles House. Our operations team has undertaken refurbishment projects and implemented several internal enhancements within the building block.

Having worked on previous Sanctuary Student schemes where water damage beneath the flooring had been an issue, we anticipated these challenges and utilised our expertise to address them efficiently, ensuring that the project was completed within the constrained turnaround period.

Skills development for future success

Our achievements stem from our commitment to developing skilled and enthusiastic individuals. This commitment is demonstrated through our apprenticeship programme. Two apprentices collaborated with our team during the six week project, engaging in an immersive experience where they learned from seasoned experts and received nurturing guidance for the development of their future skills.

Our commitment lies in cultivating creativity and fostering a supportive culture that values both personal and professional development.



Sanctuary Students: Manna Ash House

Contract value: £2.2m

Building on the success of multiple Sanctuary Students projects, our team provided a high standard of services at Manna Ash House during the summer holidays. The team accomplished the renovation of bedrooms, ensuite and kitchens despite the challenges posed by limited storage space. The project was completed within the designated timeframe and budget, meeting the satisfaction of Sanctuary Students.

Empowering communities

The team assigned senior site managers to be present on site at all times, overseeing both subcontractors and the supply chain. This proactive management approach ensured swift identification of any delays, with regular updates provided to Sanctuary Students on the project's progress.

The team explored local supply chains to deliver not only quality work but also to empower the local community and families surrounding the project.



Royal Holloway University: Gowar and Wedderburn

Contract value: £1 m

During an academic break, our team carried out extensive refurbishment works to accommodation blocks situated on the RHUL campus: Runnymede Halls and Gowar and Wedderburn.

The works consisted of communal decorations and several kitchen replacements across six blocks. To achieve high-quality results within an exceptionally tight timescale, engagement with the supply chain was crucial. The team ensured early engagement, allowing for effective management and delivery of realistic targets from the earliest possible opportunity.

Adding social value

Our project team showed consideration to the local community by making adjustments to the supply chain where feasible to engage with those residing within the area of the project. All subcontractors involved were from London and the home counties, with several members of the team from Surrey.



For further information on how
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