



£12M Arofan House

Client

Global Student
Accommodation

Duration

2015-2016

Value

£12m

Services

M&E
Clerk of Work
Witnessing of
Commissioning

Contract

D&B

Funding

Private Equity

Arofan House is a student accommodation building in Cardiff operated by “The Student Housing Company” providing 281 bedrooms available to rent to the student sector. Bedrooms are available as a studio flat or as part of a cluster with shared kitchen and lounge area.

The Student Housing Company operates a business model focused on adding to the student experience by providing a safe fun place to stay within an all-inclusive rent.

Rent includes: Water, electricity and gas bills, high-speed broadband and Wi-Fi, heating and hot water, Contents insurance, 24-hour security, Maintenance service, Access to on-site laundry room, A TV and a Post and parcel service.

calfordseaden was appointed to

- Design Review
- Site inspection of benchmark areas.
- Site Inspection/Quality checks.
- Testing and Commissioning Review
- Defects Period and Hand over
- Post Occupancy Review

Challenges on this project were that our client purchased the development post contract from another developer during the foundation stages of the build. Once the purchased was complete our client wanted to review the current design and implement changes to the design and building so it fitted in with their business model and brand. As the project was already in construction, changes chosen to implement had to be deeply considered so not to affect the completion date which was fixed (due to student intake / academic year).

The buildings M&E design consists of; Electric heating with timer and boost control, Site wide hot water network fed via CHP, Management / student area with air conditioning, Access control, CCTV and LED lighting.

A key driver for the client was the commissioning and operation of the M&E services to enable occupation and all had to be working at 100% for when students all moved in over a weekend. Key items were the access control as all doors and student bedrooms have access fob control / fire alarm for life safety / hot water and heating service, during commissioning we had to test these systems extensively to ensure the systems operated as per the design and where fit for the building to be occupied.

