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Tender Invitation

Management of Crown Place Student Accommodation, Birmingham, UK

Date: 10th October 2024.

On behalf of our client Crown Student Living, Student Housing Consultancy Ltd invites your company to tender for the management of *Crown Place Student Accommodation* in Birmingham, UK.

Opening in January 2026, *Crown Place* is located in an excellent position within Birmingham, close to Aston University and within walking distance of the city centre and Birmingham City University (12 minutes).

The Property
71 Lawson Street, Birmingham, B4 7AT

The property comprises a total of **814 beds** distributed as follows:

- **572 studios**
- **128 duplex cluster beds**
- **114 cluster beds**

Amenities include:

- Reception Area
- Gym
- Karaoke Room
- Social Lounge
- Co-working Space
- Games Room
- Cinema
- Private Dining Rooms
- Bike Store

Assumptions:

- Premium rooms, high specification, amenities, FF&E and services.
- All proposals should include provisions for **24-hour on-site security**.
- Electric air conditioning with an energy management/reduction system.
- All bills included.
- Superfast wi-fi.
- Buildings insurance will be underwritten by the developer/investor.
- Marketing suite will be ready by March 2025.
- January completion date will require alternative leasing strategies through mobilisation.

- Circuit Laundry or equivalent (not yet agreed).

Appointment Schedule:

- **15th October (5pm):** Accept the invitation to tender by responding to this email.
- **14th - 23rd October:** Fact-finding and proposal preparation.
- **17 and 18th October:** Optional site visits to the property.
- **24th October (12 PM):** Deadline for submitting full management proposals.

Proposal Submission Requirements:

Your proposal should include the following:

1. **Company Brochure**
2. **Five-Year Budgets and Revenue Forecasts**
   - Detailed Revenue and Operating Costs
   - Mobilisation Budget (covering the period from December 2024 to 1st January 2026)
   - Stablisation Budget (covering the period from January 1st 2026 to September 1st '26
   - Thereafter each year should be Academic Years (AY) 1st September '26 to 31st August 2027 and the three academic years thereafter.

For further information, please refer to the following links:

- Crown Place Lancaster Street Birmingham – Project Overview
- Crown Place Lancaster Street Birmingham – Case Study

We look forward to receiving your response to this tender and would be happy to arrange a discussion at your convenience. Should you have any questions or require additional information, please do not hesitate to reach out. On receipt of your expression of interest to tender we will provide the required property information.

Regards,

Dan Smith
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