

Information Compliance and Security Team

B16 Lenton Hurst
University of Nottingham
University Park
Nottingham
NG7 2RD

B Watson

17 November 2021

Reference: 834433

Dear B Watson

Freedom of Information Act 2000

I am pleased to provide some of the information you have requested. I have detailed below the information.

I can confirm that the remainder of the information you have requested is held by the University of Nottingham but that this is exempt.

In answer to your request:

I would like to know more about the nature of the relationship between University of Nottingham and Campus Living Villages.

- Please provide a description of the nature of your business relationship with Campus Living Villages (CLV).

CLV leases certain buildings from the University of Nottingham at the Sutton Bonington campus and manages and operates this accommodation. There is a nominations agreement in place which defines the service level CLV is expected to deliver.

- Please give details of any current Limited Liability Partnerships (LLPs) with CLV.

No such relationship exists or is in discussion.

- Please provide in full (or redacted where necessary to protect business interests) all contracts between CLV and the University regarding the provision and maintenance of student accommodation.

We consider that this information is exempt under Section 43 of the FOIA 2000, Commercial Interests, as we believe that disclosure would harm the commercial interests of the University of Nottingham. Therefore, we have decided to withhold the information.



In applying this exemption, we have had to balance the public interest in withholding the information against the interest in favour of disclosure.

Factors in favour of disclosure:

- There is always a public interest in a public authority being open and transparent about their processes.

Factors in favour of withholding:

- CLV is currently in a sale process. Disclosing the detail of the contract into the public domain could risk this process, limiting their future opportunities.
- CLV frequently enter competitive bid processes to partner with HEI's. To disclose successful terms/processes and make them available to competitors would prejudice CLV and damage their ability to compete in the commercial marketplace. This includes their service level agreements, marketing and allocation procedures, commercial terms on guarantees, referral fees and lease structures.
- Disclosure of commercial terms could potentially also damage the University's relationships with its other accommodation providers as they too would be concerned that we would be disclosing their own terms to competitors. This is likely to impact the terms by which we do business with these providers.
- Rent changes are annually aligned with inflation as calculated from RPI and increases are capped to ensure that prices remain affordable. Sharing the detail of the caps in place risks opening up discussions with other accommodation providers on capped limits which could negatively impact accommodation pricing overall.
- Disclosure of contract terms into the public domain would damage the relationship with CLV.

The University of Nottingham has considered all the relevant factors in the public interest test and has reached the conclusion that the benefit to the public in applying the exemption outweighs the public interest in releasing the information requested, as a result of the prejudices and losses that would potentially affect the University and CLV.

Release could jeopardise the University's future position, which would cause a detrimental knock-on effect on the marketplace and would potentially limit the commercial terms on accommodation choices available.

In all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

- Please provide a response as to why the University decided to enter into any LLP with CLV.

No such relationship exists or is in discussion.



- Did University of Nottingham or any other wholly or partly-owned subsidiary of University of Nottingham approach CLV initially in respect to potential LLPs, or were these contracts offered to tender?

No such relationship exists or is in discussion.

- Please disclose the framework for rent increases as agreed by the University and CLV within contracts regarding the provision and maintenance of any accommodation in Nottingham.

Annual rent changes are aligned with RPI. Any increases are capped to ensure that prices remain affordable.

Please quote the reference number 834433 in any future communications.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original letter and should be addressed to:

info-requests@nottingham.ac.uk

If you are still dissatisfied with the University's response after the internal review you have a right of appeal to the Information Commissioner at:

The Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire SK9 5AF.
Telephone: 0330 123 1113
Email: casewxxx@xxx.xxx.xx

I will now close your request as of this date.

Yours sincerely

Karen Page
Information Compliance Officer