

DANDARA

LIVING

**Bedminster Green
- a Little bit of Paradise?**

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May 2023

DANDARA LIVING

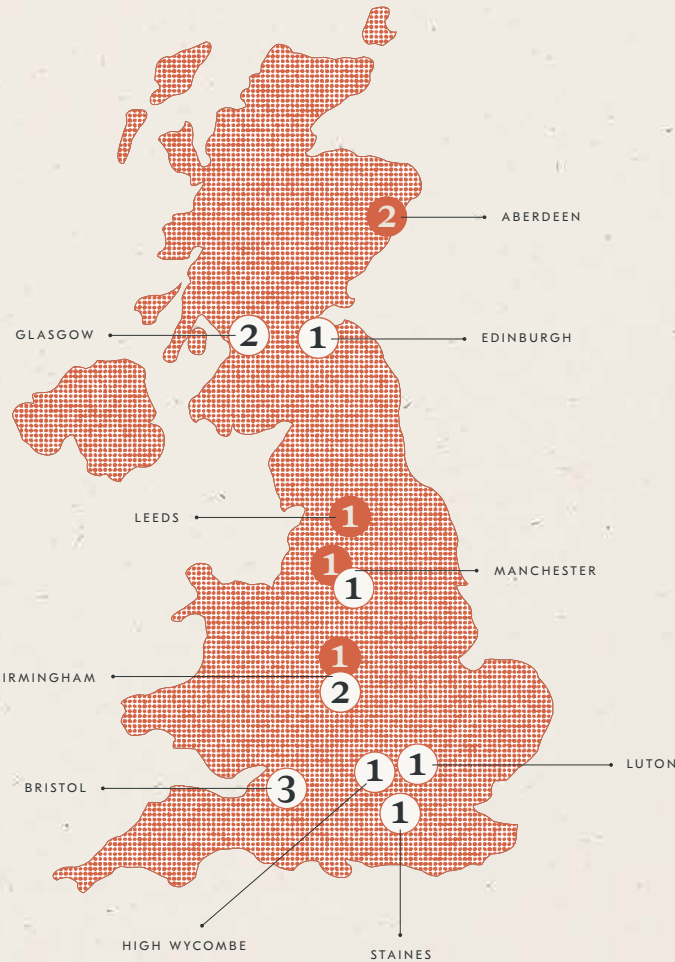
Dandara living is the specialist rental division of The Dandara Group, and one of the leading companies in the UK's build-to-rent sector today.

17

sites in the portfolio

180,000

sq ft amenity, commercial and retail space



2,700

apartments currently under management

4,700

apartments in the pipeline

○ UPCOMING ● LIVE

AN INTEGRATED MODEL

Dandara Living is both a developer and operator of build to rent schemes in the UK, responsible for every aspect of the process from site acquisition to lettings and management.

RESIDENT EXPERIENCE & OPERATIONS

- Shared spaces for social activities and bookable areas for events
- Co-working and meeting rooms
- Studio, gym, cycle clubs, and other amenity offers
- Partnerships with local businesses
- Well-maintained and managed buildings

LANDLORD & TENANT RELATIONSHIP

- Long term tenancy agreements
- Flexible deposit options
- Personalisation of space (decorate your apartment)
- Pets are welcome
- On-site maintenance team & 24 hour security
- Digital systems for management (the Dandara app)



CHOOSING SITES

- Close to major transport links
- Areas of regeneration
- Brownfield / Recycled Land
- Close to employment & leisure centres

DESIGN & PLANNING

- Collaborative approach working with stakeholders and local community
- Designing buildings that are appropriate to local context and add value to the neighbourhood
- Investing in design: working with leading architects
- Resident input: informed by research and insight into what really matters to people

CONSTRUCTION

- Modular construction system using pre-fabricated structures
- Use of sustainable materials wherever possible
- Waste reduction: reusing materials from demolished buildings in landscaping
- Energy efficiency focus throughout the process

PROPOSITION OVERVIEW

When choosing our locations and designing our buildings we prioritise what we know matters most to people: being in culturally rich and diverse neighbourhoods, providing shared facilities on-site including outdoor space, creating opportunities to participate in social events and generally offering good day to day management by professional on-site teams.



THE NEIGHBOURHOOD

Our developments are typically in central locations, within the culturally rich neighbourhoods we know our residents want to live in.



The sites we select all share similar characteristics: close to transport links, and near good retail and business offers.



LOCAL INTEGRATION

We become active members of the local communities we are part of, building relationships and supporting local businesses wherever possible.



Local partner: Friends of Ham, Leeds



Local partner: Northern Flower, Manchester



Local partner: The Dog Shop, Manchester



Local partner: Simpatico Pizzeria, Leeds



Local partner: Medicine Bakery, Birmingham

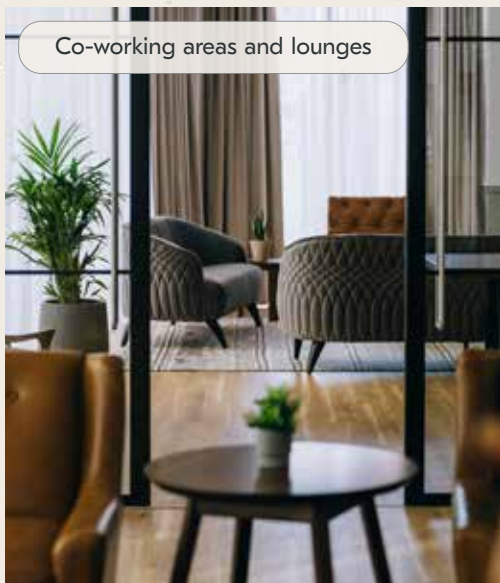


Local partner: Shepherds, Birmingham

THE ON-SITE FACILITIES

All of our developments include plenty of communal areas and shared outdoor spaces, designed to reflect the way people like to live today.

At the centre of our schemes is a house kitchen, designed to support and nurture the culture and friendliness of the development. Stocked with snacks and coffee, this is where staff go about their work and residents can catch up with neighbours, or sit and read the paper.



In addition to the amenity spaces, we also provide various other facilities on-site for residents such as bike cleaning stations with repair kits on hand, secure bike stores and pet cleaning areas.

THE SOCIAL OFFER

Our on-site teams organise social events throughout the year as well as facilitating the various interest-led clubs such as cycle groups, gardening clubs, book clubs, that are created according to the interests of the residents at that development.

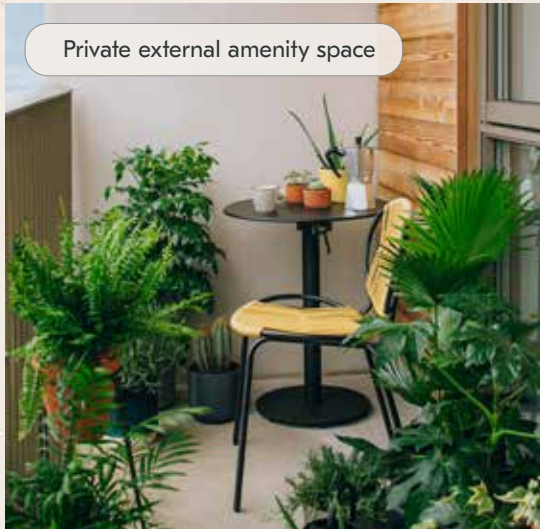


In addition to supporting the social aspects of life at our developments, the teams are on hand to generally make life easier for people: from helping to set up utilities and managing parcel deliveries, to finding a dog walker.



THE APARTMENTS

We offer a range of apartment types across the majority of our developments including studios, one, two and three bedroom apartments, as well as co-living suites in some of our buildings.



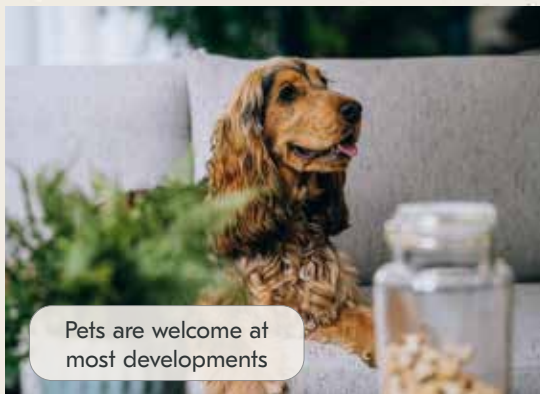
Private external amenity space



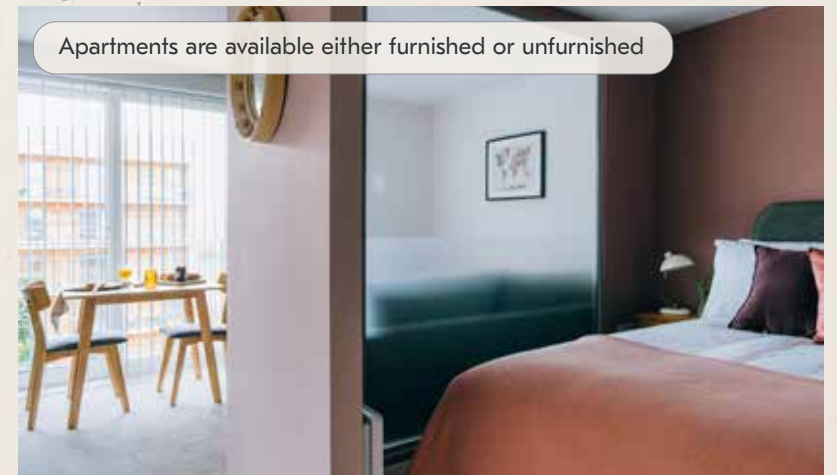
Residents can paint the walls whatever colour they choose



Fitted kitchens with integrated appliances



Pets are welcome at most developments

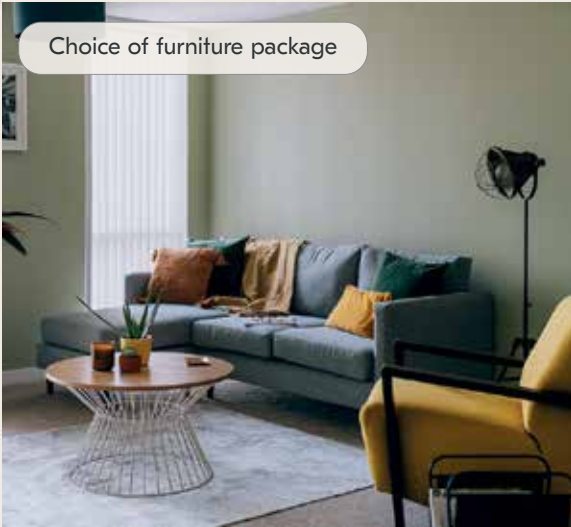


Apartments are available either furnished or unfurnished

THE TENANCY AGREEMENT

At the centre of our relationship with our customers is the tenancy agreement. Ours has been developed to give residents maximum security of tenure together with an ability to put down roots, and make the home their own.

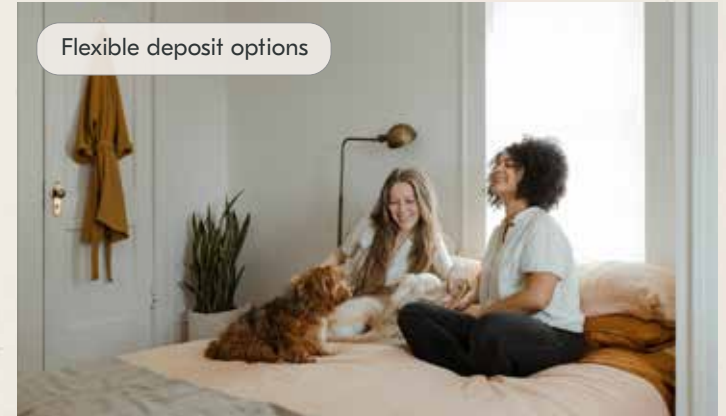
Choice of furniture package



Flexible break clauses



Flexible deposit options



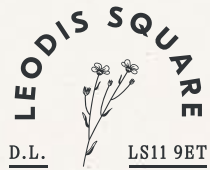
Long term tenancy agreements



Pet friendly



OPEN & MANAGED SITES



Leodis Square is a development of 744 apartments split across 4 buildings, located within 5 minutes of Leeds city centre.



4.71

Homeviews.com rating compared with UK benchmark of 4.18



The Point is a development of 342 apartments sitting opposite Aberdeen Art Gallery and within 5 minutes of Aberdeen city centre.



4.88

Homeviews.com rating compared with UK benchmark of 4.18



Chapel Wharf is a development located in the centre of Manchester, comprising 995 apartments that are arranged over four blocks of up to 22 storeys.



4.94

Homeviews.com rating compared with UK benchmark of 4.18



Aston Place is a development of 324 apartments in the centre of Birmingham, five minutes from New Street Station and the main business and retail districts.



4.92

Homeviews.com rating compared with UK benchmark of 4.18

1,000+ NEW HOMES IN BRISTOL

STAFFORD YARD BEDMINSTER GREEN



- 295 build to rent apartments and 21 affordable housing apartments
- Connection to the District Heat Network
- Accommodating infrastructure improvements

PLOT 5 BEDMINSTER GREEN



- 238 build to rent apartments and 101 affordable housing apartments
- Connection to the District Heat Network
- Working with Bristol City Council (landowner) as its development partner
- Accommodating infrastructure improvements

FORMER PEUGEOT SITE CLARENCE ROAD



- Residential led mixed use scheme
- 432 build to rent apartments with circa 8,500 sq ft of ground floor commercial space
- Connection to the District Heat Network
- Accommodating infrastructure improvements

STAFFORD YARD

UNDER CONSTRUCTION



BEDMINSTER GREEN - PLOT 5



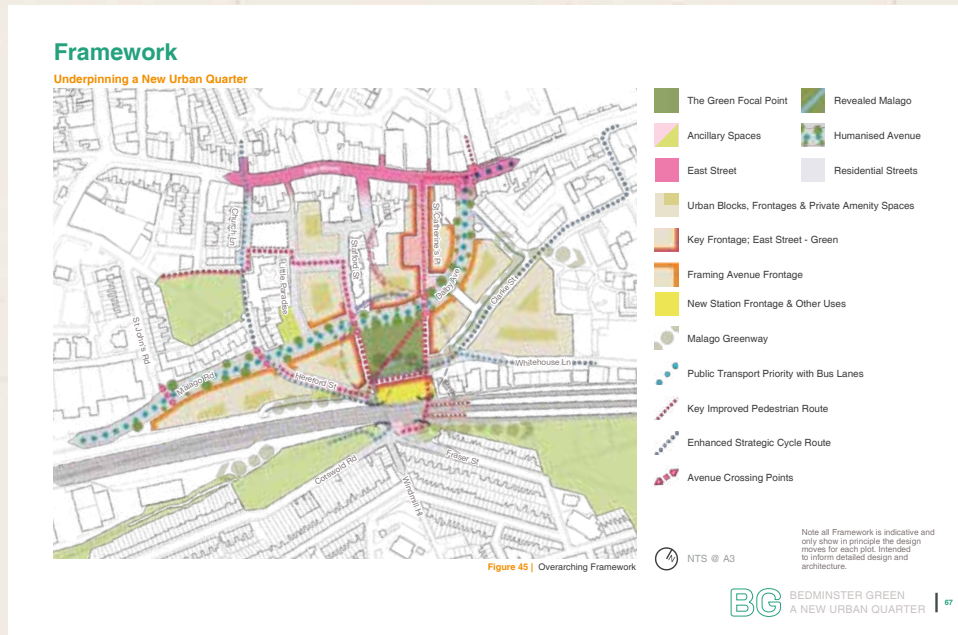
CLARENCE ROAD

PLANNING SUBMITTED



**PARTNERSHIP AND PARTICIPATION
TO ACHIEVE PROGRESS**

Bedminster Green Planning Framework process and Temple Quarter Masterplanning process



Strategic Transport Assessment process

Consolidating BCC's public car parks in line with the Strategic Transport Assessment to enable delivery of homes

Accommodating a new Metrobus bus stop adjacent to Stafford Yard



Supporting Bedminster BID's East Street Vision

- Member of a Consortium that funded the East Street Vision masterplanning
- The East Street Placemaking and Public Realm Masterplan was shortlisted for a Pineapple Award for Future Place: Public Realm in 2022



The Pineapples

Bedminster Green public and cultural art strategy

- East Street Vintage and Art Market
- East Street bollards will be transformed with an artistic treatment led by Upfest
- East Street arts festival will take place in summer 2023 led by acta



We are accommodating/enhancing:

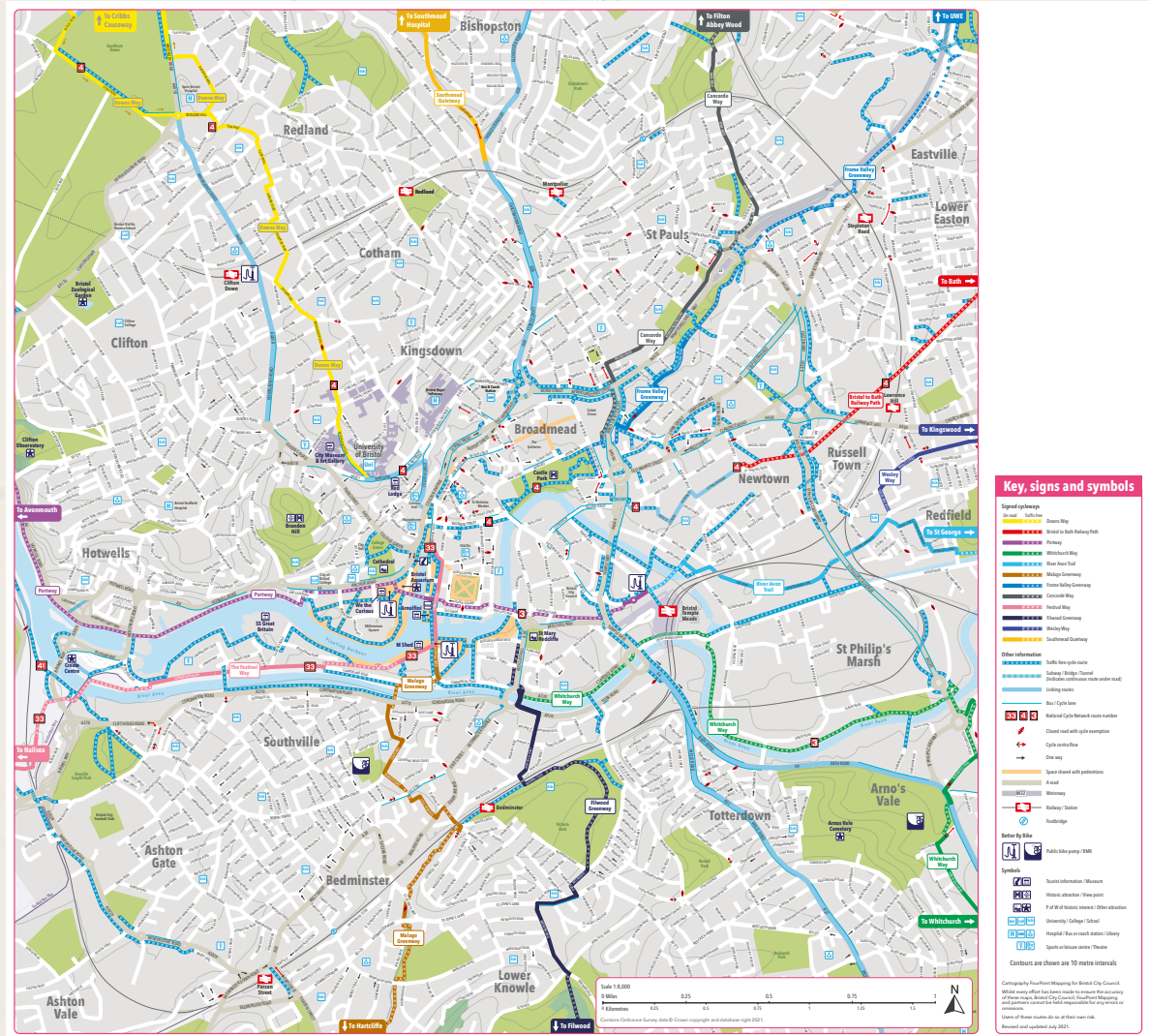
National Cycle Network Route 3
 Long distance National Cycle Network
 route connecting Land's End in
 Cornwall to Bristol.

Whitchurch Way

A mostly traffic-free route connecting
 Brislington, Knowle and Whitchurch
 with Bristol Temple Meads via St
 Philips Marsh

Malago Greenway

A direct South Bristol route
 connecting Hartcliffe, Hengrove and
 Bedminster with the city centre



Connecting to the Bristol Heat Network (Stafford Yard, Plot 5 and Clarence Road)

BRISTOL
city leap

Enhancing Bedminster Green and public realm on Plot 5 including accommodating restoration of the River Malago

Enhancing public realm at Stafford Yard and Clarence Road with widened footpaths and improved landscaping



PLANNING FINANCIAL CONTRIBUTIONS

STAFFORD YARD BEDMINSTER GREEN



CIL - £1,360,931

s106 - £350,631

PLOT 5 BEDMINSTER GREEN



CIL - TBC, estimated at £2,050,000

s106 - TCB, estimated at £400,000

FORMER PEUGEOT SITE CLARENCE ROAD



CIL - TBC, estimated at £2,250,000

s106 - TBC, estimated at £400,000

Our Sustainability Vision

“To place communities at the heart of our developments and be recognised and chosen as the leading provider of great places to live, work and grow.”

OUR APPROACH

THRIVING COMMUNITIES

Purposeful Construction
& Placemaking

Healthy & Sustainable
Communities

Building Wellbeing
Productivity

Biodiversity & Green
Infrastructure



FUTURE-PROOFED HOMES

Climate Change Adaptation,
Mitigation & Resilience

Circular Economy
& Resource Use

Building Labels & Standards

Energy & Carbon

Water



INSPIRING PARTNERSHIPS

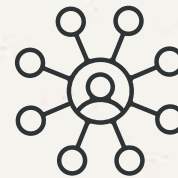
Stakeholder Engagement
& Partnerships

Responsible Supply Chain
Management

Human Rights & Labour
Conditions

Education & Skills

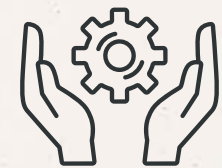
Sustainability &
Environment Training



ROBUST GOVERNANCE

Corporate Governance

Transparent Disclosure



SOCIAL VALUE EXAMPLE

Over 5 months during the construction period, the team at Stafford Yard recorded:



155 hours

Spent with local training and skills organisations, at employment fairs, and in site visits and college talks



£13,000

Spent on local community sponsorships and donations



£65,000

Spent with our local supply chain

= c.£300,000

Social and local Economic Value

SOCIAL VALUE EXAMPLE: STAFFORD YARD, BRISTOL (2022 – 2023)

South Bristol Arts Trail



This fantastic free event is an annual celebration of creativity and saw over 100 local artists exhibit in venues across BS3, including their own homes, studio spaces, schools, shops, cafes and community centres.

Winter Lantern Parade



Now in its 11th year, the Winter Lantern Parade involves local residents, schools and businesses working together to build thousands of lanterns for the annual parade and biggest street party in South Bristol.

Shape my City



Inspiring 15 to 18 year-olds from under-represented groups, this award-winning programme offers young people career opportunities and the chance to change the future workforce across the built environment.

Pass the Parcel



Organised by Action Greater Bedminster, St Paul's Church and the BS3 Covid Response Group, this initiative enables local people to anonymously give gifts from local retailers to deserving people in the local community.

SOCIAL VALUE EXAMPLE: CLARENCE ROAD, BRISTOL

Gathering Voices & The Actors Workshop
Meanwhile Use 2018-2022



Creative outreach project run by Gathering Voices with The Actors' Workshop as Creative Associate at Clarence Road building on our existing relationship started at Stafford Yard.

Innovative arts charity, working primarily with children and young people but also adults in the areas of music, mentoring, youth leadership and creative projects designed to empower and build community based in BS3.

The Actors Workshop
Sponsor 2023



TAW will be directing three performances of Twelfth Night on 4 and 5 July 2023 at the Loco Klub (old tunnels under Temple Meads and very close to site) using the best of their graduating foundation class. The local community/secondary schools close to site can watch the matinee for a reduced rate/free.

EMPLOYMENT & SKILLS

On Site Bristol Employer Fairs 2023-2027



Support for future On Site Bristol (www.onsitebristol.co.uk) events consolidating the relationships built for Stafford Yard employment and skills initiatives.

New Monday Employer Fairs 2023-2027



Organised by: Bristol City Council (One Front Door and Ways2Work), Department for Work & Pensions and National Careers Service – working together to help get people into work.

Building Bristol Volunteering, Work Experience and Apprentices 2023-2027



Support for future events consolidating the relationships built for Stafford Yard employment and skills initiatives.

Building Bristol is a service to support local developers who are preparing planning applications so they can create robust employment and skills plans and then deliver (and hopefully exceed) their agreed targets. There are also opportunities for shared events and campaigns to boost local recruitment.

Learn@MAT Work Experience 2022-2023



Support for future candidates via LearnMat consolidating the relationships built for Stafford Yard employment and skills initiatives.

ECONOMIC GROWTH IMPACT BEDMINSTER GREEN PLOT 5

*The economic growth impact of our Clarence Road development is estimated at **£8.9m** during construction and then approximately **£1.29m** p.a. when construction completes.*

	Deliverables	Result	Economic Impact	Statistics
1	Consolidation of three public parks (owned by Bristol City Council) and relocation of community tenant	Two parcels of land made available for new Market and Affordable Housing	No significant net impacts expected but will better serve the local high street. No net loss of jobs or GVA	N/A
2	Construction works undertaken	Use of local businesses Employment of local workers	Use of wider local supply chain Spending of wages in local economy	117 full-time jobs
3	Gain of new Market and Affordable Housing	Increase in local housing stock Increase in local population	Larger Council Tax base Increase in local spending power	£489,000p.a. £3.2m p.a.
4	Gain of new Commercial Floorspace	Attract new commercial and/or community enterprise(s)	Additional local jobs Additional local GVA Additional Business Rates	28 - 43 FTE jobs £40,000 in Business Rates

ECONOMIC GROWTH IMPACT CLARENCE ROAD

*The economic growth impact of our Clarence Road development is estimated at **£41.4m** during construction and then approximately **£3.4m** p.a. when construction completes.*

	Deliverables	Result	Economic Impact	Statistics
1	Redevelopment of brownfield land following consolidation of Peugeot's business to its Cribbs Causeway site	Two parcels of land made available for new rental Housing and ground floor commercial space	No significant net impacts expected but will better serve the Temple Quarter area. No net loss of jobs or GVA	N/A
2	Construction works undertaken	Use of local businesses Employment of local workers	Use of wider local supply chain Spending of wages in local economy	207 full-time jobs
3	Gain of new rental Housing	Increase in local housing stock Increase in local population	Larger Council Tax base Increase in local spending power	£800,000 p.a. £6.2m p.a.
4	Gain of new Commercial Floorspace	Attract new commercial and/or community enterprise(s)	Additional local jobs Additional local GVA Additional Business Rates	47 - 62 FTE jobs £3.6m p.a. £60,000 in Business Rates

AWARDED
HOMEVIEWS
NO.1 NATIONAL
MANAGEMENT COMPANY 2021-22
WHATHOUSE? GOLD AWARD 2022
RESI AWARDS PROPERTY
MANAGER OF THE YEAR 2023

FINALIST
RESI AWARDS 2021
PINEAPPLE AWARDS 2022
RESI AWARDS 2022

THANK YOU

House Kitchen at Chapel Wharf, Manchester