

DEAKIN ROAD

ERDINGTON



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41-49 DEAKIN ROAD, ERDINGTON,
BIRMINGHAM, B24 9AL



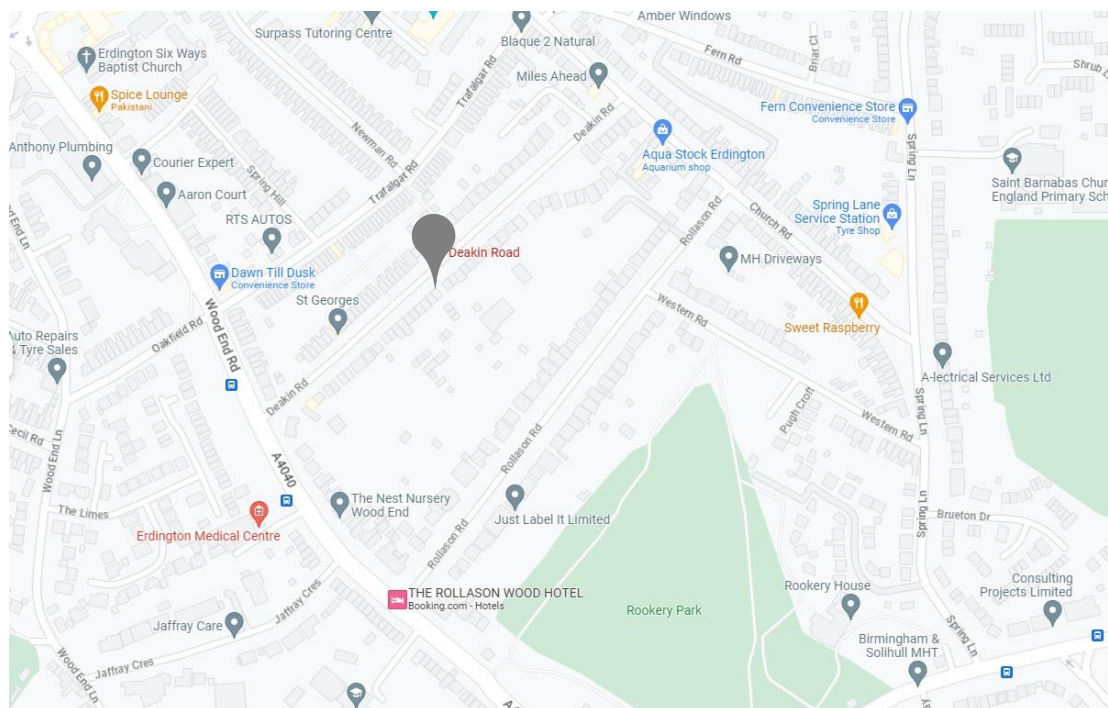
THE DEVELOPMENT

To be re-developed of 4, one bedroom,
new purpose built bungalows.

ERDINGTON

LOCATION

Deakin Road in Birmingham is a short walk away from Erdington High Street which offers a variety of shops, eateries and leisure facilities. Birmingham city centre is around 5 miles away and is home to the renowned Bull Ring Shopping Centre. Erdington Rail Station is less than a mile away & offers great commuter access to both Birmingham and Lichfield City Centres. The property is also well located for access to the M6, M42, M5 and A38.



DEVELOPMENT PROCESS

Building in the Right Location

Choosing the right location is paramount. For example, PRS developments typically require good transport links, strong employment rates and lower land values, in areas where urban densification is encouraged, while suitable sites for care homes will depend on factors such as local demand for care, the potential supply of staff and the number of competing facilities in the area.

We have considerable experience of choosing attractive locations across the UK and this is a key part of our due diligence process.

Creating a Sense of Place

We aim for all our developments to be great places to live for their residents. This means creating attractive designs, making the best use of space and including communal facilities that help to build a sense of community within the property. This both improves quality of life for residents and makes good business sense. For example, in PRS developments, studies showing that people who know one other person in a building are 75% more likely to renew their tenancy, rising to 90% for tenants who know two other people.

Allowing for Building Management

Our developments are designed to generate income over long periods, which means they need to be effectively managed and maintained over time. This is vital for ensuring the buildings remain fit for purpose.

Strong Design

Optimising income requires careful design of both the building itself and individual units or rooms. This allows us to optimise the number of units or rooms, leading to a more efficient building. We carefully consider unit and room sizes and balance personal amenity space against communal areas.

Flexibility in the design layout is also important. For example, in PRS we need to design units that are suitable for young professionals who are house sharing as well as for families.

We employ award-winning architects to design our developments, ensuring our developments have a modern look and feel and that they are highly efficient and eco-friendly.

Using High-Quality and Sustainable Materials

The long-term nature of our developments means that the life cycle of the building materials used plays a much greater role than in other developments. Finishes need to be easily maintained, readily accessible and designed to last. Where possible, we make sure those materials come from sustainable sources.

Standardisation

We have developed a design brief which standardises layouts, construction methods and finishing specification. This creates significant value for us and our supply chain, due to the economies of scale created by replicating our development programme across the UK.

