



# EREC ESTATES LTD

COMPANY OVERVIEW 2022



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## 1. ABOUT US

EREC Estates specialises in Alternative Property investment, development and management particularly in the student accommodation (PBSA) sector. The company created the student accommodation brand UNINN® in 2016, and has grown rapidly to establish 8 assets in Coventry, Leicester, Newcastle and Sheffield. Currently operating over 1300 beds as a highly reputable bespoke student accommodation, supplying not only high grade secured accommodation but also a modern lifestyle and social support.

Capitalising on the complimentary skills and extensive industry network of the founders and with integrity and innovation at the heart of our business, the key proposition of our experienced team is to provide investors with a one-stop shop for Alternative Property Investments. Not only do we source, acquire and maximise planning opportunities we develop or imaginatively refurbish our properties, putting together high quality funding solutions for each development. Additionally, we maintain full in-house control of the management of the built environment, including marketing, letting and facilities management.

We have now established, long-term relationships with a wide range of highly reputable stakeholders: construction contractors, banks, universities and other industry professionals to ensure project success with high quality. The company has invested heavily upfront in the technology necessary to facilitate: Work with external service providers; An end to end sales process, including an award winning online system and tailor-made, student focused App; The reporting and forecasting process, leads to; A broader team collaboration and engagement that puts our experienced finance team at the heart of our operational structure.



## 2. THE BOARD



**RUI PAN**

CHAIRMAN

Mr. Rui Pan has an advanced concept in real estate industry, as well as excellent access to the Chinese real estate industry, and a wide network with investment institutions and high net worth investors.



**HON. WILLIAM CADOGAN**

VICE CHAIRMAN

William Cadogan is a member of the Cadogan family. A founder of Trust Estates, Mr. Cadogan has excellent industry relationships and unique links with the London and UK family offices.



**WEIPENG GU**

MANAGING DIRECTOR

Weipeng Gu has around 10 years' of experience in project management and property management, both in UK and China. He has worked in British Telecom as a project manager, and also worked as a project director.



**ANDREW JAMIESON**

MANAGING DIRECTOR

Andrew Jamieson has over 30 years' experience in investment banking, both in UK and Asia, principally China. He is now executive director and corporate adviser to a number of international growth Companies.



### 3. UNINN STUDENT ACCOMMODATION

#### The Foundry

**Newcastle**



Completion	Sep 2015
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Storey	5
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Room Number	207
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#### Merlin Point

**Coventry**



Completion	Sep 2016
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Storey	7
--------	---

Room Number	155
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#### Austin

**Leicester**



Completion	Sep 2017
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Storey	3
--------	---

Room Number	61
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#### Abbey House

**Coventry**



Completion	Sep 2018
------------	----------

Storey	7
--------	---

Room Number	115
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#### Julian Court

**Coventry**



Completion	Jul 2018
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Storey	5
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Room Number	66
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#### Infinity

**Coventry**



Completion	Sep/Nov 2020
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Storey	21
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Room Number	505
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#### Bailey Street

**Sheffield**



Completion	Sep 2019
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Storey	9
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Room Number	220
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### ***3.1. THE FOUNDRY - NEWCASTLE***





## THE FOUNDRY:

The Foundry is an example of team members from EREC Estates delivering a privately funded 207 rooms PBSAs project in the prime Shieldfield area of Newcastle upon Tyne. Providing a total of 207 beds, the Foundry is arranged as 55 studios and 152 ensuite cluster bedrooms. The Foundry won the *2016 RICS Awards Finalist and Project of the Year of National Construction Awards*.

With an ambitious deadline, the design and construction team decided on a fully modular construction solution, using a series of offsite pre-fabricated units - fully fitted out & decorated - which then could be assembled and clad on site.

## PROJECT TEAM MEMBERS:

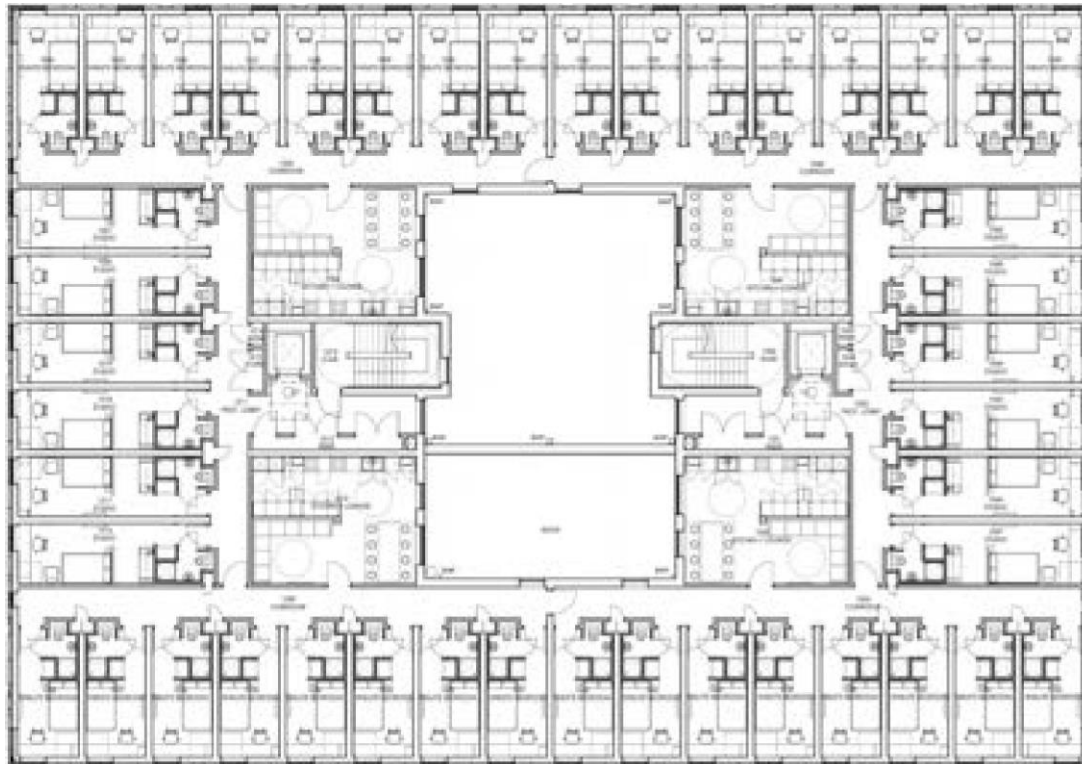
- Main Contractor: *Sir Robert McAlpine*
- Modular Provider: *Premier Modular*
- Architect: *Faulkner Browns*
- Quantity Surveyor: *Gleeds*
- Structural Consultant: *WSP*

## PROJECT INFORMATION:

- Project Programme: Start on Site Sep 2014 / Handover Sep 2015
- Project Address: 5 Clarence Street, Newcastle, NE2 1YL
- Project Size: Gross Internal Area: 5600m<sup>2</sup>
- 2015/2016 Occupancy Rate: 71%
- 2016/2017 Occupancy Rate: 89%
- 2017/2018 Occupancy Rate: 85%
- 2018/2019 Occupancy Rate: 100%
- 2019/2020 Occupancy Rate: 95%
- 2021/2022 Occupancy Rate: 100%



## PROJECT LAYOUT



▲  
Typical Floor Plan



▲  
Cluster Kitchen



▲  
Typical Ensuite Room





## ***3.2. MERLIN POINT - COVENTRY***





## MERLIN POINT:

Merlin Point comprises two six story blocks. The property provides a total of 155 beds arranged as 79 studios and 76 cluster bedrooms, arranged as seven bedroom cluster flats around one kitchen/living area.

Both blocks are constructed from traditional foundations and a concrete ground floor slab. Ground to first floor is a steel podium structure and the upper floors of the two blocks are constructed from a timber frame construction. The scheme is constructed to *BREEAM Outstanding* and Secured by Design Certification.

## PROJECT TEAM MEMBERS:

- Main Contractor: *CPUK*
- Architect: *GWP Architecture Ltd*
- EA/Quantity Surveyor: *Telford Hart Associates*
- MEP Consultant: *Patrick Parson*
- Structural Consultant: *Thomas Consulting Ltd*
- Building Control: *Assent Building Control*

## PROJECT INFORMATION:

- Project Programme: Start on Site Sep 2015 / Handover Sep 2016
- Project Address: 1 Deasy Road, Coventry, CV1 2JW
- Project Size: Gross Internal Area: 3668m<sup>2</sup>
- 2016/2017 Occupancy Rate: 100%
- 2017/2018 Occupancy Rate: 100%
- 2018/2019 Occupancy Rate: 100%
- 2019/2020 Occupancy Rate: 100%
- 2020/2021 Occupancy Rate: 40%
- 2021/2022 Occupancy Rate: 99.35%





## PROJECT LAYOUT



▲  
Typical Floor Plan



▲  
Cluster Kitchen



▲  
Typical Ensuite Room





### 3.3. AUSTIN - LEICESTER







## AUSTIN:

Austin consists of two substantial residential properties constructed in brickwork. Purchased by EREC Estates Ltd in refurbishment work commenced in February 2017 and was completed by September as high-end student accommodation.

Austin comprises two buildings: Austin-Regent Road and Austin-St James Road. Between them, the buildings provide a total of 61 beds arranged as 17 studios and 44 ensuite bedrooms.

Austin-Regent Road comprises a substantial end of terrace Victorian property with entrances from Regent Road and West Street and adjacent to the University of Leicester. The property is of a traditional brick construction under a series of timber framed pitched roofs with slate tiles and a flat roof.

Austin-St James Road comprises three inter-connected mid-terraced Victorian buildings to provide a substantial student accommodation. The property provides a large kitchen and lounge areas to the ground, first and second floors.

## PROJECT TEAM MEMBERS:

- Main Contractor: *Premier Development Contractors Ltd*
- Architect: *Design Studio Architects Ltd*
- EA/Quantity Surveyor: *K2 Consultancy Ltd*
- MEP Consultant: *CD Mechanical and Electrical Ltd*

## PROJECT INFORMATION:

- Project Programme: Start on Site Apr 2017 / Handover Sep 2017
- Project Address: 75 Regent Road, Leicester, LE1 6YF and 26-30 St James Road, Leicester, LE2 1HQ
- Project Size: Austin-Regent Road Gross Internal Area: 750m<sup>2</sup>; Austin-St James Road Gross Internal Area: 850m<sup>2</sup>
- 2017/2018 Occupancy Rate: 100%
- 2018/2019 Occupancy Rate: 100%
- 2018/2019 Occupancy Rate: 100%
- 2019/2020 Occupancy Rate: 100%
- 2020/2021 Occupancy Rate: 74%
- 2021/2022 Occupancy Rate: 65%



## PROJECT LAYOUT

### AUSTIN - REGENT ROAD



▲  
Typical Floor Plan



▲  
Cluster Kitchen



▲  
Typical Studio Room



## PROJECT LAYOUT

*AUSTIN - ST JAMES ROAD*



▲  
Typical Floor Plan



▲  
Cluster Kitchen



▲  
Typical Studio Room





### 3.4. ABBEY HOUSE - COVENTRY







## ABBAY HOUSE:

Abbey House has been designed to create high specification student accommodation totalling 115 rooms arranged over ground and six upper floors, comprising 56 ensuite cluster rooms and 59 self-contained studios. The scheme has been completed ahead of the 2018/19 academic year.

The site is ideally located in a very central location next to Coventry University, by the main bus routes to Warwick University and adjacent to the train station. Abbey House is the most recent addition to the UNINN portfolio. Features include a well-designed and fully-equipped private room and communal area. On the ground floor there is a management suite, multi-media room, study area and on-site gym.

## PROJECT TEAM MEMBERS:

- Main Contractor: *Torsion Group*
- Architect: *Cunniff Design Ltd*
- EA/Quantity Surveyor: *Abacus Cost Management Ltd*
- MEP Consultant: *Acumen Projects Ltd*
- Structural Consultant: *Roscoe Development Management Ltd*
- Principal Designer: *J A B Design Services Ltd*

## PROJECT INFORMATION:

- Project Programme: Start on Site Aug 2017 / Handover Aug 2018
- Project Address: 7 Manor Road, Coventry, CV1 2LH
- Project Size: Gross Internal Area: 3128m<sup>2</sup>
- 2018/2019 Occupancy Rate: 100%
- 2019/2020 Occupancy Rate: 100%
- 2020/2021 Occupancy Rate: 93.01%



## PROJECT LAYOUT



▲ Typical Floor Plan



▲ Cluster Kitchen



▲ Typical Studio Room





### ***3.5. JULIAN COURT - COVENTRY***





## JULIAN COURT:

Julian Court Coventry is a brand new student accommodation of UNINN, which was completed at June in 2018. Julian Court provides 66 high specification studio rooms arranged over ground and four upper floors to students.

The scheme incorporates excellent student facilities including secure cycle storage for 30 bicycles, communal student areas and a dedicated reception with security.

There are 66 studios, each with spacious and bright rooms, well-designed furniture and large storage. Each tenancy is offered with a year free gym membership.

## PROJECT TEAM MEMBERS:

- Main Contractor: *Torsion Group*
- Architect: *Day Architectural Ltd*
- EA/Quantity Surveyor: *Abacus Cost Management Ltd*
- MEP Consultant: *Torsion Engineering Services Ltd*
- Structural Consultant: *Roscoe Development Management Ltd*
- Principal Designer: *J A B Design Services Ltd*

## PROJECT INFORMATION:

- Project Programme: Start on Site Aug 2017 / Handover Jul 2018
- Project Address: 28 Queens Road, Coventry, CV1 3BP
- Project Size: Gross Internal Area: 1947m<sup>2</sup>
- 2018/2019 Occupancy Rate: 100%
- 2019/2020 Occupancy Rate: 100%
- 2020/2021 Occupancy Rate: 100%





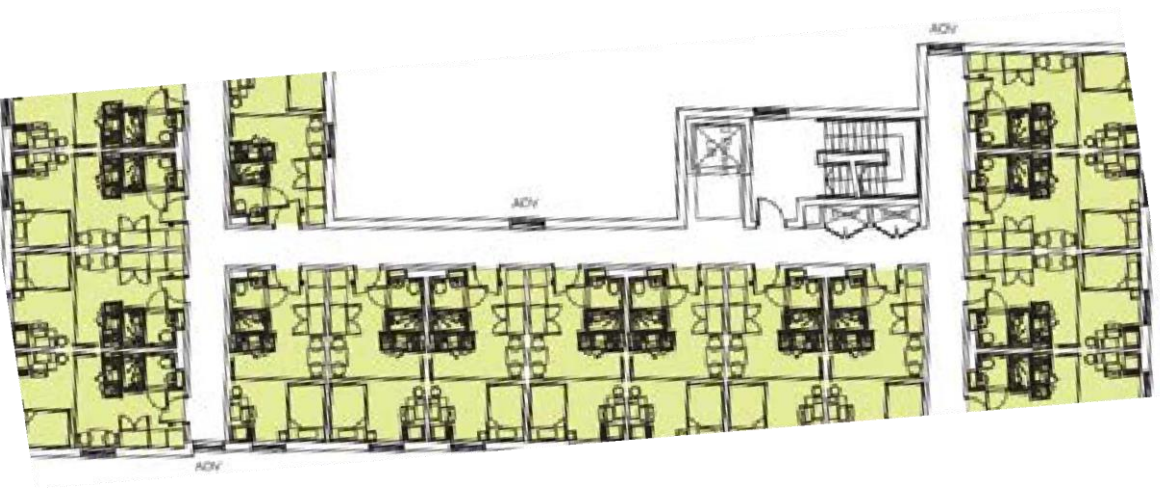
## PROJECT LAYOUT



▲  
Main Entrance



▲  
Typical Studio Room



▲  
Typical Floor Plan





## 3.6. INFINITY - COVENTRY







## INFINITY:

The scheme has been developed by UNINN to take into consideration the social wellbeing of students, with high quality common areas encouraging engagement and interaction. It is hoped that this will improve the student's quality of life within the development and city, alongside improving the desirability of the scheme.

The development has been finished to a high specification as the tallest building in Coventry. The phase 1 of the project has been successfully handed over on 14th Sep 2020 as planned. Phase 2 and 3 achieved practical completion at 27th Nov 2020, which is ahead of planned programme.

UNINN Infinity development provides 17,448m<sup>2</sup> GIA of development, with 338 no. cluster bedrooms and 167 no. studio rooms. It provides flexible and convenient internal facilities, consisting of the ground-floor retail unit, 19th floor sky lounge, communal space, study area, gym, laundry rooms, karaoke room, cinema room, etc., all are easy accessible and free to use for residents.

## PROJECT TEAM MEMBERS:

- Main Contractor: *Winvic Construction*
- Architect: *APT*
- EA/Quantity Surveyor: *Edmond Shipway*
- MEP Consultant: *Hoare Lea*
- Structural Consultant: *WSP*
- Planning Consultant: *GW Planning*
- Principal Designer: *CDM Nationwide*

## PROJECT INFORMATION:

- Project Programme: Start on Site Nov 2018 / Handover Sep and Nov 2020
- Project Address: 7-31 Parkside, Coventry, CV1 2NE
- Project Size: Gross Internal Area: 17,448m<sup>2</sup>
- 2020/2021 Occupancy Rate: 44%
- 2021/2022 Occupancy Rate: 98.02%

## PROJECT LAYOUT



▲  
Typical Floor Plan



Common Area



Typical Cluster Kitchen



Typical Studio Room





## 3.7. BAILEY STREET - SHEFFIELD





## BAILEY STREET:

Bailey Street student accommodation scheme provides 220 bed spaces for students in the Sheffield, comprising ensuite cluster rooms and self-contained studios. The scheme provides students in a modern, comfort and high-quality living environment.

Bailey Street located in the most popular student accumulation area in Sheffield. It only takes 3-minute walk to the University of Sheffield and 10-minute walk to Sheffield Hallam University. In the meanwhile, Bailey Street scheme is very close to the West Street, the heart of Sheffield, with the numerous shops, restaurants, pubs and entertainment facilities, excellent transport links for bus and tram to the other parts of the Sheffield. Students can easily get the freshest meats and vegetables from Tesco and Sainsbury's on West Street as well.

## PROJECT TEAM MEMBERS:

- Main Contractor: *Torsion Group*
- Architect: *Day Architectural Ltd*
- EA/Quantity Surveyor: *Abacus Cost Management Ltd*
- MEP Consultant: *Acumen Projects Ltd*
- Structural Consultant: *Roscoe Development Management Ltd*
- Principal Designer: *J A B Design Services Ltd*
- Acoustic Engineer: *SRL Technical Services Ltd*

## PROJECT INFORMATION:

- Project Programme: Start on Site Sep 2018 / Handover Sep 2019
- Project Address: 39 Bailey Street, Sheffield, S1 4EH
- Project Size: Gross Internal Area: 5,763m<sup>2</sup>
- 2019/2020 Occupancy Rate: 96%
- 2019/2020 Occupancy Rate: 61%
- 2019/2020 Occupancy Rate: 86.36%





## PROJECT DETAILS



▲  
Typical Floor Layout



▲  
Studio



▲  
Common Area





Coventry: 8th Floor, Eaton House, 1 Eaton Road, Coventry. CV1 2FJ

Beijing: 2FS15 > R32 – R32, South Gate, SOHO 2, Guanghai Street, Chaoyang, Beijing

Shanghai: The 3rd Floor, Building D, Fuxing Square, SOHO, 388 Madang Street,

Shanghai Company Website: [www.erecestates.com](http://www.erecestates.com)