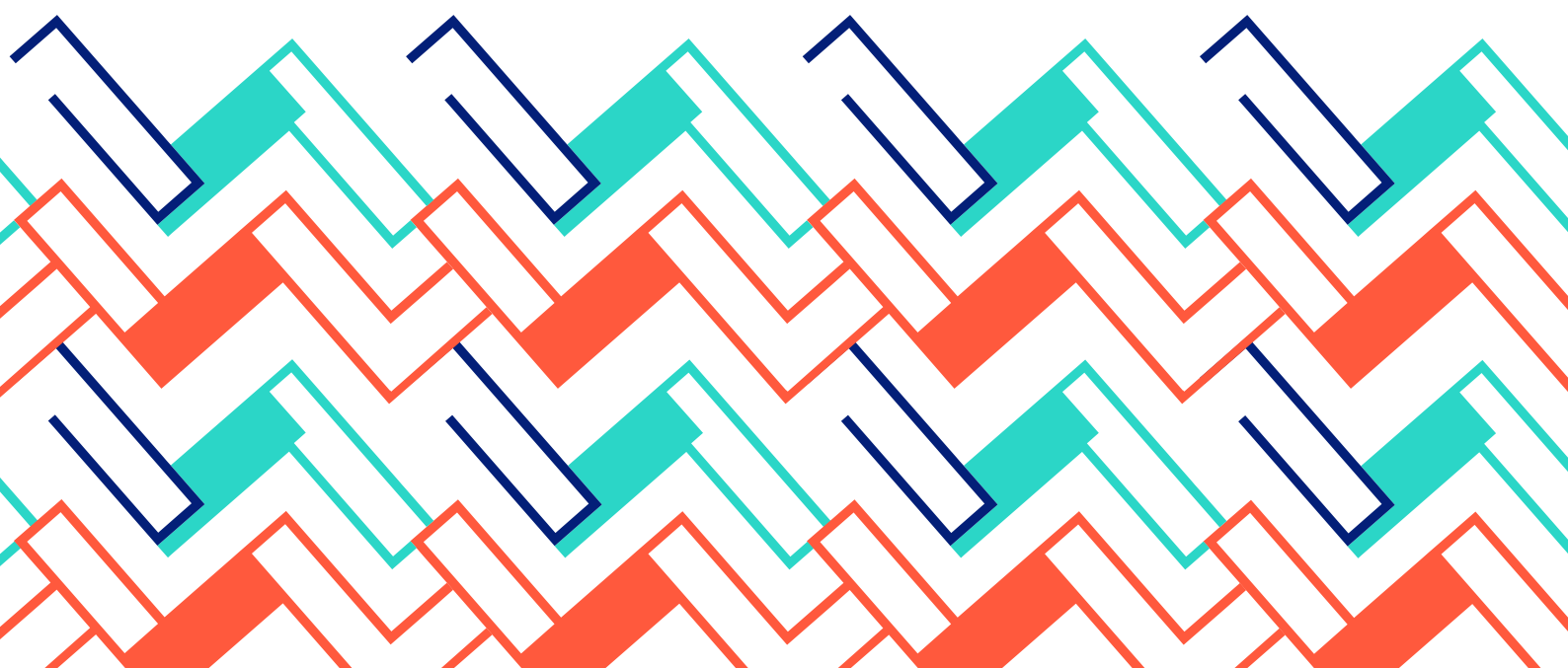


THE LOOM

VULCAN MILL





in partnership with






MANCHESTER: A THRIVING METROPOLIS

From a city rich in industry, Manchester has diversified beyond its historic monikers of "Warehouse city" or "Cottonopolis" to become the beating heart of the Northern Powerhouse.

**BEST PLACE
TO LIVE
IN THE UK***

*Economist Intelligence Unit's Global
Liveability Survey 2014, 2015, 2016



A ROBUST AND DIVERSE ECONOMY

The sheer range of Manchester's economic interests makes the city an attractive proposition for both local and international business and investment.

- ✦ The UK's largest professional and financial services sector outside of London
- ✦ Europe's second-largest cluster of creative/media businesses
- ✦ Manchester's economy is set to grow by GBP634 million by the end of 2017
- ✦ 22,000 new jobs created in 2017
- ✦ Manchester's GBP28.5 million Cancer Research Centre is one of the UK's most innovative medical research facilities
- ✦ World leader in Graphene engineering
- ✦ 'Northshoring' - highest quarter figures for office leasing since 2010 in Q4 2016, outperforming Birmingham, Nottingham, Leeds and Bristol



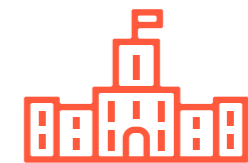
**HIGH
GRADUATE
RETENTION**

BRAIN GAIN

Boasting one of the highest student populations in Europe, Manchester is world renowned for its education sector, particularly for science, technology and creative arts.



100,000 student
population



Home to five
higher education
institutions



The University of
Manchester is ranked
5th in the UK (Academic
Ranking of World
Universities)



27% of the student
population hail from
overseas



Over 70% of
Manchester
Metropolitan
graduates remain in
the Northwest after
graduation

POWERHOUSE OF THE NORTH

- City Centre
- Northeast City Region
- Hull City Region
- Sheffield City Region
- Leeds City Region
- Manchester City Region
- Liverpool City Region

Chancellor George Osborne announced the Northern Powerhouse initiative in December 2014, committing to invest GBP7 billion into business, culture and infrastructure in the north of England. The initiative will improve the lives of local residents by driving strategic and tailor-made development for each of the Northern Powerhouse cities.



FOCUS ON MANCHESTER

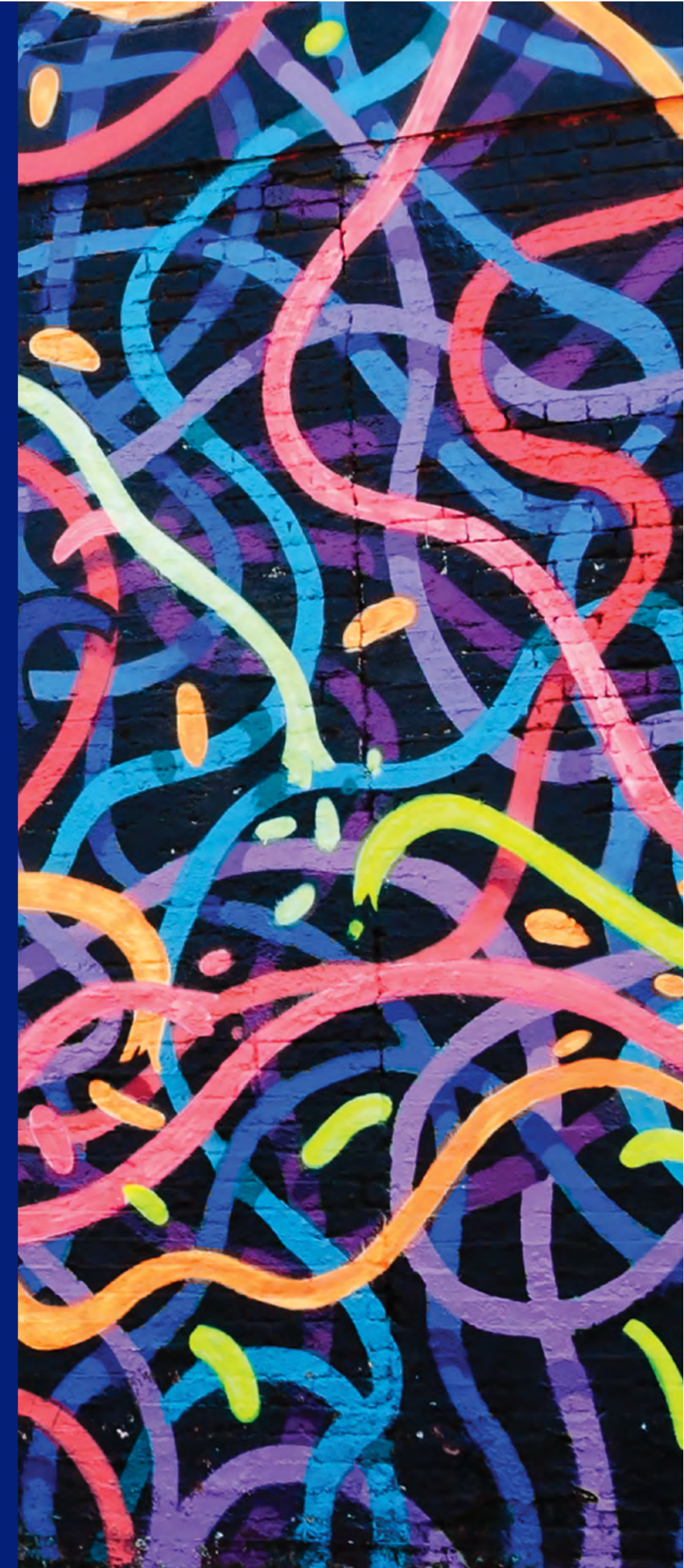
Out of the six cities, Manchester is at the core of the Northern Powerhouse scheme, boasting the highest GVA and development within the initiative.

- ◆ Home to 25% of the combined population in the Northern Powerhouse cities
- ◆ GBP3 million funding for housing in Manchester
- ◆ GBP78 million funding for cultural and leisure aspects in the city
- ◆ Out of the Northern Powerhouse cities, Manchester has the most advanced devolution deal, including the power to control healthcare budgets

DISAPPEARING BOUNDARIES

A city that is becoming increasingly connected, Manchester is destined to be a key transport hub nationally and globally.

- ✦ **GBP1 billion**
investment to expand Manchester Airport by Manchester Airports Group and Beijing Construction Engineering Group
- ✦ **Increased capacity**
The Manchester Airport Transformation Programme targets to accommodate 10 million more passengers by 2025
- ✦ **GBP2.1 billion**
investment to expand and upgrade the Metrolink network





A TRANSFORMATIVE RAIL NETWORK

The new High Speed 2 (HS2) rail network to be located in Piccadilly station will dramatically improve connections across the UK. Greater Manchester's GVA is expected to increase by GBP1.3 billion following the development's completion.

HS2

- North-South rail line
- Phase II is estimated to complete in 2030
- GBP43 billion investment
- Will reduce journey times from Manchester to London to 1 hour 8 minutes (previously 2 hours 8 minutes)
- HS2 predicted to bring productivity gains of up to GBP1.3 billion per year
- HS2 to generate 180,000 new jobs in the region by 2040

HS3

- East-West rail line
- Proposed and in planning
- GBP10-15 billion investment
- Will reduce journey times from Manchester to Leeds to 26 minutes (previously 48 minutes)



AN URBAN RENAISSANCE

Manchester's city centre has transformed over the last decade. Piccadilly Station, which encompasses the future hub of HS2, the Northern Quarter, Ancoats and New Islington are all key parts of this regeneration.

NEW ISLINGTON

The inner-city area of New Islington is undergoing vast amounts of investment including:

- ✦ The Manchester Millennium Village regeneration masterplan covering 12 hectares including residential and commercial redevelopments, waterways, parks and a canal network
 - ✦ GBP4.5 million in external public funding from the North West Development Agency for the eco-urban Cotton Field Park
 - ✦ GBP1 billion pledge from the owners of Manchester City Football Club towards funding the regeneration scheme in Ancoats and New Islington
- 

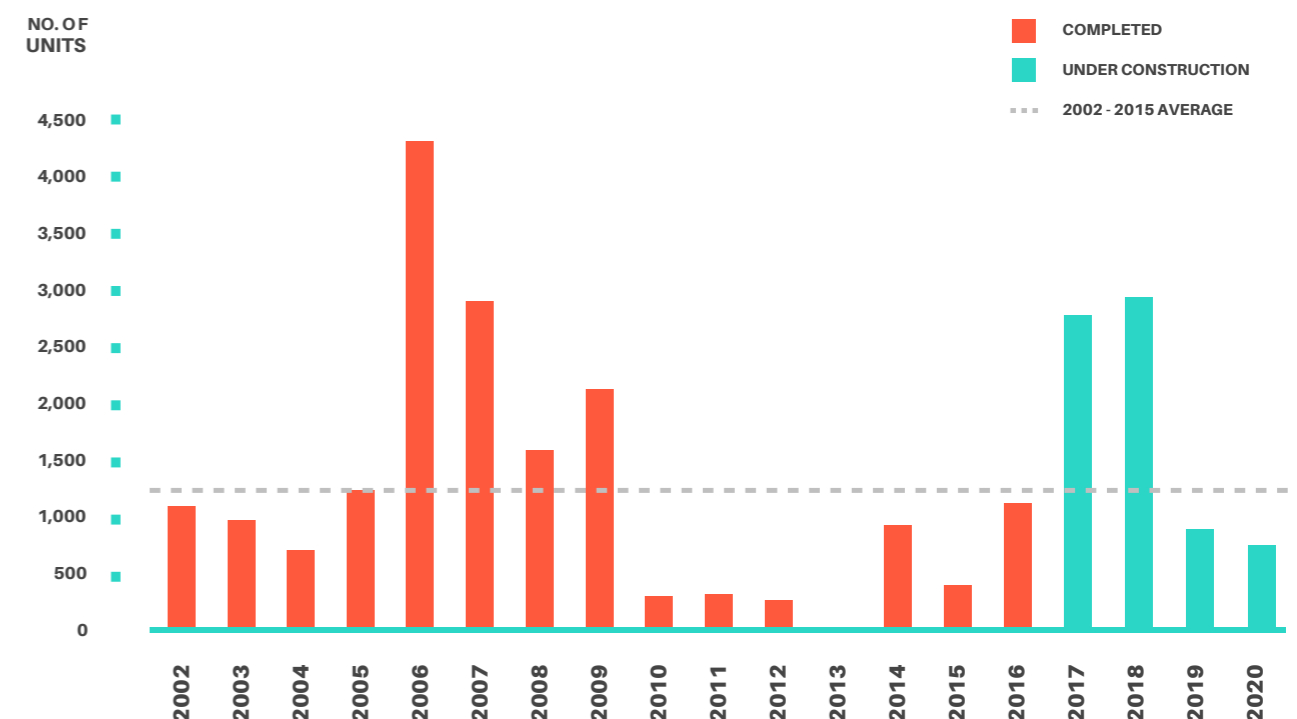


SUPPLY

Manchester is struggling to keep up with the pace of growth and demand for housing, especially following a dramatic decrease in residential completions since their previous peak in 2006.

Manchester City Council is aiming to build a minimum of 25,000 new homes per year over the next decade, enhanced and supported by a GBP300 million Housing Investment Fund secured by the Devolution Agreement of Greater Manchester.

MANCHESTER: RESIDENTIAL DEVELOPMENT PIPELINE



Sources: Deloitte Manchester Crane Survey 2017

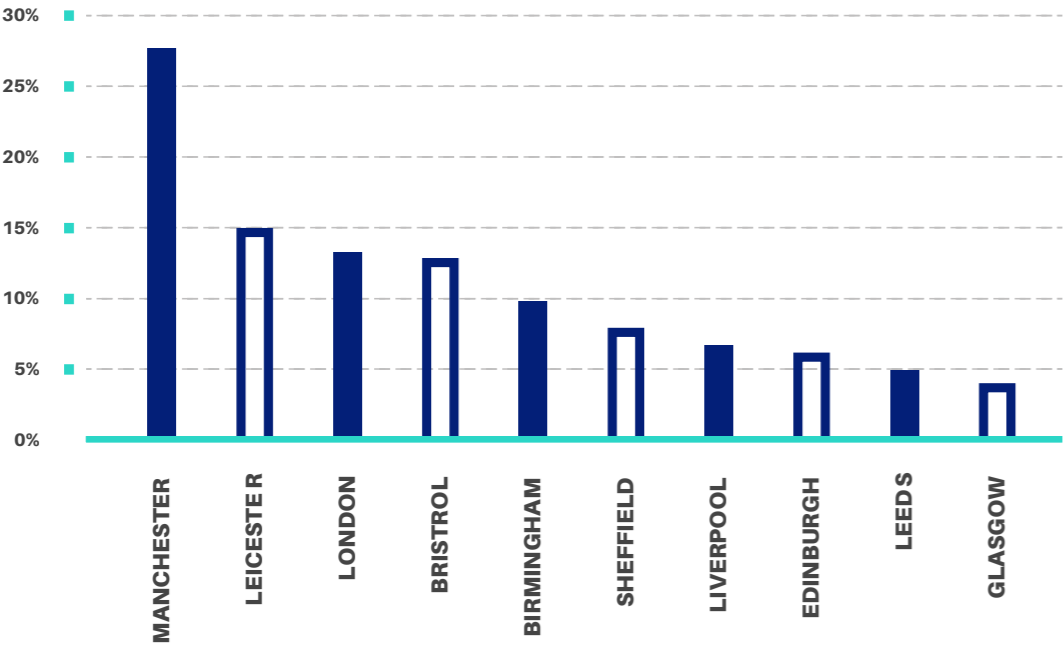
DEMAND

Population growth is exceeding expectations in Manchester. The population reached 540,000 by 2015. New predictions suggest that the population could reach 615,000 by 2022.

OUTGROWING
POPULATION
ESTIMATES

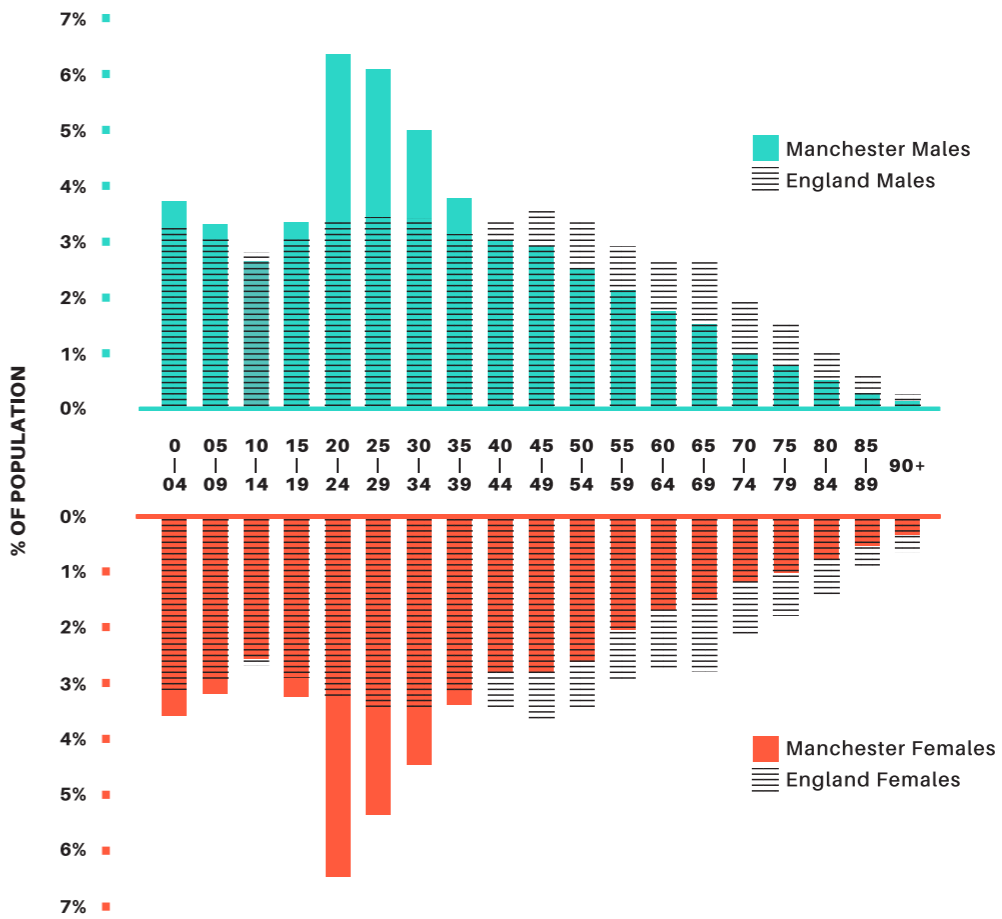
Manchester’s core urban area grew on average seven times faster compared to other central metropolitan areas of the UK’s biggest cities.

Population growth in the core urban areas of major UK cities (2006-2016)



The vast majority of Manchester’s inhabitants are working age population.

Population by age band: Manchester and England (2015)



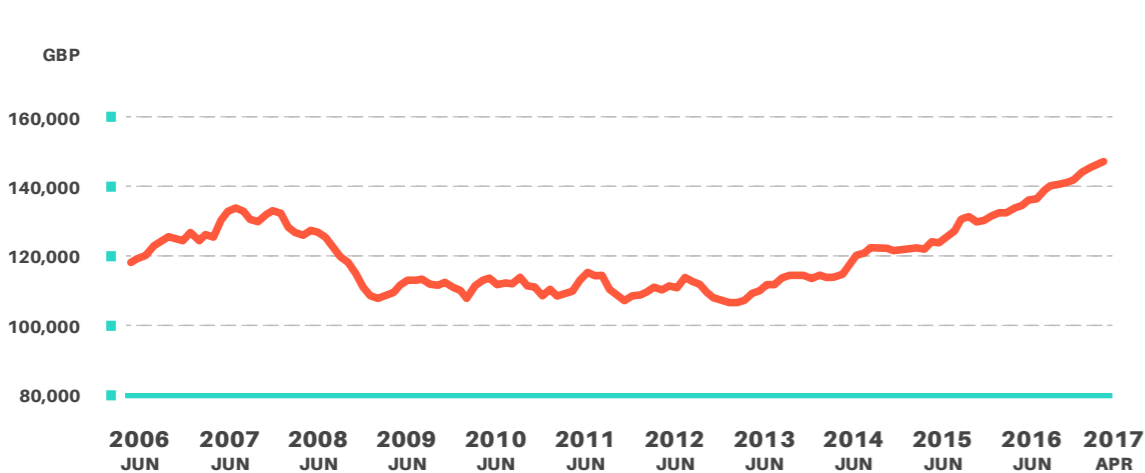
Sources: Land registry data, State of City report, EuroMonitor International



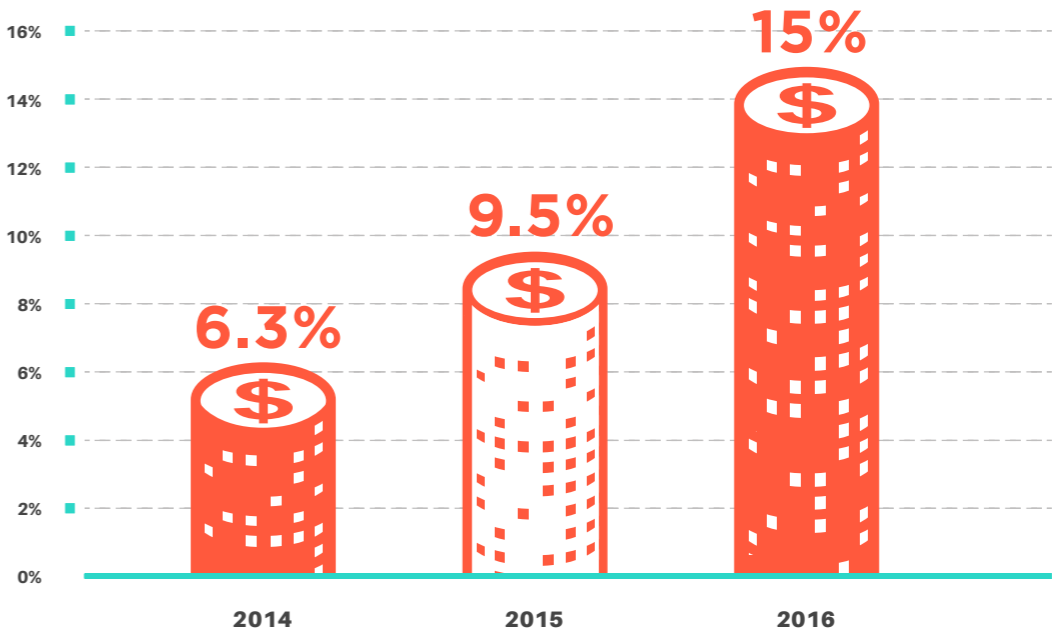
Price growth in Manchester’s city centre has significantly outperformed the regional and national average.

Prices have been rising steadily in the last three years, and this trend looks set to continue with a growth forecast of 28.8% from 2017 to 2021.

AVERAGE APARTMENT PRICE IN MANCHESTER



HOUSE PRICE GROWTH IN MANCHESTER



Sources: JLL, Land registry



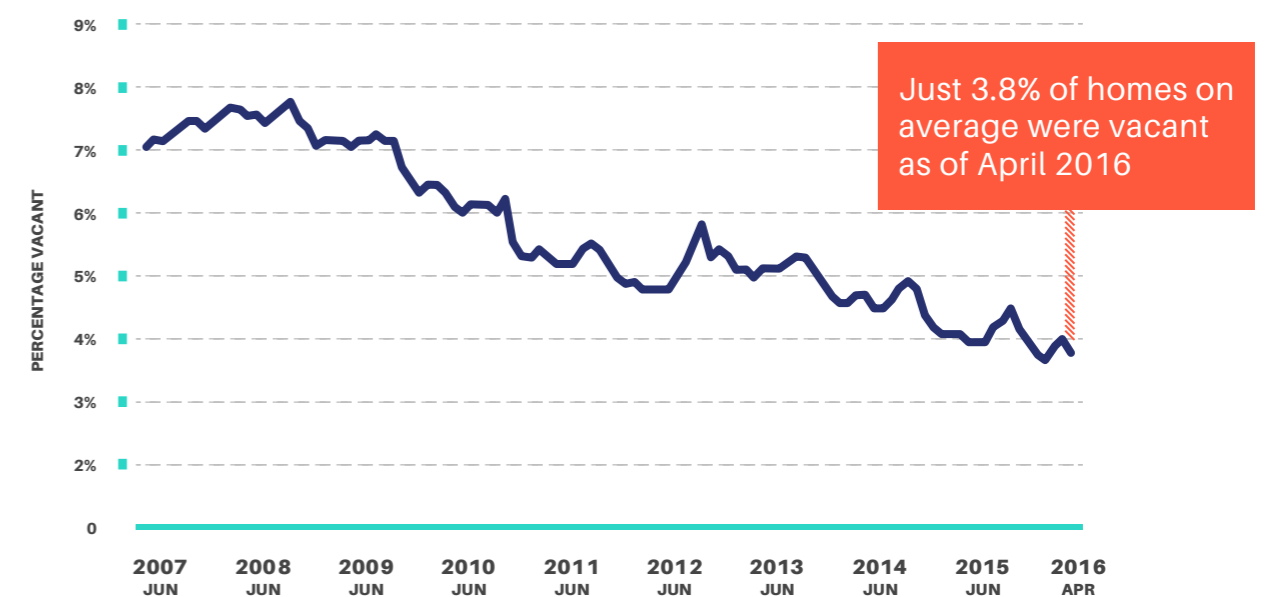
**UPWARD
PRESSURE**

RENTAL MARKET

Young professionals, new graduates and students are putting an upward pressure on rents and demand for new build housing.

- ◆ 63% of city-centre households are privately rented
- ◆ 6.9% average rental growth in 2016
- ◆ 20.5% rental growth forecast from 2017 to 2021

VACANCY RATES IN MANCHESTER



Sources: Manchester City Council, Council tax register

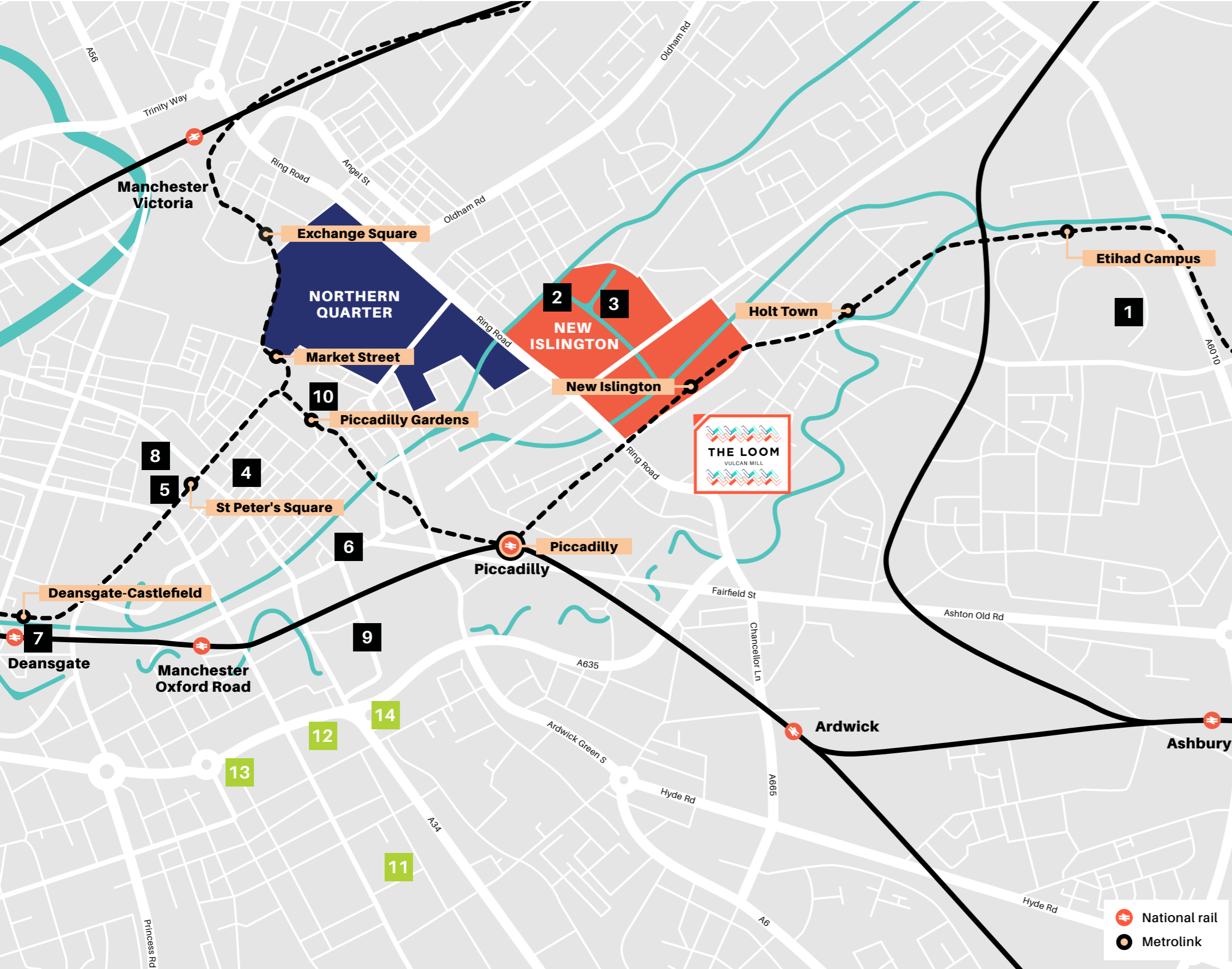


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THE LOOM AT VULCAN MILL

Once home to one of Manchester's major metalworks factories, The Loom at Vulcan Mill is a contemporary residence located within New Islington's regeneration area. The new build gracefully interweaves Manchester's recent transformation while still being reminiscent of the area's cotton milling heritage.

- 1 and 2-bedroom apartments
- Stylish brickwork exterior modernises the area's industrial heritage
- Set in a green neighbourhood alongside the Ashton Canal




Located in New Islington, The Loom at Vulcan Mill is just minutes away from the Northern Quarter, home to independent cafes, shops and digital media start-ups. It's also 1km from Manchester Piccadilly and the surrounding Piccadilly Basin development.


LANDMARKS


- 1 Etihad Stadium
- 2 New Islington Free School
- 3 Cotton Field Park
- 4 Chinatown
- 5 Manchester Central Library
- 6 Alan Turing Memorial
- 7 Castlefield Gallery
- 8 Manchester Town Hall
- 9 Manchester Conference Centre
- 10 Piccadilly Gardens

SCHOOLS

- 11 The University of Manchester
- 12 Manchester Metropolitan University
- 13 Manchester Metropolitan University Business School
- 14 Manchester International College

 **2 mins** to New Islington (Metrolink)
12 mins to Piccadilly (National rail)
13 mins to the Northern Quarter
21 mins to Manchester Arndale

 **2 mins** to Piccadilly
4 mins to Etihad Campus
5 mins to Piccadilly Gardens
11 mins to Deansgate-Castlefield

 **4 mins** to Manchester Piccadilly
4 mins to Etihad Stadium
6 mins to the Northern Quarter
7 mins to Manchester City Centre

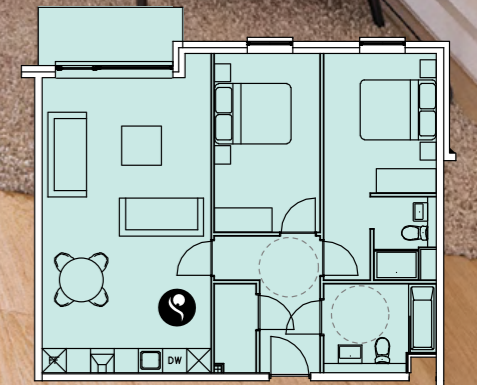
LIVING/DINING



Unit 5.09

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LIVING/DINING



Unit 5.12

BEDROOM



Unit 5.09

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FLOOR PLANS

GROUND FLOOR

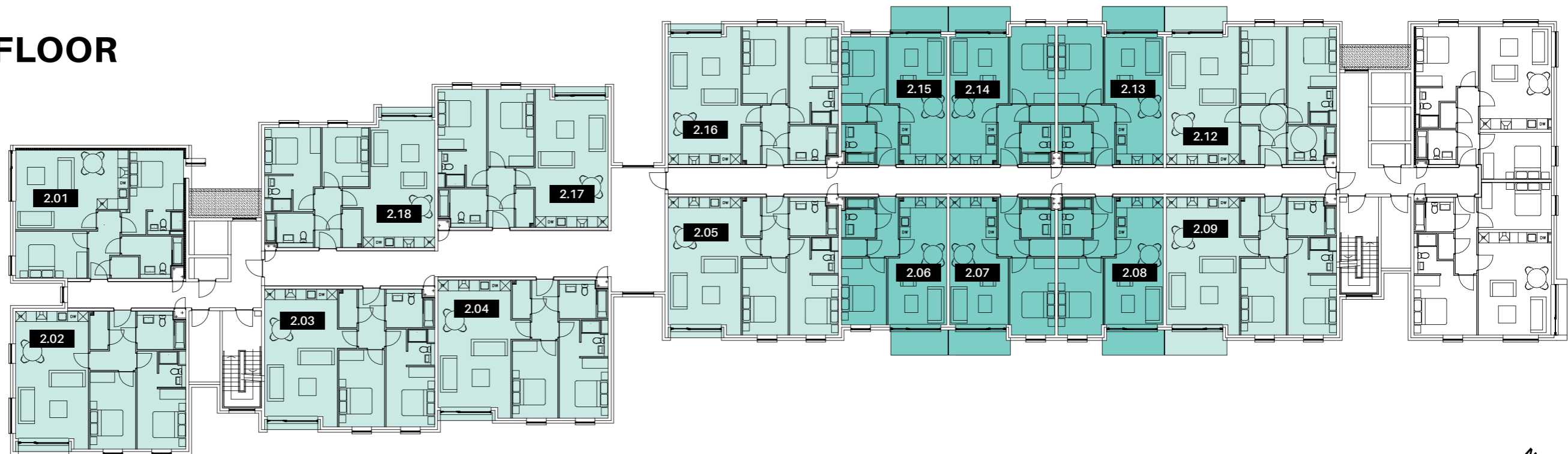


1 BED 2 BEDS

1ST FLOOR

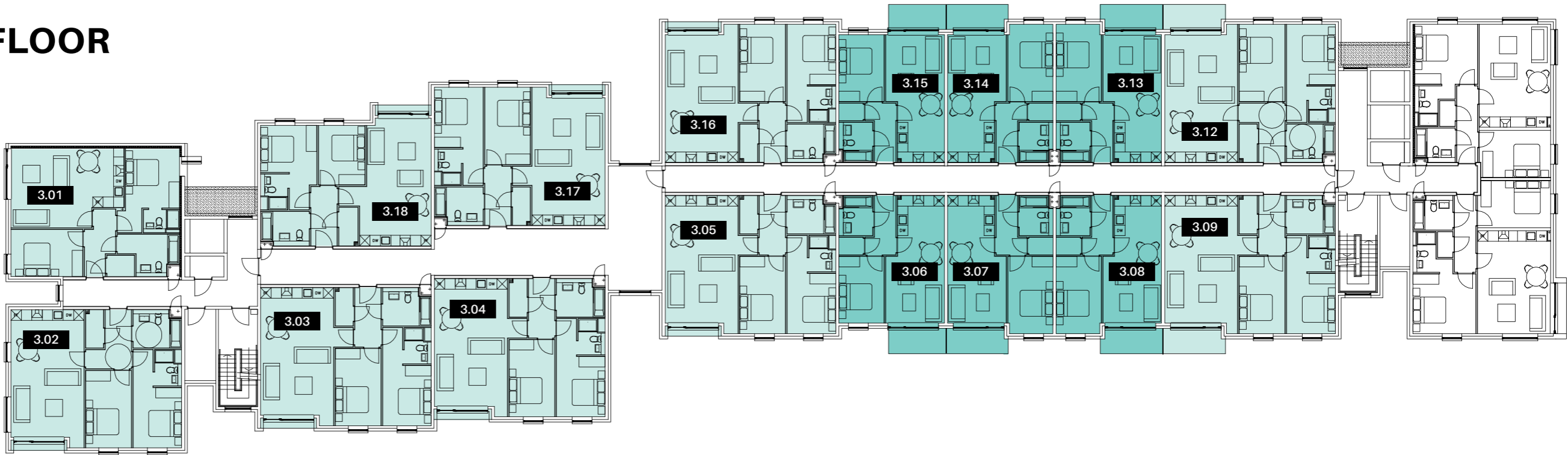


2ND FLOOR



1 BED 2 BEDS

3RD FLOOR



4TH FLOOR



1 BED 2 BEDS

5TH FLOOR



1 BED 2 BEDS

SPECIFICATIONS

Internal Doors

Internal doors to the scheme will comprise as follows:

Apartments

Prefinished veneer door sets to the apartment entrance only with painted architraves and skirting. All internal apartment doors and frames are paint grade.

Communal doors

(riser doors, corridor doors, store doors)

All Communal doors, frames and architraves are paint grade.

En-Suite bathrooms

No doors included to En-Suite bathrooms as per the clients request.

Painting and Decoration

Painting and decoration where appropriate, to new plastered walls will be finished in 2Nr full coats of white emulsion paint.

New joinery, window boards and skirting boards will receive 1Nr coat of primer and 2Nr coats of gloss.

Wall Tiling

Walls to bathrooms and En-Suites will receive full height ceramic tiles with a PC sum allowance currently included (£30/m2 – supply only of the tile).

Floor Finishes

Floor Tiling

Floor finishes to bathrooms and en suites will be ceramic tiles with a PC sum allowance currently included (£35/m2 – supply only of tile).

Floor finish to entrance areas to be 600mm x 600mm ceramic tiles with a PC sum allowance currently included (£60/m2 – supply only of the tile).

Soft Flooring

Carpet to communal areas will be heavy duty use carpet tile laid in accordance with manufacturer's instructions. Flooring throughout hallways, lounge and kitchen areas to each apartment will be a plank timber effect vinyl flooring.

The timber plank flooring shall be 2mm thick with 0.3mm wear layer providing 10 year domestic product warranty.

Bedroom carpets shall consist general domestic grade with suitable underlay.

General note; latex levelling screeds have been allowed where appropriate, DPM excluded.

Sundries

Skirting, architraves, skirting blocks and window boards will be medium density fibreboard (MDF) as follows:

- Skirting will be 100 x 18mm sq edged
- Architraves will be 65 x 18mm sq edged
- Plinth Blocks will be 25 x 80mm sq edged
- Window boards will be 200 x 25mm sq edged

Furniture, Fittings and Equipment

Kitchens

Kitchen units to be based on the Howdens 'Glendevon' range (or similar) white cabinets/high gloss doors with nickel effect bar handles including all required end panels, plinths, framework. Kitchens to include ovens, ceramic hobs, extractor hoods, integrated fridge freezers and dishwashers. Kitchen Type layouts are included within Appendix 15.

Miscellaneous

Miscellaneous FF&E includes coat hooks to apartment entrance door and bathroom door only, toilet roll holders to both main kitchen and En-Suites, ground floor post boxes (total number of post boxes split between the two ground floor entrance lobbies), statutory signage, door numbering to apartments only, door stops and kick plates (to communal doors only).

Items including cycle racks, lockers, bins, mirrors, window treatment (blinds/curtains etc), way finding and directional signage are all excluded.

Ventilation

Apartments will be served by a continuous mechanical supply and extract systems including supply and extract grilles which shall terminate to the outside face of the building. The external grilles shall be plastic, pre finished to match the external façade finish. All refuse stores and cycle stores will be ventilated naturally by louvres in doors.

Heating Installation

All apartments will be heated by wall mounted electric panel heaters with integral thermostat and 7 day time controls. Electric heating is excluded from Landlord's corridors and communal areas. All electrical panel heaters will be white finish and provided by Dimplex (or equal and approved). Over door heaters are excluded, likewise apartment towel rails.

A fuse spur will be provided to all bathrooms for future installation of towel rails by others.

Domestic Hot and Cold Water Services

All H&C water distribution pipework within apartments shall be installed in a mixture of 15-28mm copper pipework. All apartments and landlord supply shall be fitted with a 'smart' meter as detailed in the H&K performance spec. Apartment meters will be located within the utility cupboard and the landlord meter within the water storage room.

The main cold water storage tank shall be located on the ground floor.

Soil, Waste and Ventilation Pipe Installation

All pipework shall be UPVC to BS.4514 and concealed within apartments. Any pipework within risers or store rooms/landlord areas will be exposed.

Car Park Ventilation & Smoke Extract System

The Car park ventilation system will consist of a combination of induction fans located to the underside of the ground floor slab and extract fans located to the lift lobby wall which will connect to a full height builder's shaft from basement to roof level. Each staircase lobby shall be provided with a Pressurisation Ventilation Unit.

The system shall be designed in accordance with the M&E Performance Specification but final design will be provided by the M&E subcontractor.

Smoke Extract System

A mechanical smoke extract system shall be provided to meet the recommendations for mechanical ventilation of the landlord stair lobbies as identified in the Fire Engineer Report.

Each stair lobby shall be provided with an automatic opening (AOV) smoke vent located to the external window.

Each staircase shall be provided with an automatic opening smoke vent located on the upper level to the external window.

Dry Riser

The tender includes for 2Nr dry riser inlet positions, one to each stair core. Dry Riser outlets are located in each stair core on all above ground levels. There is no requirement for the dry risers to serve the basement level.

Any works in connection with fire hydrants and sprinklers are excluded from our return.

Automatic Controls

Allowance has been made for a central panel to control the landlord's plant only. All apartments will be controlled individually.

Testing & Commissioning

The whole of the installation and systems covered by this specification shall be fully tested and commissioned prior to completion. Commissioning on a sectional or seasonal basis hasn't been included.

Fire Alarm

We shall supply, install, test and commission a new fire alarm detection system throughout the building in accordance with the Design Fire strategy document to detect fire or smoke and sound an alarm.

Each apartment will have a self-contained domestic smoke/fire detection system within the entrance lobby. In accordance with the Fire Strategy there are no requirements to provide fire detection to the communal or circulation areas or a disabled refuge system. For clarity, both these items of works are excluded from our offer.

Data/Telephone & TV Installation

We shall provide and install in the locations indicated on the drawings all the data / communications cabling, accessories and containment systems for the Telecommunications/Data network.

Allowance has been made for a data point in each apartment to the lounge along with a dual TV point to support Sky + HD and telephone point. The proposal also includes a single TV point to be located within the bedrooms capable of freeview reception.

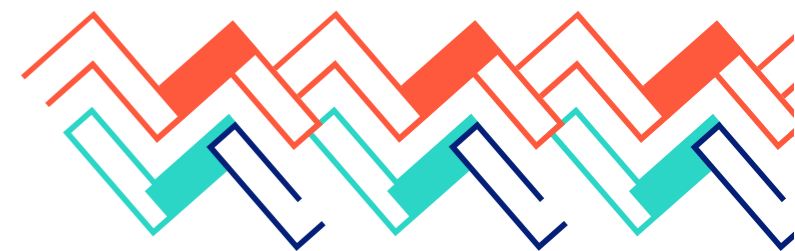
Security/Access Control

Main entrance (4), ground floor stairwell (2) doors are to be fob operated on entry with push to exit button on exit. Each apartment will be equipped with a video entry control handset linked to 4 external doors. No intruder alarm has been allowed for within communal or landlord areas.

CCTV

We shall supply and install new intercom and CCTV systems to suit the building layout, generally as detailed on the H&K layout drawings. The CCTV head end equipment shall be installed within a store room on the first floor.

Whilst every effort has been made to ensure that the information given is correct, it is designed specifically as a guide and IP Global and the developer reserve the right to amend the specification as necessary and without notice.



DEVELOPER



With an exceptional track record in property development across Manchester, Liverpool and Sheffield, Artisan Investment Group specialises in the transformation of brownfield sites into vibrant and sought-after spaces. Through the use of contemporary design and high quality materials, the Manchester-based, family-owned real estate development company expertly delivers urban regeneration projects that contribute both to the local economy and to the community.



REGENCY HOUSE



EXPRESS NETWORKS



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FOR FURTHER ENQUIRIES



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The IP Global Kuala Lumpur office is in conjunction with Complete Real Estate & Management Sdn Bhd (935131 P / VE (1) 0246)

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