



Touchstone

**Build to Rent
Consultancy.**



The residential market

The residential investment market is growing at an unprecedented rate, with increasing investment in new build homes to rent, in prime city sites and key regional locations.

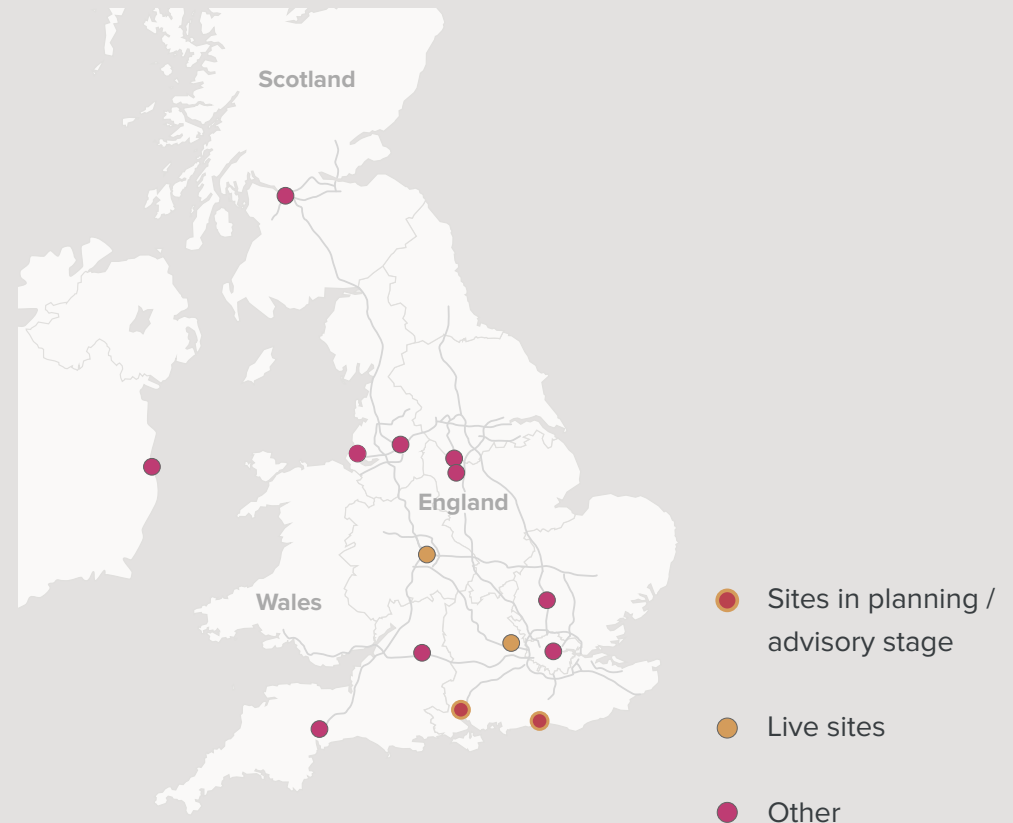
How we can help you?

Early and continuous engagement can help to ensure the success of your new development. The advice we provide includes but is not limited to:

- Research and analysis of markets and rental values
- Design and operating efficiency , to increase customer retention and provide the best value for money, including specification and layout advice.
- Amenities – what works and improves the customer experience.
- Community development and engagement – How to support customers to become attached to where they live and engage with the people there.

Where we operate with build to rent clients

We operate throughout the UK and Ireland, providing advice and support for new residential rental assets and community developments.



From identification to stabilisation

Identification and viability

- Rental analysis and forecasts for regional and national property markets
- Financial planning and forecasting
- Local demographics
- Customer experience mapping
- Amenity strategy and planning
- Operating cost forecasts
- Marketing and lettings advice



Design and development

- Site Development
- Design / layout / amenity provision / linked to demographics
- Occupancy planning
- Developing a customer proposition for the target market
- Financial forecasting and operating budgets
- Cost v benefit for all services/management provision over the life cycle / gross to net forecasts
- Advice on key decisions throughout the design process to minimise maintenance costs and maximise occupancy and rental income based on front line market knowledge
- Effect on pricing from key changes to the scheme design and specifications

Stabilisation

- Mobilisation planning – budgets / activities / move-ins
- Marketing and lettings delivery
- Customer experience delivery / measurement
- Site management
- Facilities management and maintenance
- Appointment and management of third party suppliers
- Energy and sustainability
- Rent reviews
- Occupancy management
- Pet policies
- Community engagement

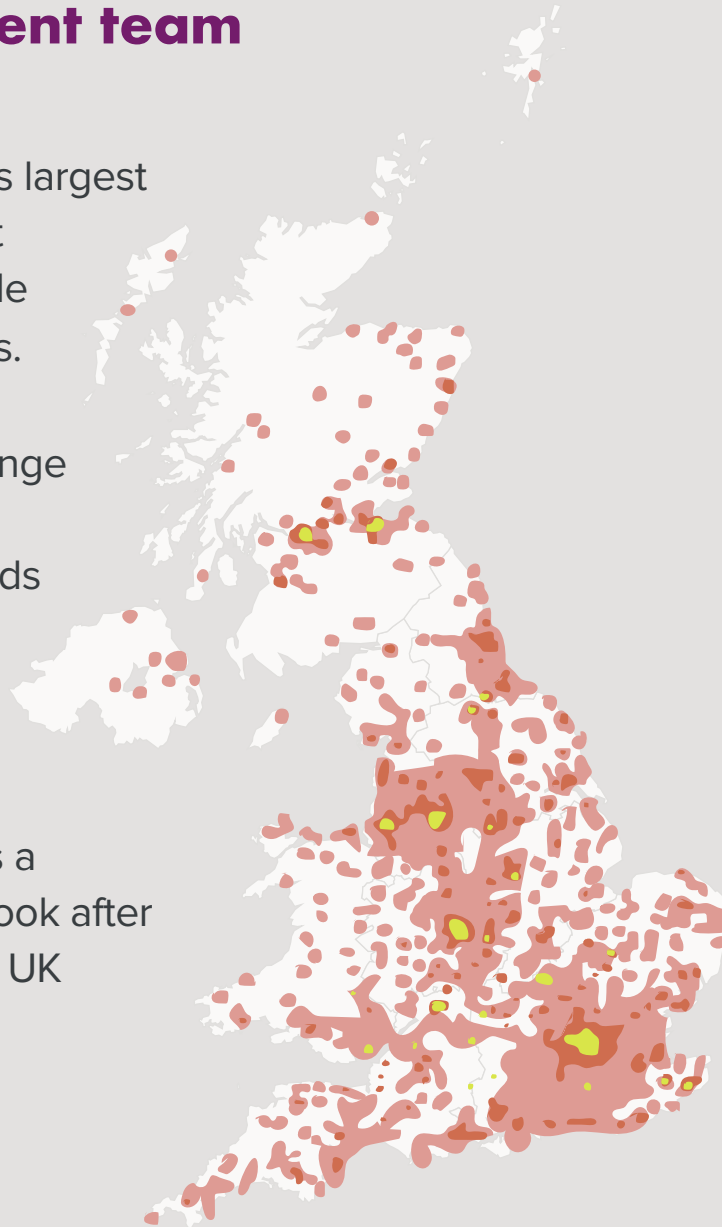


Our Build to Rent team

We are one of the UK's largest property management companies, responsible for over 18,000 homes.

We are trusted by a range of property investors, from individual landlords with one or more properties, to institutional investors.

With properties across a range of tenures, we look after homes in nearly every UK postcode area.



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