

INTRODUCING
Connells
LIVING

PART OF
Connells
group

OUR CAPABILITIES



Connells Living; the most comprehensive full-service proposition in the UK residential lettings industry; providing unrivalled market intelligence, transactional, planning, asset management and valuation services to Private Rented Sector investors.

Connells Living operates across the entire Connells Group business and offers an integrated and highly configurable Private Rented Sector (PRS) and Build To Rent (BTR) proposition for investment clients. Our structure provides clients with a single point of contact. This unlocks access to our entire suite of complementary property services, operating across the UK.

Our capabilities extend across the entire asset life cycle and, as the largest property services group in the country, we add value every step of the way. Our ownership by the Skipton Building Society and our Financial Conduct Authority (FCA) regulated status offers clients the security and comfort of unparalleled financial strength and robust corporate governance.

Connells
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WHY CHOOSE CONNELLS LIVING

10%
market share

1,200+
branches

15,000+
colleagues

Committed to developing our people and providing opportunities for all

80 local estate agency brands

UK's **most profitable** estate agency business

115,000 property sales a year

Largest agency for new homes sales in the UK

9,000+ new homes sold per year

100 land specialists nationwide



Multi-award winning service

One of the largest volume residential property auctioneers in the UK

£36bn mortgage lending

1,250 employed Mortgage Consultants

One of the UK's largest conveyancing businesses

150,000+ tenancies managed

UK's **largest** survey and valuation business

700+ Chartered Surveyors

ISO 9001:2015 panel and risk manager of valuations

UK's leading EPC provider

One of the UK's largest commercial property consultancies

Figures quoted for full year 2022 or correct as at February 2023, based on internal data. V9 CG February 2023.



TOTAL UK COVERAGE

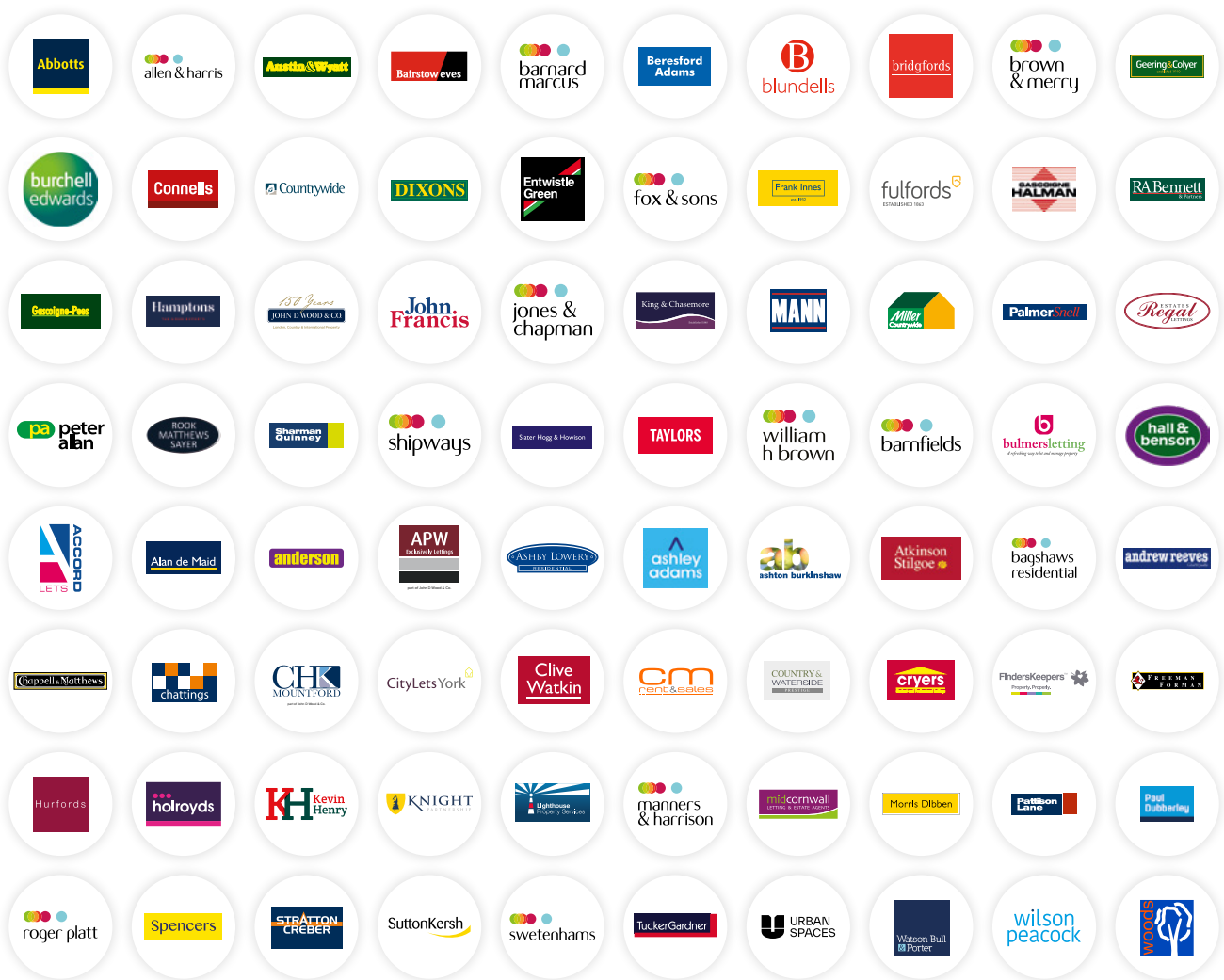
With over 1,200 agency branches, Connells Living clients have access to our unrivalled network, with specialist teams ready to mobilise to achieve lease-up success of your assets.

UK coverage
across our
1,200+ strong
branch network

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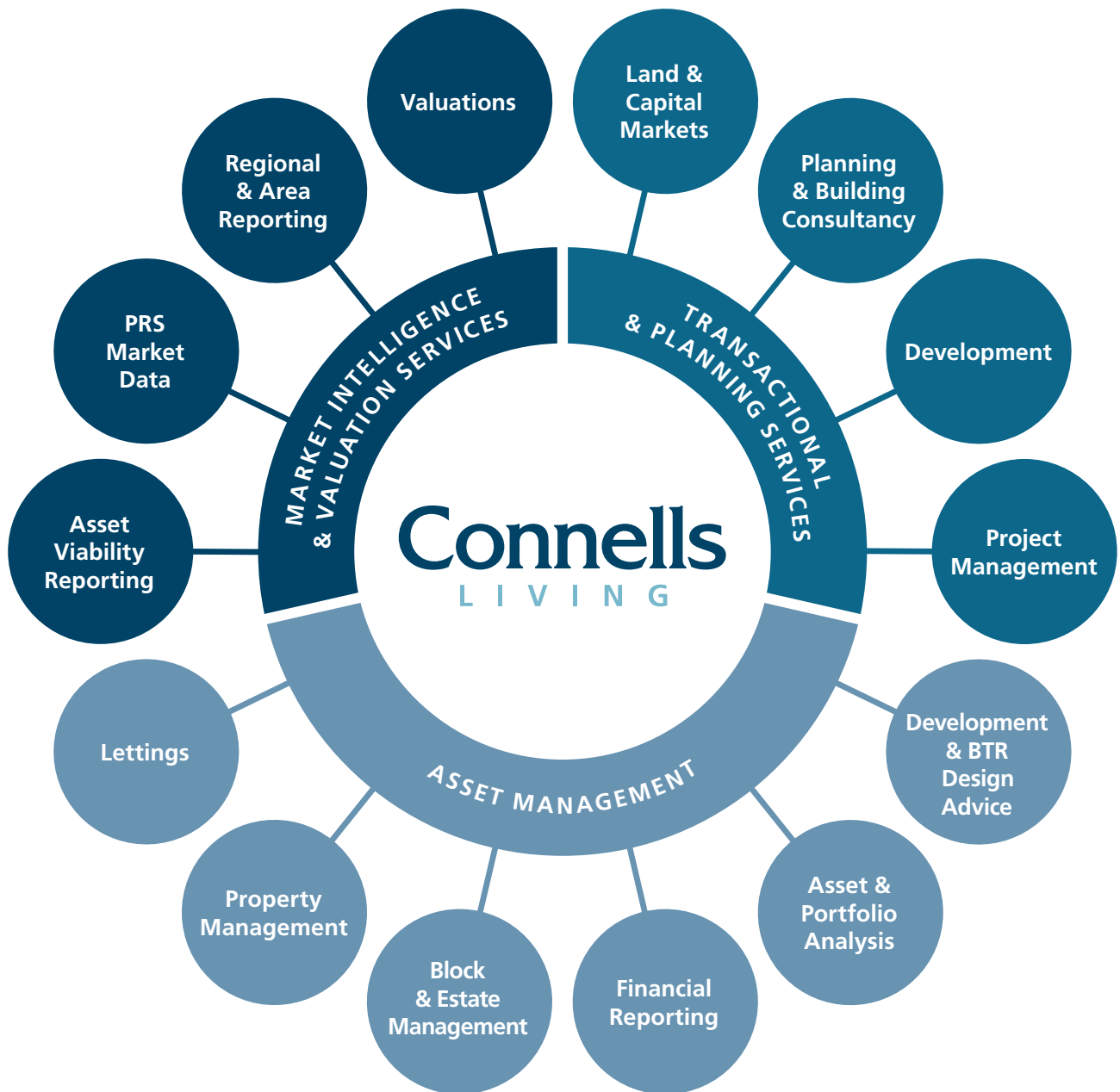
OUR BRANDS

We own 80 well known, local high street estate agency brands across the country.



OUR SERVICES

Clients have access to the whole of Connells Group's comprehensive service offering, which are tailored to suit their requirements. A dedicated account manager ensures that we help clients to achieve their business objectives.



MARKET INTELLIGENCE

Our proprietary data gives clients unparalleled insight. We are able to analyse information from our whole network, offering real time data, research reports and trend forecasting.

Our central research function has the capability to prepare viability studies and pricing guidance. We offer a range of research products including PRS market data based on the largest real-time transactional data set in the UK market, specialised BTR focused reports, as well as producing tailored reports to match clients' specific requirements.

As a Connells Living client, we will equip you with the intelligence needed to support your investment plans.

Whether it be UK-wide sales and lettings transactional data, unique insights into the PRS market, or access to our bespoke tenant survey responses across our BTR portfolio, Connells Living provides you with the knowledge you need.



Access the largest transactional data set in UK agency, in real time



Macro / Micro bespoke reporting



Regular statistics, trends, forecasts and market commentary



BTR viability analysis

VALUATION SERVICES

Our valuations are clear, unambiguous and comply with Royal Institute of Chartered Surveyors (RICS) Practice Statements (Red Book), giving you peace of mind in decision making and so you can withstand scrutiny from stakeholders.

OUR BUSINESSES

As the largest property services group in the UK, we have within the group, many businesses that work seamlessly together, to form our full service proposition:

L A M B E R T S M I T H H A M P T O N

Lambert Smith Hampton is one of the UK and Ireland's leading, and most progressive, property consultancies with 29 offices and over 1,000 staff, offering complete professional services capability.



H A M P T O N S

Hamptons agency business offers a specialised build to rent (BTR) platform, offering a tech-led letting and management process, with sophisticated marketing and client reporting.



I K O N

Ikon is a professional residential and mixed use consultancy providing scheme viability modeling, scheme optimisation, as well as building project management services.



A 3

A3 relocation business is the market leader in emergency and temporary relocation services.



TRANSACTIONAL & PLANNING SERVICES

LAND

Our land and planning capability, operating across the UK, provides expertise in acquisition, disposal, appraisal and valuation, development consultancy and planning consultancy.

Our expert strategies, coupled with our local housing market knowledge, ensures we add value through every stage to optimise the value of the schemes we advise on.



Our land and new homes businesses operate under the following brands:



CAPITAL MARKETS

LAMBERT SMITH HAMPTON

In an industry where one corporate offer starts to look much like another, it's the ideas and actions of the team that differentiate the service.

Our knowledge influences our actions, which then informs our advice and differentiates our offering to enable our clients to outperform their objectives. Where others rely on traditional practices, our Capital Markets team uses new, innovative tools to empower our clients. By marrying our expert market knowledge, enhanced through collaboration with our Connells Group sister businesses, with our insight and execution capabilities, we can capitalise on our position as the most knowledgeable agency in the market.

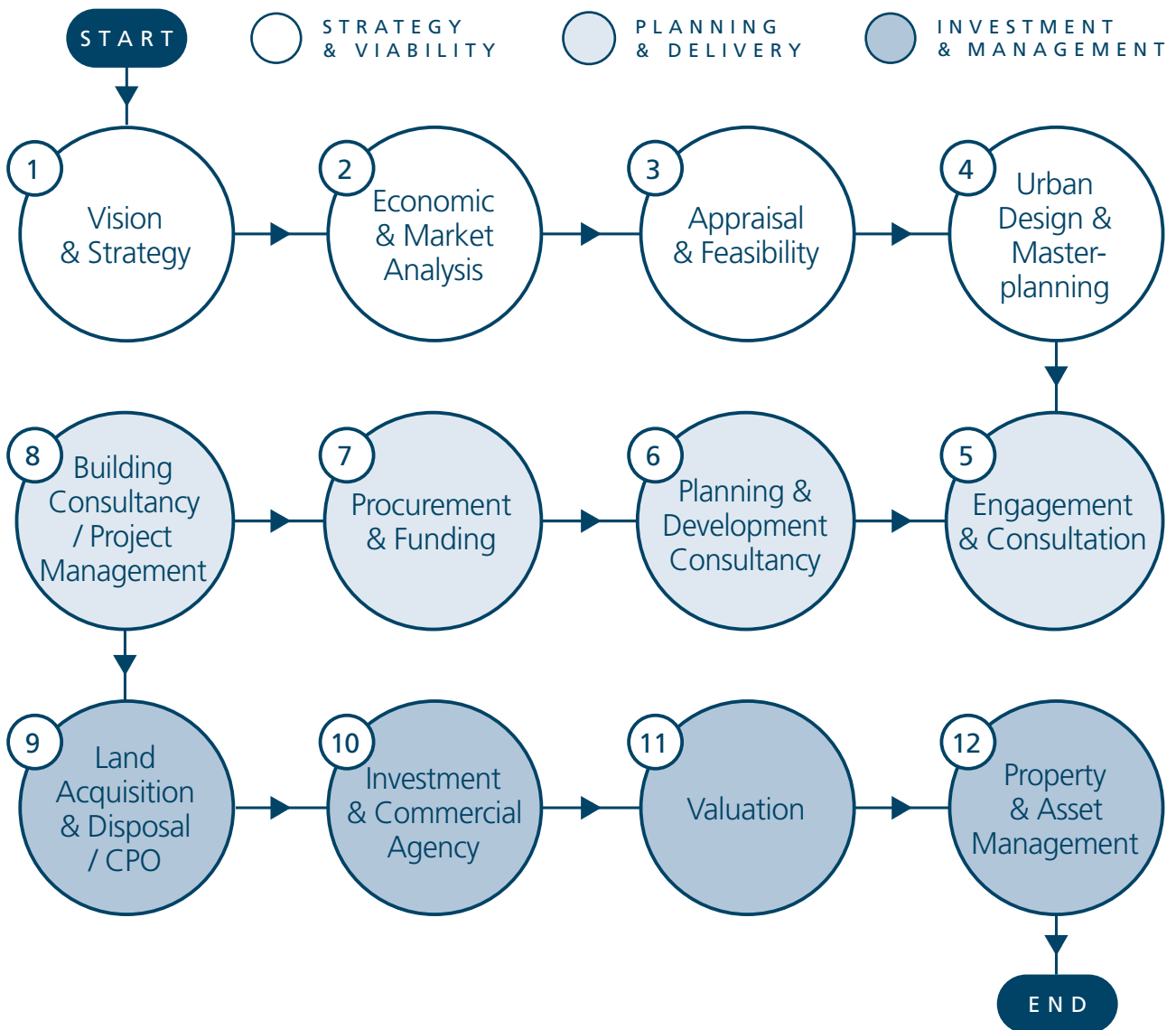
Lambert Smith Hampton's market leading Capital Markets team is working with land owners, developers and funds, creating value add propositions in the Build to Rent and Single Family Housing sectors. We have access to clients with considerable capital who are looking to invest in these emerging asset classes.

**Lambert
Smith
Hampton**



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PLANNING



BUILDING CONSULTANCY & PROJECT MANAGEMENT

Our building consultancy team is involved through the whole property life cycle. We formulate initial construction appraisals, project manage the build process, maintain and refurbish the built asset, and redevelop obsolete property.

**Lambert
Smith
Hampton**

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ASSET MANAGEMENT

LETTINGS & PROPERTY MANAGEMENT

With over 750 lettings branches we are the largest lettings network in the UK. Our specialist teams are ready to mobilise anywhere in the country to ensure lease up success of your assets.



750+
lettings
branches



150,000+
units managed by
Connells Group

TECHNOLOGY

Connells Living clients have access to a range of advanced technology solutions which enhance the tenant experience, promote operational efficiencies and ultimately reduce management costs.

Our experienced team will assess your requirements and offer suitable options, such as app-based tenant interfaces, streamlined automated property management processes, advanced building management tools and digital reporting functions.



PRIVATE RENTED SECTOR

- Dedicated PRS operations division with specific Building Services, Leasing Services and Resident Services teams
- Bespoke operational management and lease-up services
- Solutions include: lease-up only, management only to full operational management
- Off-site and on-site delivery depending on asset/client
- Lease-up and tenant find with the support of the Connells Group branch network
- Marketing and lettings plan, specific to each asset
- Recruitment and management of on-site staff
- Operational expenditure budget preparation and execution
- Gross to net modelling



I K O N

ikon is a professional residential and mixed use consultancy providing a range of high quality, added value services to private, public and housing association clients.

SERVICES INCLUDE:

Transactional

- Informed Broker
- s106 Disposal

Viability

- Viability Appraisals
- Financial Modelling
- Delivery Programme Management
- Delivery Structures

Project Delivery

- Development Management
- Project Management

The logo for 'ikon' features a small pink dot above the letter 'i', followed by the lowercase letters 'ikon' in a bold, black, sans-serif font.The logo for 'Connells LIVING' features the word 'Connells' in a large, bold, black, sans-serif font, with the word 'LIVING' in a smaller, all-caps, black, sans-serif font directly below it.

BUILD TO RENT SERVICES

Hamptons is the UK's most experienced agency-specialist in Build to Rent sector. We work closely with Operators, Developers and Investors to assist with site acquisition, design, pricing, mobilisation and lease-up through to stabilisation of schemes nationally.

A clear focus on lease up and marketing strategies, minimal void periods and maximum occupancy rates continue to make us the obvious choice for clients looking to optimise long term returns.

SERVICES INCLUDE:

- Pre Acquisition Consultancy
- ERV Modeling
- Design & Layout Advice
- Specialist CRM System
- Dedicated Build to Rent Operational and Lease-up Teams
- Referral Only Through to White Labelled On-site Teams
- Specialist Account Managers
- Market Intelligence Data
- Bespoke Asset Reporting
- Tailored Marketing Strategy
- Specialists in Build to Rent, New Homes Lease-up and Single Family Homes

Hamptons

THE HOME EXPERTS

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RELOCATION SERVICES

A3 Relocation Solutions is a professional facilitator of National Relocation Solutions, delivered by dedicated relocation experts 24 hours a day, 365 days a year, anywhere in the UK. Providing added value emergency and decant relocation solutions to a diverse mixed client base across four service streams, these being;

- **Emergency**
- **Commercial**
- **Corporate**
- **Social**

Founded on a proud heritage of delivering emergency and temporary accommodation for over 25 years, accommodating over 750,000 people into cost effective alternative accommodation solutions and prefunding in excess of £1bn to a due diligence checked supply chain. Creating a robust and assured relocation national relocation process for our clients.

- UK's leading Provider of Emergency Relocation Services
- Corporate Relocation
- Planned and Emergency Decanting
- Removals, Storage & Recycling
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- Corporate Relocation
- Planned and Emergency Decanting
- Removals, Storage & Recycling





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KEY CONTACT

For more information contact:

CONNELLS LIVING TEAM

connellsliving@connellsgroup.co.uk

James Thornett

Group PRS Director

07776 198 394

james.thornett@connellsgroup.co.uk

Flick Buchanan

Head of PR

0842 820 592

flick.buchanan@connellsgroup.co.uk

press.office@connellsgroup.co.uk

Figures are quoted for full year 2022, or correct as at August 2023, based on internal data.

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