

FABRIK

**PURPOSE-BUILT STUDENT
ACCOMMODATION**

**INVESTMENT
OPPORTUNITY**

HYDEPARK STREET, GLASGOW

A FABRIK DEVELOPMENT

Life-enriching sustainable communities

Fabrik has a mission to enhance the future of Purpose Built Student Accommodation developments by providing thoughtfully designed residences with life-enhancing amenities.

Fabrik builds beyond expectation by crafting student communities that incorporate innovative design and smart technologies with a focus on sustainability and wellness. We are passionate about creating highly desirable homes in progressively developed places where people want to live, study, grow, work and relax.

FABRIK

Fabrik is the residential brand of GRAHAM Investment Projects (GIP)



138 Hydepark Street, Glasgow, G3 8BW

Welcome to Hydepark Street. A vibrant student community in the heart of Glasgow.



Investment opportunity

An intelligently designed Purpose Built Student Accommodation scheme in Glasgow – a city with a chronic under supply of high quality homes for students.



Student experience

Hydepark Street will provide 360 premium studio bed units with the development supplemented by collaborative amenity and networking space – all designed to enhance the student experience.



Location

Hydepark Street falls within the River Clyde Development Corridor Strategic Development Framework. It is within walking distance to the city's major university campuses and is located within a high public transport and active travel area with several bus stops and train stations close by.



Development expertise

Hydepark Street will be developed by leading national residential developer, GRAHAM Investment Projects (GIP). GIP is the development arm of the GRAHAM Group. The GRAHAM Group has delivered over 15,000 residential units nationally, inclusive of a 7,000 strong PBSA portfolio.



PLANNING OVERVIEW

River Clyde Development Corridor

The brownfield land around the Clyde River waterfront is in severe need of regeneration and investment. The site falls within the designated Clyde Mission area and the River Clyde Development Corridor Strategic Development Framework which seeks regeneration around the waterfront. This proposal would therefore be part of what is recognised by the Scottish Government as a national place based mission.

The proposal would promote redevelopment of an underutilised urban site, improve quality of place, generate employment, and increase local spending, meeting the provisions of the National Planning Framework 4 (2023).

Proposed Land Use

Glasgow has five universities and seven further education colleges. The Glasgow City Development Plan 2017 ('GDGP') notes that there are 133,000 students from 135 countries coming to study in Glasgow, and there is the need to grow the economy and benefit from the potential of available employment pool. Glasgow City Council ('GCC') also wishes to attract

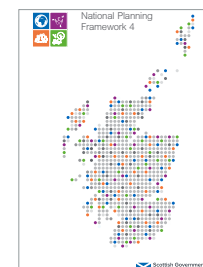
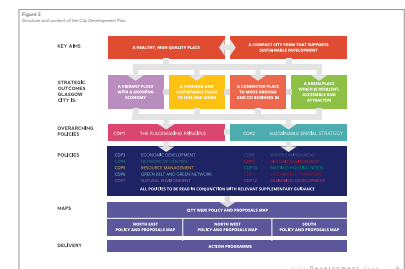
more students from out with Scotland. This, coupled with GCC's City Centre Recovery Plan 2022-24, which seeks to maximise activity, footfall and employment opportunities, suggests a need for good quality and managed student accommodation to meet the strategic needs of the city.

Local Plan policy is supportive of purpose built student accommodation which has good quality amenity, an appropriate range of accommodation and in locations with good access to university and college locations by public transport and active travel routes, which the site benefits from. The proposed development would also provide high quality social space and external amenity within the development and enhance biodiversity through landscape design. Furthermore, it would encourage local living and compact urban growth, given the site's proximity to local amenities and services.

Summary of Planning Benefits

- Bring an underutilised brownfield site, back into a viable use in a designated regeneration area.

- Support Glasgow's economy through the introduction of new student accommodation which brings construction jobs, increased local spending and job creation through the operational phase.
- Optimise a sustainable and accessible location with very good public transport and active travel links to central Glasgow.
- Provide net greening and enhanced biodiversity on site.
- An accessible development with wheelchair units.
- A high quality and sympathetic building design which sits comfortably alongside the existing characteristics of the urban area and new emerging development in the locality.
- A sustainable proposal which is car free and includes measures to reduce carbon emissions.





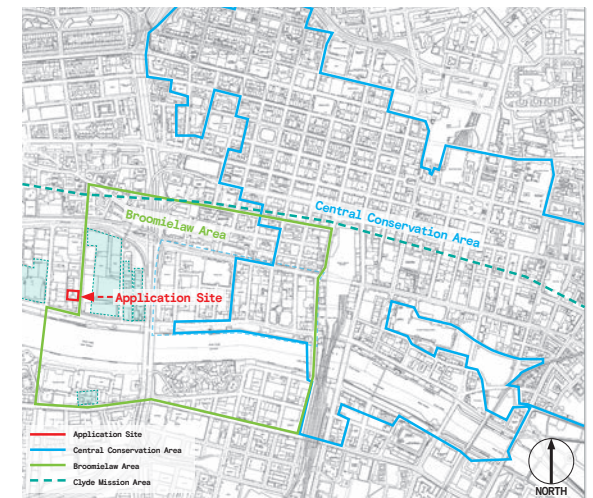
Hydepark Street is located within the South Western part of Glasgow city centre, in close proximity to the city's universities and colleges

Policy CDP 10 'Meeting Housing Needs' of the GCDP is supportive of purpose built student accommodation which has good quality amenity, an appropriate range of accommodation and in locations with good access to university and college locations by public transport and active travel routes.

To accord with the criteria of SG10 Student Accommodation, the proposed redevelopment is located within a high public transport area with several bus stops and train stations close by. The site has the ability to integrate into existing and planned networks for active travel modes, providing connections to the surrounding area beyond making it a sustainable location, in accordance with NPF4 Policy 13.

The proposed development would promote compact urban growth, provide high quality social space and external amenity within the development, and enhance biodiversity through landscape design to meet NPF4 Policy 3.

Furthermore, it would encourage local living (compliant with NPF4 Policy 15) given the site's proximity to local amenities and services. This would subsequently increase investment in the local area including use of public transportation, local businesses, and amenities.



GLASGOW
CENTRAL STATION

ST ENOCH
METRO

BUCHANAN
BUS STATION

GLASGOW
AIRPORT

EDINBURGH

LONDON



17 MINS



21 MINS



35 MINS



32 MINS



51 MINS

FROM QUEEN
STREET STATION

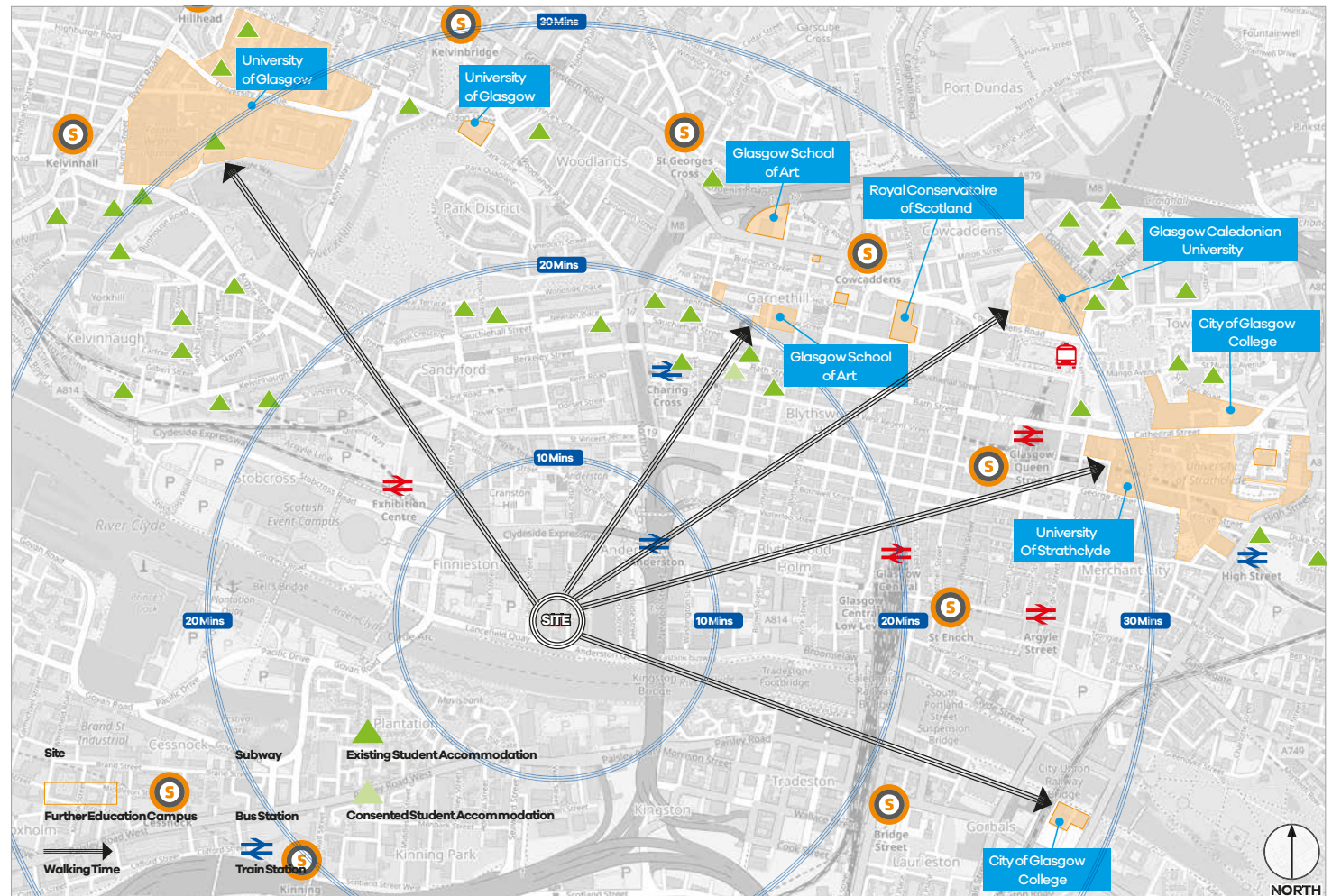


4.5 HRS

FROM GLASGOW
CENTRAL STATION

Site Analysis

The surrounding area is a mix of residential developments, commercial office space, retail and industrial units. As illustrated opposite, the site sits on the north bank of the River Clyde and is within close proximity to various transport hubs, as well as a significant number of further education campuses such as City of Glasgow College and Glasgow School of Art.





77,640

Full-time students in Glasgow (2021/22)



25,735

Full-time international students (2021/22)



4.4%

10 year full-time student CAGR



5 Unis

Including one Russell Group University



12.3%

Annual Growth in Full Time International Students Since 2016/17



20,553

Operational PBSA



-23%

Fewer Properties to Rent Versus 2017-2019 Average



3.8

Current Student to Bed Ratio



2,817

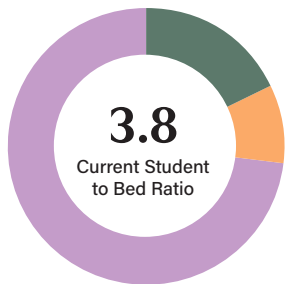
Current Pipeline of PBSA

PBSA Market

Undersupply of PBSA in Glasgow

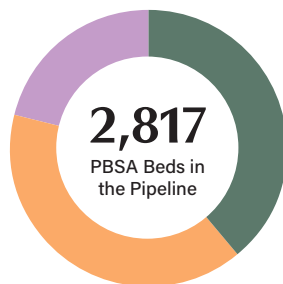
There is a significant undersupply of PBSA in Glasgow as publicised in national press and local Universities. 74% of full-time students are unable to access PBSA at current supply levels, with the current pipeline representing 14% of existing stock.

Current Supply and Demand Dynamics



- FT Students unable to access PBSA - 57,086, 73%
- Private Halls - 13,910, 18%
- University Halls - 6,645, 9%

Planning Pipeline

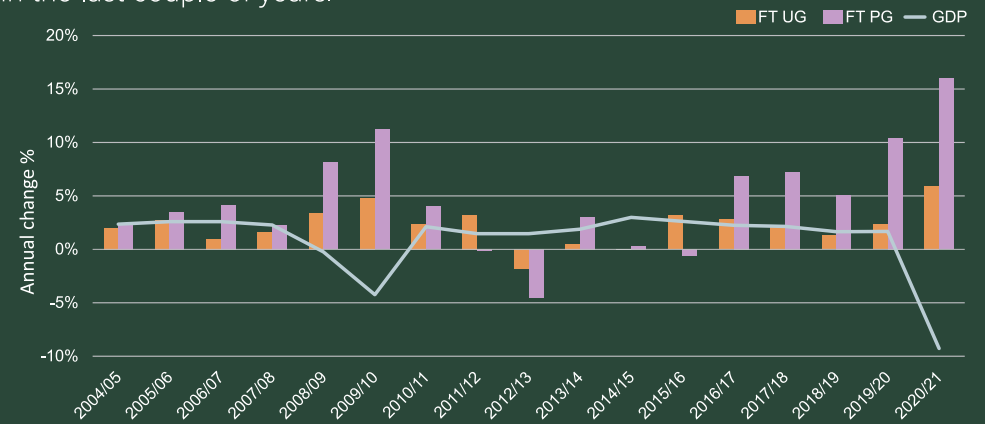


- Applications and Pre-Apps - 585, 21%
- Under Construction - 1,105, 39%
- Premissions - 1,147, 40%



Economic uncertainty

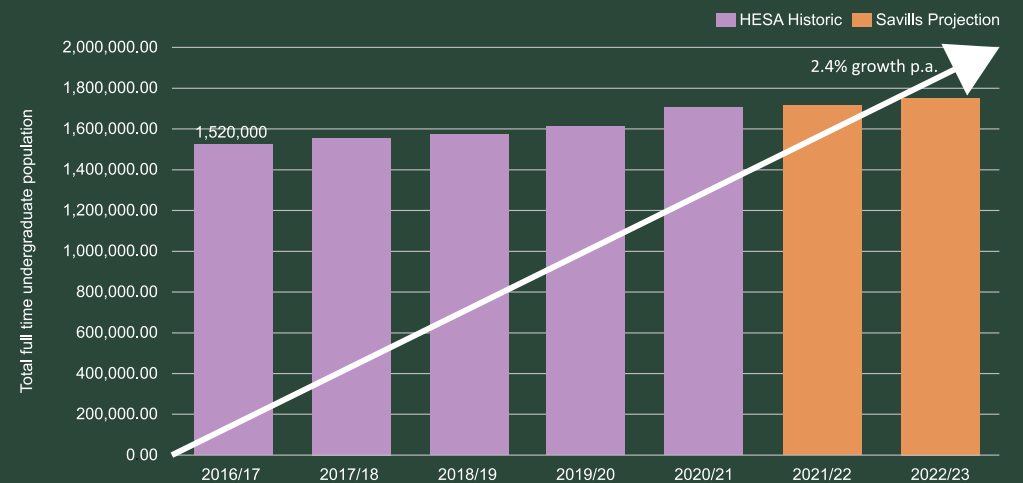
Economic uncertainty increases the demand for higher education which has created strong growth in student numbers in the last couple of years.



Source: HESA, ONS

Undergraduate growth projection

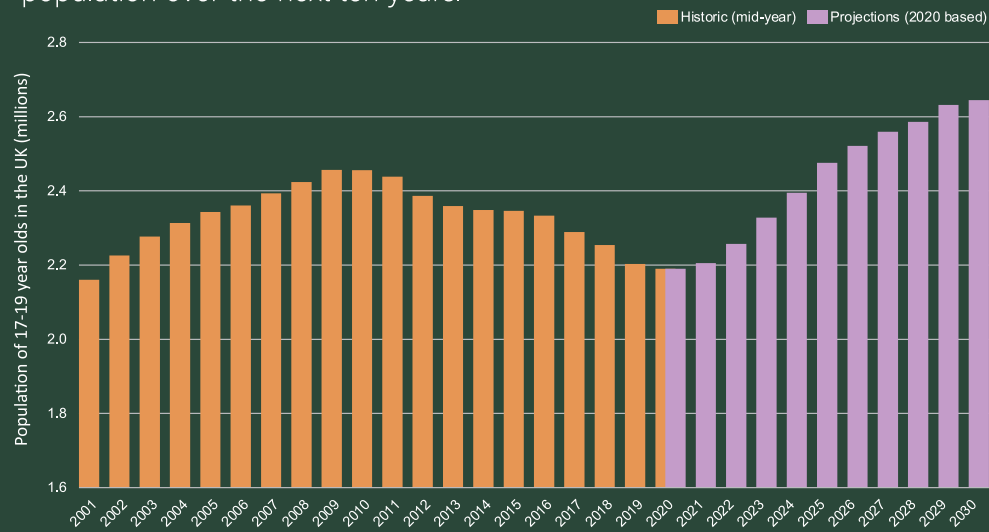
Undergraduate students are projected to continue to grow to 1.75m. Glasgow is unable to accommodate its current student population. The city will be under greater pressure if student numbers continue to grow.



Source: HESA, UCAS, Savills Research
(projections allow for a drop out rate of 66%, the average since 2016)

Population of 17-19 year olds over next 10 years

The population of 17-19 year olds will grow over the next 10 years, meaning there will be more university-age people. This will lead to a more rapid increase in the student population over the next ten years.



Source: ONS



THE PROPOSAL

Emerging PBSA Proposals

The emerging PBSA proposal seeks to develop a high quality student accommodation building, based largely within the envelope of the residential proposal, currently pending planning consent. At this early stage, GRAHAM Investment Projects (GIP) seek to establish an early agreement on the principle of use, scale and mass with Glasgow City Council before progressing the more detailed aspects of the design. The images opposite and below are white card model representations of the potential proposal. Materials have not been chosen at this time.



Image: View looking South-West from the Western Slipway on the Kingston Bridge

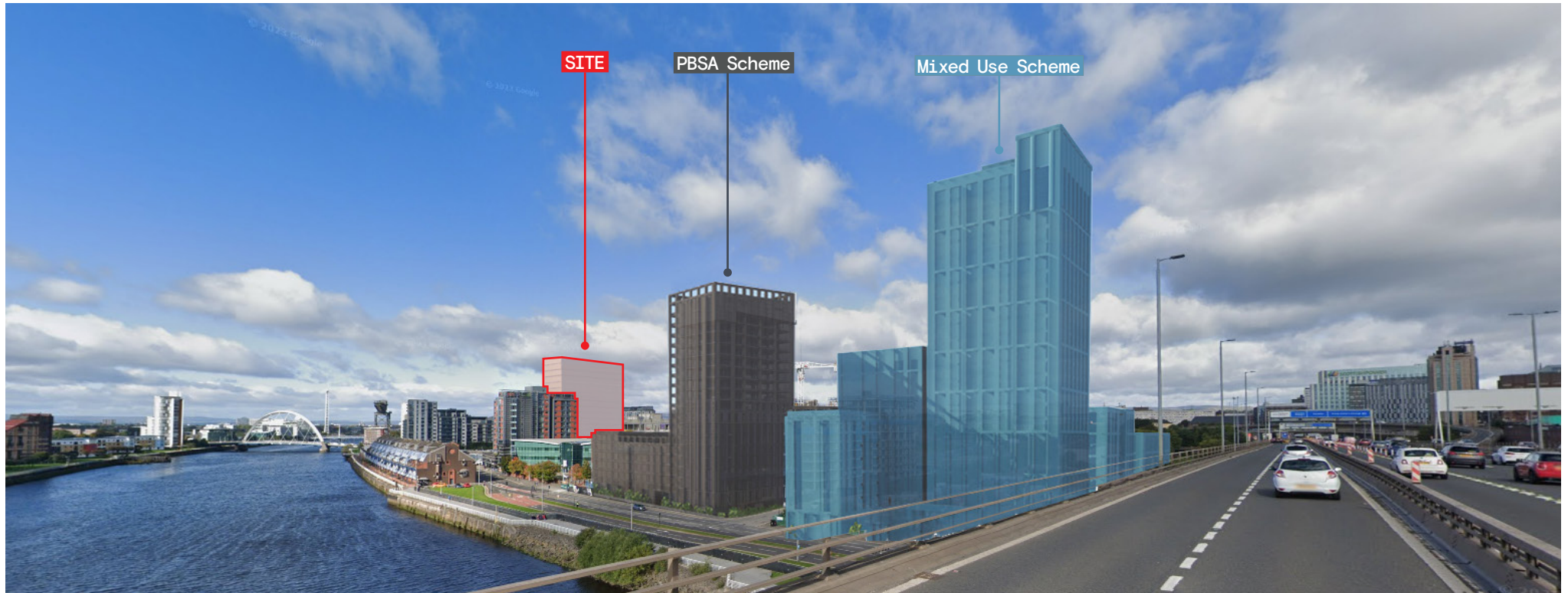


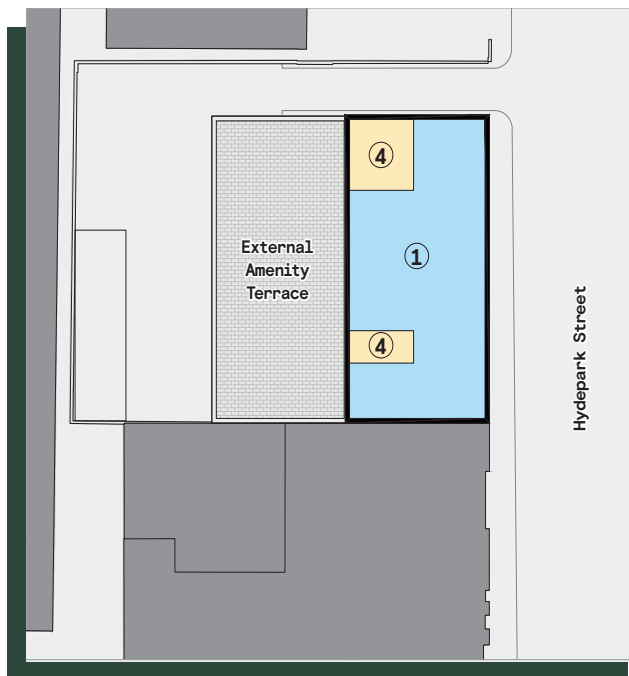
Image: View looking West from the Kingston Bridge

Purpose Built Student Accommodation

The block plans show the emerging PBSA proposals. All residents are welcomed into a reception zone, with views through to the court space beyond. Residential amenity will be designed across the ground, first and upper levels, animating the streetscape and providing excellent facilities for the residents. Back of house and plant uses are distributed to each side of the plans. The typical floor shows the residential amenity levels with court and street views.

KEY

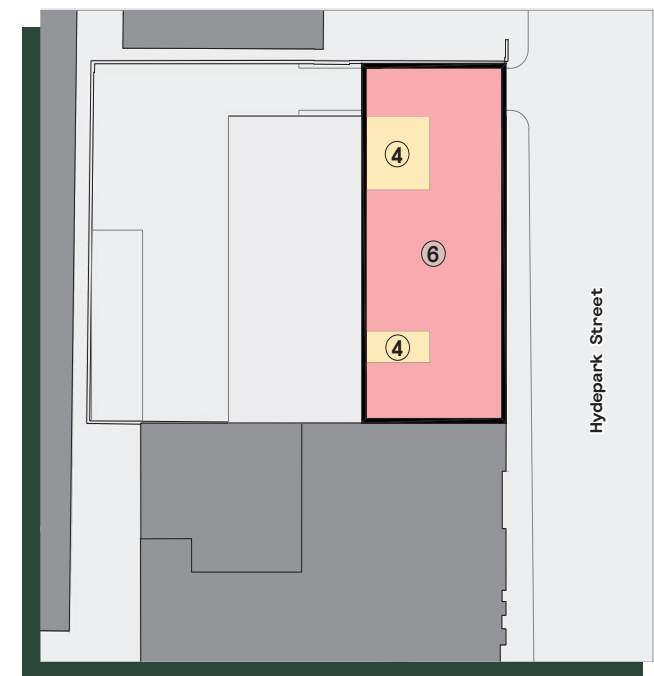
- | | |
|-----------------|-----------------------|
| ① Amenity | ④ Circulation Cores |
| ② Reception | ⑤ Plant |
| ③ Back of House | ⑥ Student Residential |



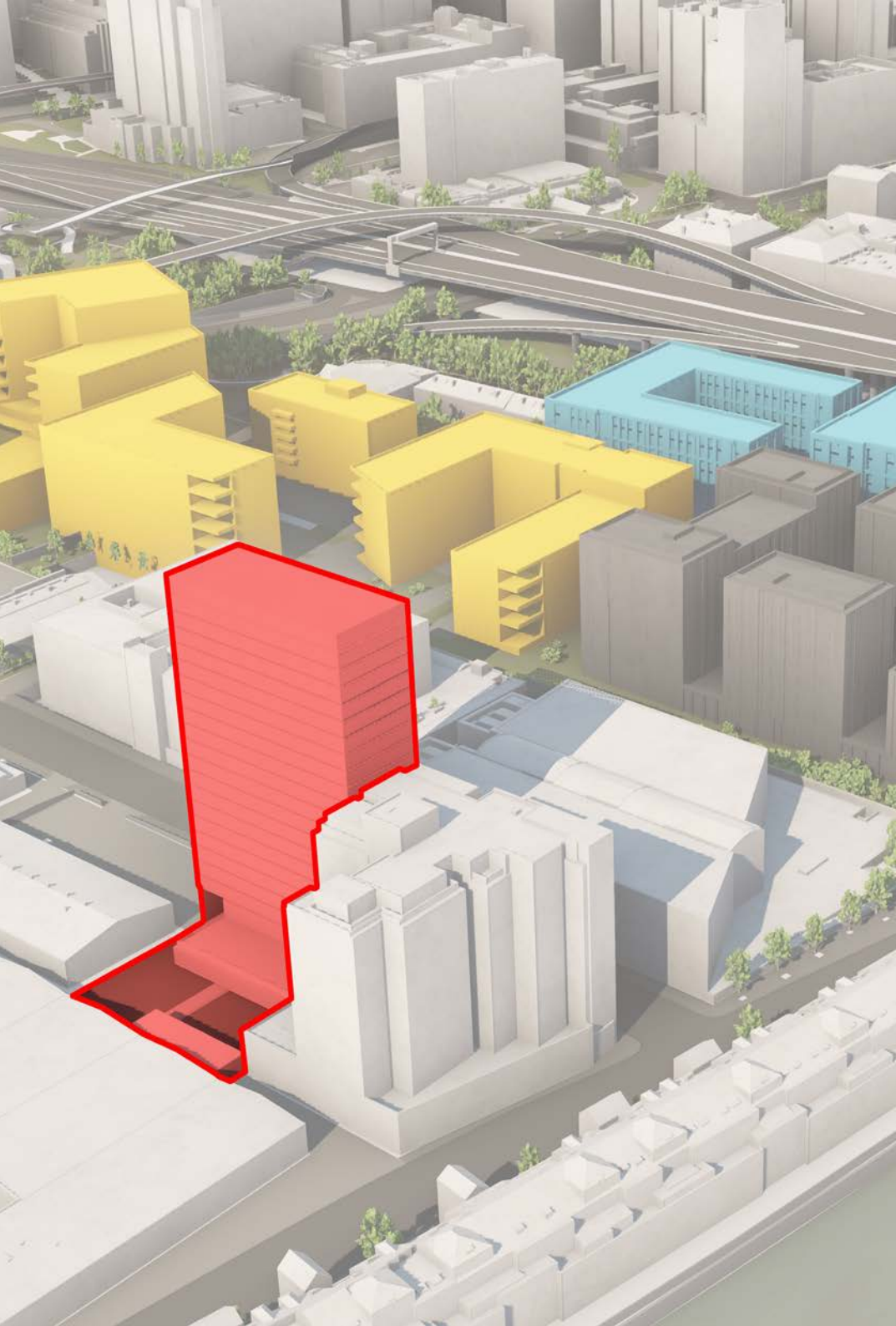
Block Plan - First Floor



Block Plan - Ground Floor



Block Plan - Typical Floor



NEXT STEPS

Hydepark Street Target Timeline



ABOUT GRAHAM

Delivering lasting impact

GRAHAM Investment Projects (GIP) is a leading national residential developer. It specialises in the development and delivery of high-quality homes of all types, tenures and typologies including Purpose Built Student Accommodation (PBSA), Build to Rent (BTR), Affordable Homes, Retirement Living and Open Market Sale units.

GIP's schemes are located nationwide, in places and areas where families and people of all ages and backgrounds want to live, work, study and relax.

GIP is a development company which is part of the GRAHAM Group. The GRAHAM Group has delivered over 15,000 residential units nationally inclusive of a 7,000 strong PBSA portfolio. Throughout Glasgow, GRAHAM has left a considerable legacy. Landmark schemes include the transformational Solasta mixed-use project on the banks of the River Clyde, Central Quay in the South West of the city centre, which, upon completion, will see Scotland's largest ever BTR project, and Candleriggs in Trongate (346 apartments).

KEY ACHIEVEMENTS TO DATE:



15,000
residential units



7,000
student
accommodation beds



**Delivering Scotland's
largest BTR project,
Central Quay**



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