

Newsletter

Site Newsletter No. 3

May 2016

Keeping you up to date with Portergate Developments
new luxury student accommodation in Friargate

Introduction

Welcome to the third newsletter keeping you informed about work on the Friargate student and key worker accommodation project.

This is part of a series of newsletters for local residents, tenants, visitors and students who live and work in the local area around the Friargate development. This and future newsletters will provide you with information on the different phases of this project, including changes to access arrangements during the course of the development.

£18m Friargate Regeneration Vision Gets a Coffee Break

A welcome addition to the ambitious £18 million regeneration of Preston's Friargate has been given the go-ahead by city planners. They have approved a move to demolish an old electricity sub-station on Great Shaw Street and build in its place a modern new retail unit.

The plans were submitted by Portergate Developments and the new building on the site, which is on the corner of Friargate, will become part of the stylish mixed-used regeneration project that is fast emerging in the historic part of the city. The transformation of the strategic 1.5 acre site is already delivering three new retail premises and a 244-bedroomed building providing boutique hotel-style accommodation aimed at local students and employees of Preston's high-tech manufacturing sector and new Enterprise Zone.



This latest new single-storey retail unit has been earmarked as a coffee shop and takeaway serving Friargate's new community. Work to demolish the existing building will begin shortly.

Key Dates

Start Advanced Works on Site: **April 2014**

Project Completion: **Summer 2016**

Leading Commercial Property Experts Appointed

Lambert Smith Hampton are about to begin marketing the retail units which make up part of the stylish mixed-use project.

The 6,000 sq ft of quality retail space can be split into three units, ranging in size from 750 sq ft to 4,000 sq ft and will be available to let later this year.

The retail zone sits beneath the 244-bedroom development which will provide boutique hotel-style accommodation aimed at local students and employees of Preston's high-tech manufacturing sector and new Enterprise Zone.

Gareth Hine, Associate Director Retail at Lambert Smith Hampton in Manchester, says the units would be ideal for convenience store or café operators. He believes their location is a major plus point.

He said: "The new development sits in a prime position on one of Preston's busiest thoroughfares between the University Quarter and the city centre.





“The area is beginning to be transformed at Portergate’s development is playing a key role in the regeneration of this historic part of the city. “The University of Central Lancashire has committed an investment of £200 million towards the development of the Adelphi Square campus.

“Their vision over the next 10 years is to create a ‘unified, sustainable and welcoming campus which will enhance the experience for all those visiting the university,’ seamlessly integrating with the rest of the City. Friargate is set to really benefit from that project.”

Portergate’s Chairman Anthony Jackson said: “Lambert Smith Hampton has a wealth of experience in the retail sector and we look forward working with them to attract quality operators who will really add something to Friargate.

“The fact the units sit underneath what will be a new community for Friargate also make them an attractive proposition to retailers. We look forward to them attracting a lot of interest.”

Portergate’s retail and apartment complex has been designed around open garden areas while being conveniently located in the heart of the city.

Portergate, which already offers hotel-class student accommodation in Salford, has plans to roll its luxury accommodation concept out across the North West of England.



Site Activity Nov 2015 - Mar 2016

- ✓ Steel Frame Completed
- ✓ Slab Pours Completed
- ✓ Brickwork ongoing
- ✓ Window installation ongoing
- ✓ Commenced fit out
- ✓ Scaffolding ongoing

Upcoming Site Activity

- Lift installations
- Continuing fit out
- Completion of Brickwork
- Substation construction
- External works commencement
- New retail units underway
- Render panel installation
- Tower crane removal

For more information on Eric Wright Construction please visit:
www.ericwright.co.uk

Portergate Launches Preston Recruitment Drive

Portergate is launching a recruitment drive to create the team that will manage and operate its new £18 million development in the heart of Preston. The new recruits will deliver the group's boutique hotel-style service at Friargate Court once it opens its doors to welcome students at the University of Central Lancashire (UCLan) later this year.

Vacancies exist for a range of positions from housekeeping to concierge.

Initial interviews for the posts will take place during the summer. Portergate is looking to build up a 10-strong team of highly-committed workers.

Portergate Property Management (PPM) has already made its first staff appointments at Friargate as it looks to create its Preston team. Elaine Mason will be the development's accommodation manager and Steven Dyson will be in charge of maintenance. Both will also carry out the same role at Portergate's highly-successful flagship Riverside House student accommodation in Salford.



Elaine, from Lytham (pictured opposite) brings with her a wealth of experience in the hotel and education sectors, including life as housemistress at a boarding school for girls. She has also worked for hotel groups across the UK.

Steven, from south Manchester (pictured below) is experienced in a whole host of trades – from electrics and plumbing to joinery – which are ideal in fulfilling the role of ensuring both Portergate developments are properly looked after.

Work is continuing to complete the construction of Friargate Court, which sits near the city's University Quarter, and the recruitment process is being timed to coincide with the final stages leading to its official opening. Portergate prides itself on the quality and levels of service and support residents at its hotel-class properties receive once they move in.

Managing Director Karen Preece said: "Our recruitment process will get underway shortly. We're looking for people who bring the right sort of experience and attitude, who understand the ethos and values of our business.

"The tremendously high standards Portergate sets reflect the demands and expectations of today's students, and in particular their parents, who expect their sons and daughters to live in hotel-class accommodation while they enjoy their higher education.

"Everyone who works at Portergate is very passionate about what it does, with a total commitment to quality and that's what the team we will be recruiting at Friargate will deliver."

The Friargate development is part of Portergate's ambitious North West expansion plans and is scheduled to be completed in the autumn. Portergate's successful Riverside House student accommodation in Salford has been a major success story and welcomes students from across the globe.

For more information on Friargate Court and Portergate Property Management please visit:

www.studentaccommodation.properties

Friargate Key Facts

- The £18 million Friargate transformation will see 200 workers employed on the development at the height of the building project
- The development of the 1.5 acre site will bring three new retail premises and the creation of a 244 bedroomed building aimed at providing Portergate's brand of hotel-style accommodation to students at the University of Central Lancashire (UCLan)
- Part of that high-quality accommodation on offer is also aimed at post graduate students and apprentices and key workers in Preston's high-tech manufacturing sector and new Enterprise Zone
- The development is scheduled for completion this year



All about Eric Wright Construction

Code of Considerate Practice



The Considerate Constructors Scheme is the national initiative set up by the construction industry to improve its image.

Companies registered with the Scheme are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements. As associate members of the Considerate Constructors scheme we are committed to ensuring our sites comply with the following:

- ✓ Care about **Appearance**
Constructors should ensure sites appear professional and well managed
- ✓ Respect the **Community**
Constructors should give utmost consideration to their impact on neighbours and the public
- ✓ Protect the **Environment**
Constructors should protect and enhance the environment
- ✓ Secure Everyone's **Safety**
Constructors should attain the highest levels of safety performance
- ✓ Value their **Workforce**
Constructors should provide a supportive and caring working environment



Working in Preston

Eric Wright Construction have committed to using local labour and materials where possible while undertaking these works. We will be working with your local jobcentre to advertise any vacancies together with local apprentices throughout the project. The project will generate an estimated 160 construction jobs while the building is happening.



Site Contact Details



Any feedback, suggestions or requests can be directed to our Project Manager, Paul Speakman.

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If you would like to receive electronic versions of future newsletters please contact us on the email address above.

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