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DEANSGATE SOUTH, MANCHESTER SOCIAL SPACES, AMENITIES & STUDENT WELLBEING STRATEGY

JANUARY 2021



Introduction

MAKE YOURSELF AT HOME

Fusion Students believe that university accommodation isn't just a place to crash; it's a place to thrive. Most of all it's a place to feel truly at home.

Everything has been thoughtfully considered; from beautifully designed living and study spaces, to the unrivalled facilities and events

Fusion Students take pride in being a Developer/Operator and aspire to create communities that can provide the best experience for all of their residents.

As part of this they develop a building management strategy for each scheme, which include the following:

- Buildings are managed by in-house specialist management teams based on site 24 hours a day and can be contacted at all times.
- Contact details for the management team are also made available to local residents to ensure that there is open communication if/where needed.
- Schemes are designed to be car free and students agree to help maintain this as part of their lease.
- Access into the building is monitored by the access control system, which records the unique electronic fob of each occupant when used.
- Shared Amenity Spaces are managed by the management team, who will supervise the use of facilities and ensure the appropriate professional is attained to manage the landscaped amenities within an arranged management programme.
- Postal deliveries are managed in accordance with Secured by Design principles. Post is collected at the main reception and stored in a secure room accessed by staff and agreed operatives only.

The safety of the residents is of the utmost importance and has been considered as part of the design process. The scheme has been developed in accordance with Secured by Design principles.

WELLBEING SUPPORT

Moving to a new city, making new friends, and starting a new journey of education can all be daunting experiences; Fusion Students recognises this and understands that Students can often be vulnerable.

This is in part due to the age group which the majority of students fall into and in part because many of them will never have lived away from home before and had to manage their time and finances independently. For many international students it may be their first time in a foreign country and their understanding of the language and culture may be difficult for them to settle into. Whilst most will not have issues with these things, some students unfortunately will.

The staff in all of Fusion Student's developments are trained to recognise when members of their buildings community may be struggling, and if they suspect that a tenant may be finding it hard to adjust, they strive to work closely with the University student services to ensure that the correct support can be provided.

In addition, Fusion buildings provide a great wellbeing network along with tools to support the residents with their wellbeing and mental health. All of our staff are trained on Mental health awareness and have procedures for guidance on recognising struggling students.

Some examples of current initiatives are:

- Mental Health Portal: This portal has a progressive base of in-app conversations covering thoughts, feelings, bodily effects and behaviours. It can create new tailored conversations based on specific challenges for example Recreational use of substances, authority complexes or resident confirmability on-site
- On Site Doctors Service: Buildings have a dedicated Doctors treatment room on site and work with a local doctor surgery to have provide consultancy service for our students in the building.
- Wellbeing Blogs: Fusion offer virtual blogs and Tips on Mind and Health



STRIVING THROUGH A PANDEMIC

Now, more than ever, we are committed to delivering our aim of creating a home our residents love to live in, spaces they can enjoy to study in and a place they can feel completely safe.

During times of uncertainty, like the pandemic, we were able to pivot quickly to ensure everyone remained comfortable in the safety of our lovely buildings and could get the support they needed from our incredibly caring teams. This also included seeking support and advice from our panel of certified experts including a Doctor, Health and Safety advisor and Mental Health support specialist.

We have an important responsibility to ensure the social spaces are as safe as possible and adhere to all government advice. To that end, we continue to monitor the health of everyone in the buildings and will always provide the most robust cleaning regime possible.

During times when physical activity in the building isn't appropriate, we also have a fantastic virtual events programme that can be enjoyed throughout the year. This includes online talks, creative workshops and fitness classes and the purpose of every event is to maintain social interaction between all our residents and continue to build our fantastic community.

STAFF RATIOS

All our buildings include an experienced general manager, at least one assistant manager (dependant on size we may have two that specialise in different aspects of the role), a dedicated maintenance manager and a team of customer service assistants and security that are available at our reception areas for 24-hours a day.

The ratio of staff to students is 1:50 – 1:60 to ensure a sufficient amount of pastoral support and care is given to all of our residents from the moment they enter the building to the day they check-out.

STUDENT DEMOGRAPHICS

Studying in a foreign country can be an exciting but also overwhelming prospect. That's why our team make sure they are always on hand to help our residents feel right at home, supporting them as they settle into university life, and offering any assistance they might need during your time with us.

The Fusion community is host to over 100 different nationalities, and we always make sure there is a whole range of events and experiences, celebrating different cultures and bringing students of all backgrounds and nationalities together.

Across the portfolio and in previous schemes, our average occupancy is 70% international students and 30% domestic.



Communal Amenities

AN OVERVIEW - GROUND LEVEL

The main entrance of the building is located at the corner of Deansgate South; this position acknowledges the prominence of the junction with Chester Road and the Bridgewater Viaduct, as well as the primary vehicular and pedestrian routes for the area.

The entrance leads directly to a feature double height space which houses the main social and amenity spaces for the building. The building reception will be located immediately beyond the entrance, providing 24hr manned security for occupants and local residents.

Amenity and social space runs along the Viaduct and Deansgate South elevations to provide optimum active frontage. These spaces are seen as an important element of supporting student life. Facilities will be multifaceted, providing everything from private and shared study spaces, gym and wellness suites, social dining, a basketball court, and essential amenities such as a laundry, postal store and coffee shop.

Entry into the building would be secured via a dedicated access control system, providing independent access to residents only.



Ground Floor - Social Space Sketch Plan - Not to scale

AN OVERVIEW - MEZZANINE LEVEL

The Mezzanine floor houses additional amenity and wellbeing areas, offering a more private series of spaces.

This area will also be home to the on-site health studio, where residents can attend regular clinics with local GP's, as well as health workshops and seminars.

A secondary stair serves the Ground and Mezzanine spaces, providing more flexibility and relieving the volume of traffic on the stair cases when the areas are at capacity.

The central core serves all floors of the building and includes 2 lifts, in line with the Manchester Residential Quality Guide.



Mezzanine - Social Space Sketch Plan - Not to scale

Communal Amenities

AN OVERVIEW - 26TH FLOOR TERRACE

The 26th Floor is home to largest roof terrace, offering 95sqm of external space. This terrace will be the primary external social space for the building, hosting medium scale events and seminars, adapting to suit a variety of uses throughout the year.

A lobby at the entrance to the space avoids people congregating within the corridors, as well as providing direct access into the main lift and stair core.

All terraces will employ 1500mm high parapet guarding, as well as additional safety features to preserve the safety of residents and those on the streets below. The areas would also be monitored by 24hr CCTV and managed by on site Fusion staff to ensure that they are used responsibly and respectfully.



26th Floor - Social Space Sketch Plan - Not to scale

Social Events



EVENTS CALENDER

Our calendar is full of exciting stuff all year round, and it all kicks off as soon as they check-in in September.

We like to think we offer something for everyone, from little book clubs, to the large events with food vans, gin fountains and live performances. Not to mention our themed parties, day trips, doggy therapy, cooking nights, Christmas shenanigans and wellbeing sessions.

We also ensure every resident can start their day off right with delicious and nutritious breakfast goodies every weekday, with cereals, fresh fruit and pastries in The Pantry.

During times when physical activity in the building isn't appropriate or available, we also have a fantastic virtual events programme that can be enjoyed throughout the year. This includes online talks, creative workshops and fitness classes.

We have plenty of space, creativity and technology to enable all residents to join virtual learning and lectures from the comfort of their home and at a distance.

Whether our students come from round the corner or across the other side of the world, we aim to give them everything they need to feel at home at Fusion.

Ground Floor Social Space

RECEPTION & LOUNGE AREAS

The double height open plan space on the ground floor with full height glazing creates naturally lit spaces for students to enjoy and provides animation at street level.

Quality finishes are carefully chosen to compliment the external building materials and enrich the interior with warm wood tones, a sophisticated earthy palette and natural foliage.

On entry the 'check-in' style reception pod creates an informal yet welcoming point of contact with staff removing the often uninviting appearance of the traditional reception desk.

Unique seating elements and cosy booths create playful and inviting spaces to relax and connect with friends.

The ground floor is also home to the social laundry where residents can relax with friends or study whilst doing their weekly laundry.



COFFEE DOCK & ZERO WASTE SHOP

The coffee dock situated adjacent to check in allows residents and staff to grab a coffee and sit down together for a chat in one of the lounge areas.

It will also serve as an area where students can enjoy free breakfast with delicious and nutritious breakfast goodies every weekday, with cereals, fresh fruit and pastries.

The 'Zero waste' shop located next to the coffee dock provides residents with the opportunity to restock on some useful kitchen or household staples whilst being mindful of the environment.

The open plan layout creates a hive of activity in the entrance area making it a vibrant space to be and be seen.

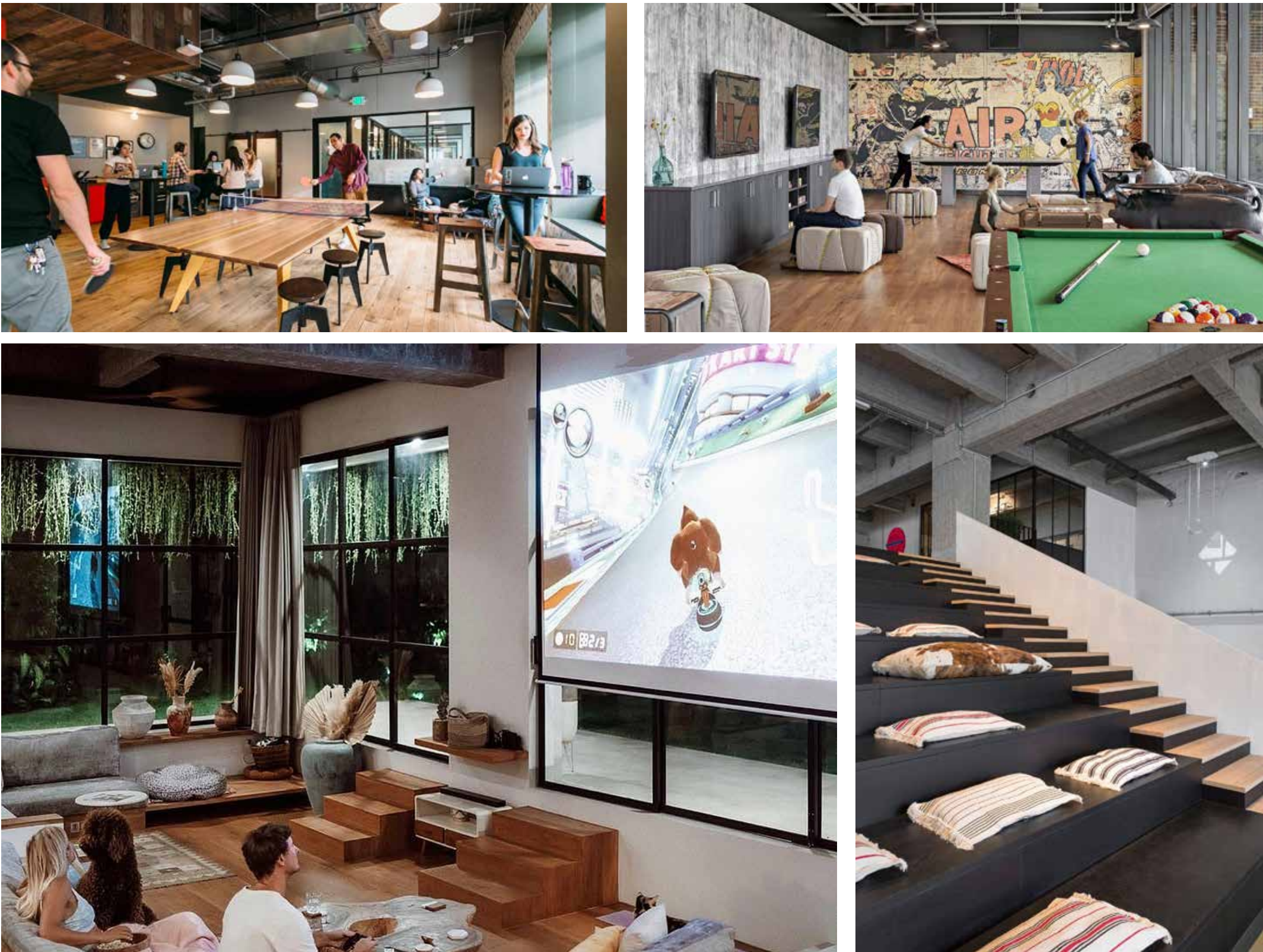


Ground Floor Social Space

SOCIAL GAMES & TIERED AUDITORIUM

A dedicated social games area with pool tables, comfy seating for gaming with friends and a large projection screen for movie nights or sporting events give opportunities for important down time with friends. There is also a KTV room for students to party with friends or release their creative energy.

Tiered seating with built in USB and charging points creates another platform for study or group chats and also doubles as auditorium seating for cinema nights or group presentations.



Mezzanine Social Space



MEZZANINE LEVEL

The space created at mezzanine level provides specific areas for private and group study with a designated library space.

With purpose built shelving & a book borrowing library for residents as well as cosy intimate seating areas, the library is a sanctuary for students to escape to.

Small & large study rooms for individual and group study have been created to give the students options and flexibility for their individual study needs.

An large area on the mezzanine level has been dedicated to a well-being space home to yoga classes, meditation and a healthy juice bar giving students an escape from busy and often stressful student life.

STUDY SPACES

We know how important it is to break away. So, from the private desk in your bedroom, to co-working spaces and study pods – we have it all included.

We also recognise the maturity of our residents so create spaces that can be adapted for learning, working and their own personal development.

Mezzanine Social Space

A FOCUS ON WELLBEING

Moving to a new city, making new friends, and starting a new journey of education can all be daunting experiences, which is why we're committed to creating a home our students will love, and doing everything we can to make it safe.

We've enlisted the support from certified experts including doctors, health and safety advisors and mental health specialists that help advise so we can create spaces that enhance the feelings of calm, comfort and being content.

Our staff are also wellbeing trained through compulsory e-learning and adept at identifying the key signs that are specific to mental health. We are a Silver partner of the charity Student Minds which also provides resources and support for our residents.

We partner with local GP practices in each of the cities we open to ensure all students register and, where possible, have created dedicated spaces within the building so we are able to have a doctor onsite for whenever our residents need to make an appointment.

We also invest in a wellbeing app and onboard all our residents so they feel safe knowing they have a dedicated platform available to them whilst living at Fusion.

"My mental health has improved giving me things to look forward to" – Megan, a resident in Cardiff



GYM & FITNESS

As the saying goes: healthy body, healthy mind. While our residents are staying at Fusion, they'll have access to a wide selection of exercise facilities and fitness classes to suit every workout preference. Open 24-hours a day with regular cleaning, our gyms are equipped with state-of-the-art equipment, the latest kit and machines and free-weights to ensure a thorough workout for the body and the mind.

Our personal trainers are also on hand to help you achieve your fitness goals. The range of classes includes yoga, Pilates, HIIT classes and aerobics, bringing people together for weekly workout sessions.

For the more competitive, they can also practice shooting basketball hoops and layups, compete with your friends or try your shot whilst warming up for your gym workout on our half basketball courts, courts, warming up for your gym workout on our half basketball courts.

FREE BIKES

As part of the Fusion sustainability pledge, we actively encourage our residents to travel to University in the most environmentally friendly ways. That's why we ensure ample bike storage in every building (17% of the building occupancy equating to 92 spaces) and have branded bikes that are available to rent free of charge.

Not only does this help our commitment to local transport but also, encourages a different way for our residents to explore their new city and remain active throughout the week.



External Social Space

26TH FLOOR ROOF TERRACE

Fusion recognise the importance of outdoor spaces and the positive impact that is created from bringing nature inside to our communal areas.

We make sure that we design spaces with large windows to create natural light, have greenery throughout the sociable spaces and include our Fusion wish tree in the reception areas for all of our buildings.

The outdoor spaces in our buildings are also designed to become a sanctuary for our residents so they can study outdoors, socialise with their neighbours and take advantage of the space for games and fitness activities.



Accommodation Ratios

Level	En-suite @ 12.5 sqm		Twodio	Social Studio @ 15 sqm		Studio	One Bed		Area	Amenity	Terraces
	4 bed	3 bed		2 bed	6 bed						
STUDENT											
LG	PLANT, REFUSE & CYCLE STORAGE							0	355		
00	SOCIAL SPACE							0	536	386	
Mezz	SOCIAL SPACE							0	350	253	
01	1	1	1	1	5	1	21	536			
02	1	1	1	1	5	1	21	536			
03	1	1	1	1	5	1	21	536			
04	1	1	1	1	5	1	21	536			
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10	1	1	1	1	4	1	20	536			
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12	1	1	1	1	5	1	21	536			
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19	1	1	1	1	5	1	21	536			
20	1	1	1	1	5	1	21	536			
21	1	1	1	1	5	1	21	536			
22	0	1	4	0	5	3	19	495		38	
23	0	1	5	0	5	2	20	495			
24	0	1	4	0	5	1	17	432		60	
25	0	1	4	0	5	1	17	432			
26	0	1	2	0	4	1	12	330		95	
27	0	1	0	0	5	1	9	330			
Units	21	27	40	21	133	30	272	15,011	639	193	
Beds	84	81	80	126	133	30	534	28.11	1.20	0.36	
Mix	16%	15%	15%	24%	25%	6%		sqm/bed	sqm/bed	sqm/bed	
Total Building GIA									15,011	sqm	

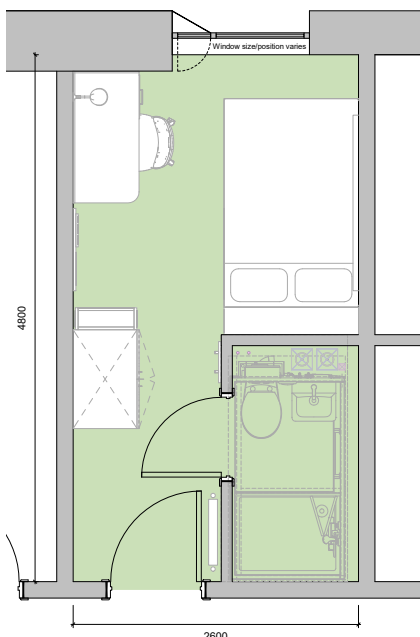


High Quality Accommodation

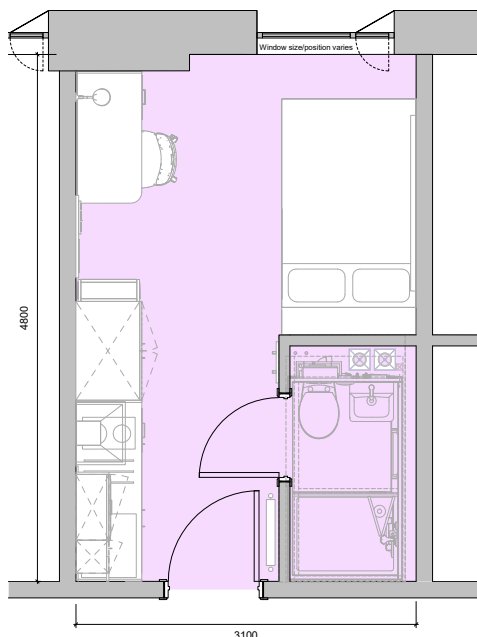
TYPICAL BEDROOM LAYOUTS

Living spaces are designed to provide healthy and high-quality environments for relaxation, study and socialising during a resident's time within the building. Rooms are designed to provide a wealth of daylight, with floor-to-ceiling windows, and both natural and mechanical ventilation, to give residents control over their own spaces. Ceilings are set to 2275mm with no steps/ bulkheads and light fittings recessed, to maximise the usable height. This is slightly below the 2400mm target set within Manchester's Residential Quality Guidance (MRQG), but due to the flush detailing and recessed fittings, would provide a comparable

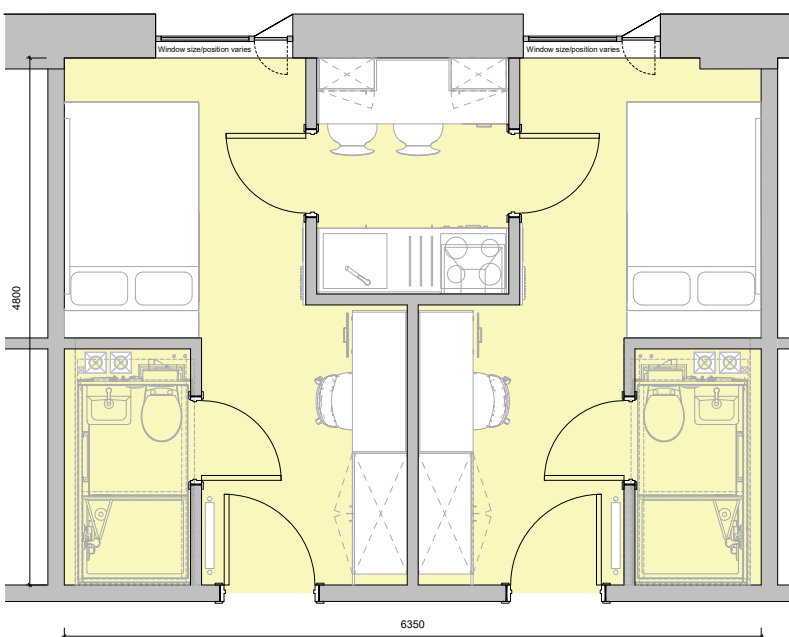
clear height throughout. Bedrooms are fully fitted with a generous compliment of high-quality purpose-built furniture, including ample open and enclosed storage, in excess of the MRQG requirements. Each room also contains a study desk, television, bedhead with socket and USB charging facilities, seating, and a selection of bespoke shelving, display/notice board and mirror units. Accessible units are designed in full compliance with Building Regulations Part M, providing clear circulation and fully accessible furniture with dropped counters and knee spaces for wheelchair users. Wet rooms are also provided in lieu of shower pods, with full 'Doc M' furniture. All 'One-Bed' rooms within the scheme are also designed to be fully adaptable into accessible rooms, should a further provision be required during the life of the building. Where accessible rooms are located, clear 1500mm turning circles are provide at the entrances, with clear lines of sight to lift cores and short travel distances. General corridors throughout the scheme are provided with a minimum 1200mm clear width, in line with MRQG standards, and clear wayfinding. Wall and floor finishes provide a clear contrast without complex patterns, providing comfort and accessibility throughout.



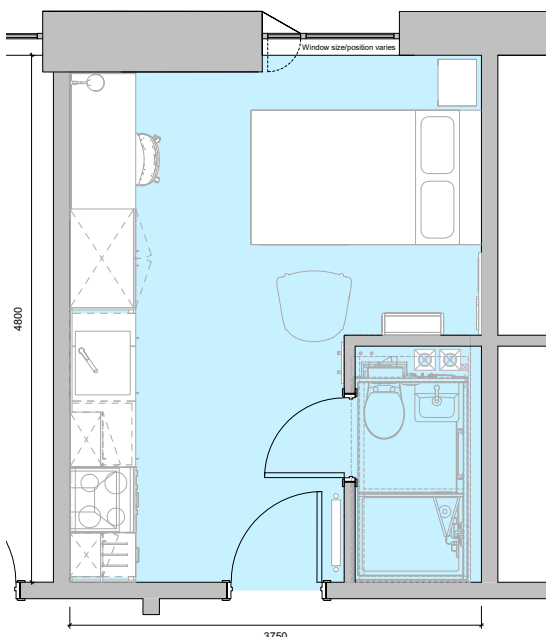
Typical En-Suite Room (12.5 sqm)



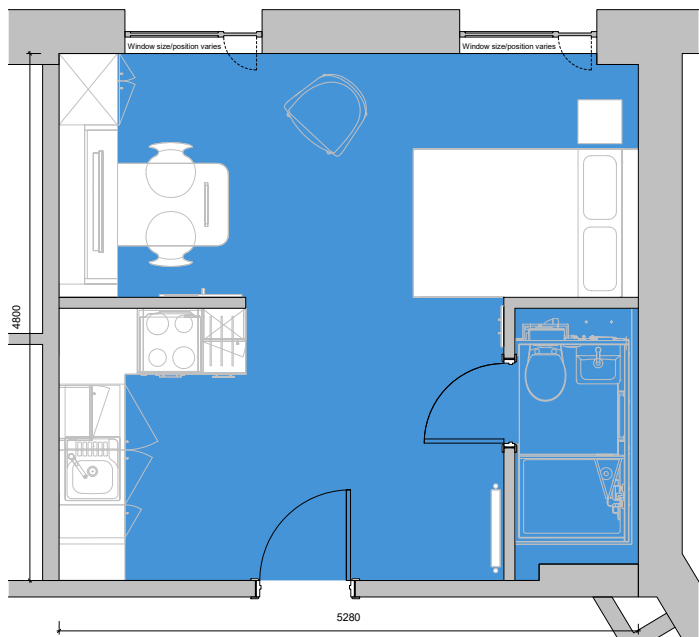
Typical Social Studio (15 sqm)



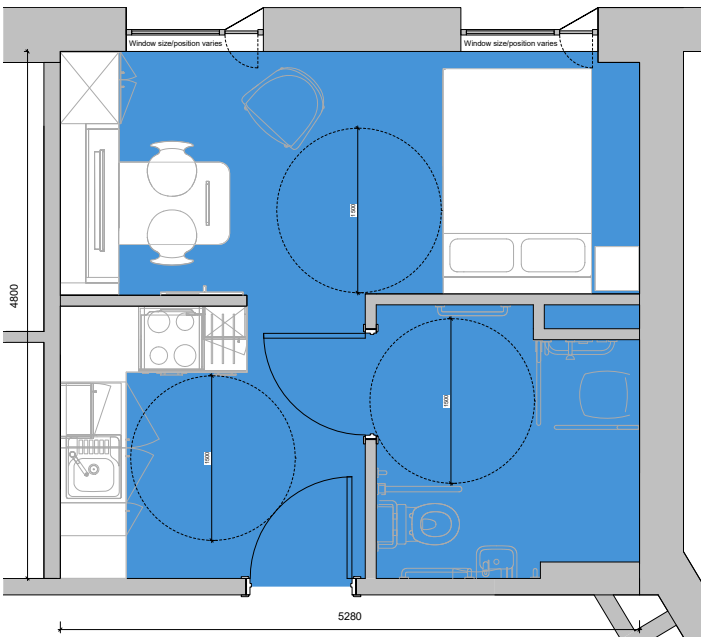
Typical Twodio Room (30 sqm)



Typical Studio (18 sqm)



Typical One-Bed Room (22 sqm)



Typical Accessible Room (22 sqm)

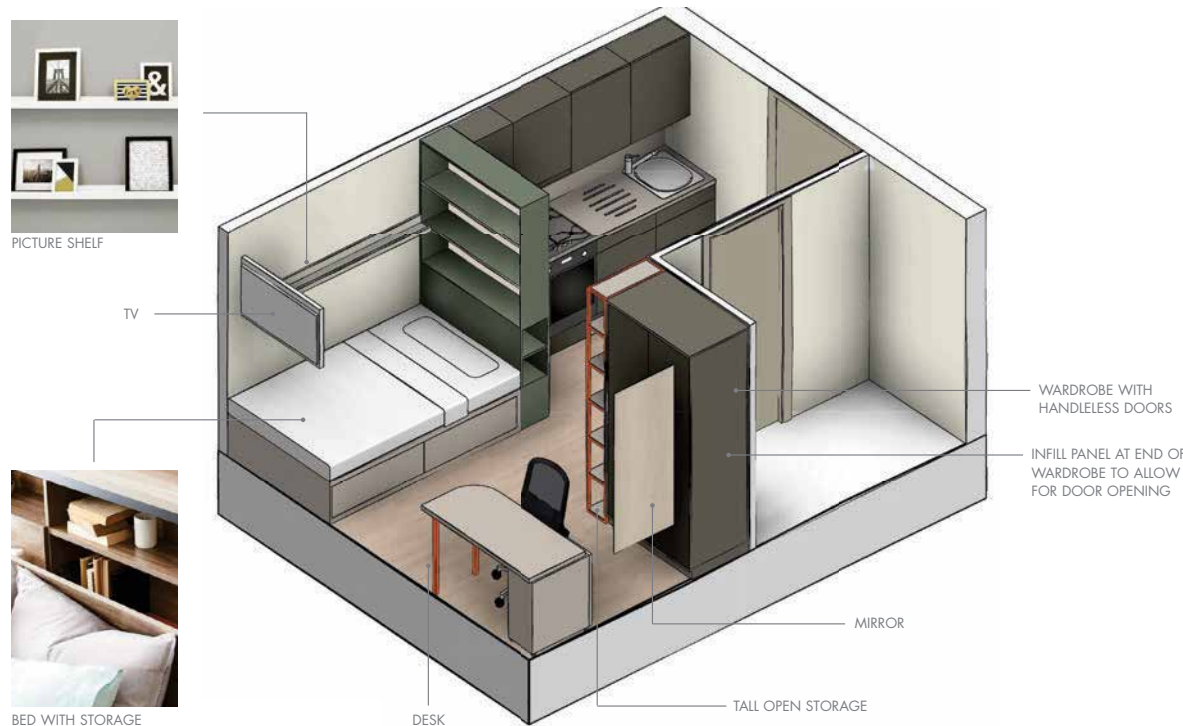
TYPICAL BEDROOM LAYOUTS

All bedrooms are designed with a provision on private amenity space, which increases within self-contained rooms such as Studios and One-Bed rooms. Smaller apartment rooms such as En-Suite and Social Studios also have access to a communal kitchen space, which provides generous cooking, dining, and lounge areas for all residents within the apartment to enjoy together. Each resident also has access to a plethora of social and amenity spaces throughout the building, far in excess of what would typically be provided within a residential development. These spaces are designed as a direct extension of each resident's amenity requirement, where they would spend large periods of time studying, exercising, and socialising,

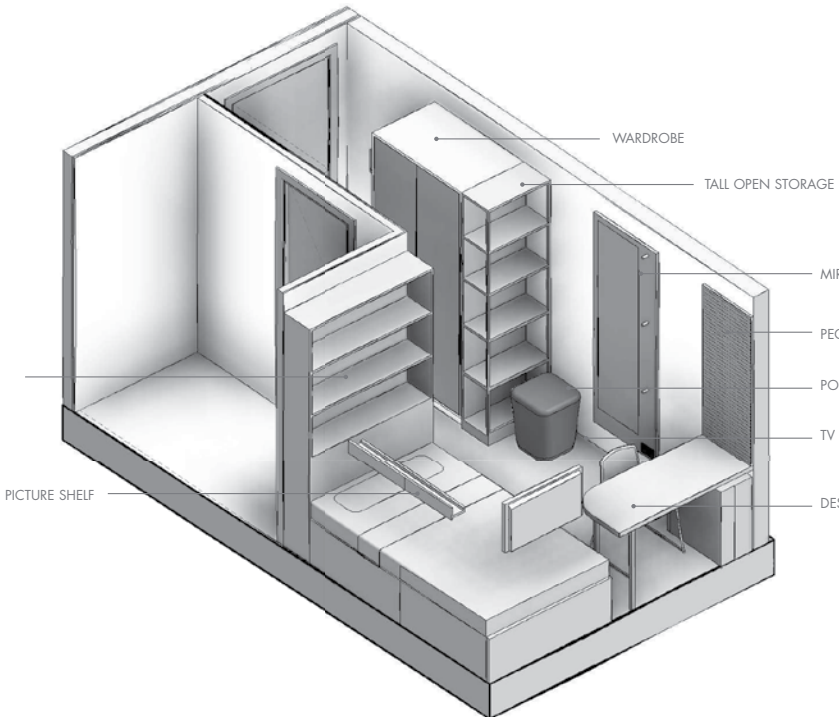
enabling bedrooms to serve as a more private space. Manchester's Residential Quality Guidance advises that a target of 5 sqm private amenity should be provided for one-bedroom dwellings, on the basis that such units would be self-contained with few additional onsite amenities. Fusion's approach of creating a community for their residents, ensures that the shared amenities within the building serve as a considerable alternative and improvement this and other traditional residential developments. Typical apartment rooms within the scheme would provide the following internal amenity space for each resident:

- 2 sqm Private amenity space within each bedroom
- 4.5 sqm of shared kitchen amenity space per bedroom (e.g. 18 sqm for 4 Bed Apartment)
- 1.2 sqm allowance of shared social space per bedroom (e.g. 638 sqm for 534 bedrooms)

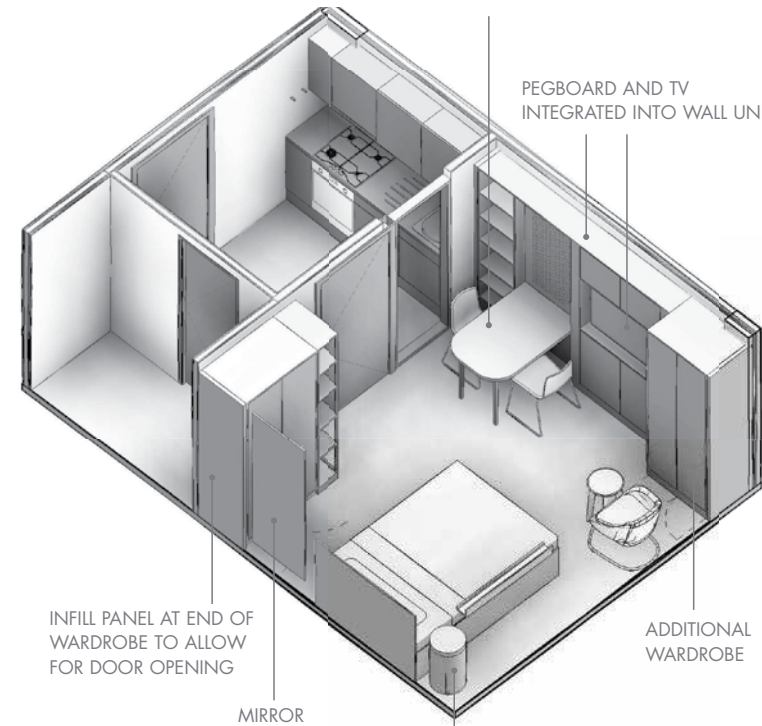
The cumulative social space for these areas would be equivalent to 7.7 sqm per bedroom, exceeding the Manchester Residential Quality Guidance standards. The nature of PBSA developments also means that residents are often living in a new city and/or on their own, making social amenity spaces, and the interaction such spaces encourage, incredibly important to maintaining healthy mental health and wellbeing.



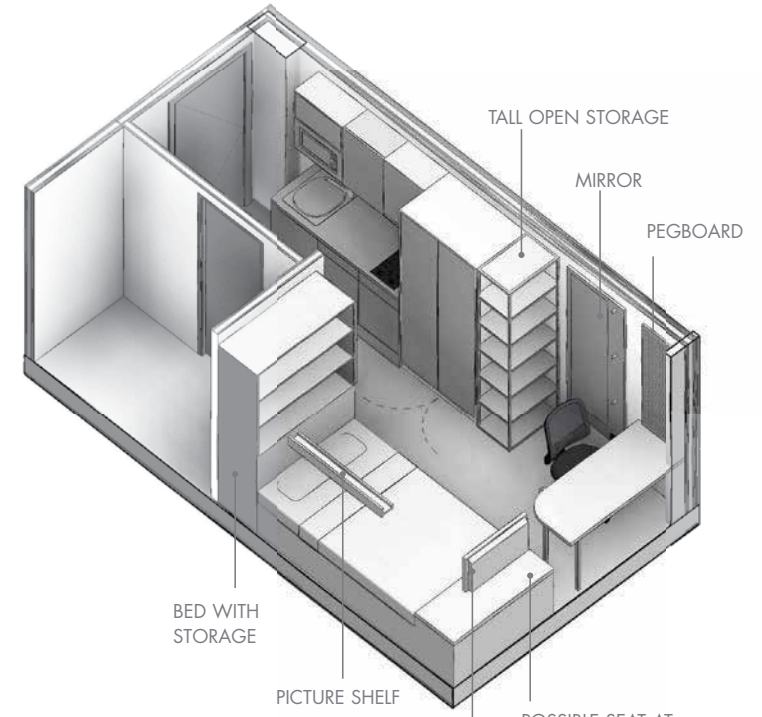
Typical Studio (18 sqm)



Typical En-Suite Room (12.5 sqm)



Typical One-Bed Room (22 sqm)



Typical Social Studio (15 sqm)

AJ 100 2019 Member

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