



LIQUID PROPERTY SOLUTIONS

LONDON

otl

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SPEC SHEET

SECTOR:

Residential

OUR CLIENT:

Liquid Property Solutions

OTL PRODUCTS SPECIFIED:

6 bespoke Level Access floors for vinyl sheet flooring

PROJECT OVERVIEW

This case study presents a residential HMO (home of multiple occupancy) project that marries 20 years of expertise in commercial property with a boutique hotel pod bathroom approach to produce a unique residential 6-unit development to a standard which we think is well worth showcasing.

Liquid Property Solutions is a managed office and facilities management specialist focused on Central London and features a team of property professionals with over 75 years of experience, who previously formed the senior management team and co-directors in each of the 3 major serviced office operators within the UK.

Stephen Pippard, the founder, had a unique vision to take this expertise in the commercial property arena and to apply it to a completely different approach to residential HMO projects under the Pollen brand, aiming at 25-34 year olds starting first career roles after university. This target market wants to be close to the centre of London but also wants a very high standard of quality, “designer” living accommodation. Additionally, Pip (as he is universally known) did not

want to compromise his own high standards and attention to unique detail.

After a great deal of research, he decided on the ground-breaking approach of applying all the knowledge and benefits of the boutique hotel, pod style of bathroom development to this first residential conversion project, taking as his model an actual Central London boutique hotel development he was familiar with via a venture capital partner.

“I knew it made sense. Although this pod approach had not, to my knowledge, been applied to the residential market previously, the same principles applied. Why have a multitude of separate suppliers tripping over themselves in 6 separate units – electricians, plumbers, tilers and the rest – when we could use the same approach as a boutique hotel and speed up the refurbishment timetable at the same time.”





As always, On The Level were happy to work from the project manager's plans and then work with him to discuss the overall scheme as work got under way.

The particular project manager who was appointed on the project (from SSC Ventures) had a great deal of experience in the boutique hotel pod sector himself, and already knew about the work that On The Level did in this area. He told us:

"I knew that they would be able to help with the overall design plans and would add a great deal of value to the overall project due to their expertise, as well as supplying the actual bathroom flooring. So OTL were involved from the beginning of the project and helped us design the internal layout of the bathrooms as well as providing the finished bathroom floors."

