the SIMPLE LIFE 2022 - 2023 ISSUE 5

CREATE A SPACE YOU LOVE. SEE INSIDE TO ENTER OUR **LOFT**[°] COMPETITION.

> SUBSCRIBE TO YOUR HOME BY TUNING INTO THE SIMPLE LIFE CHAT

-

WIN

£300

VOUCHER FOR

LOFT®

INCLUDES VAT

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UPDATE

40)

EVENTS

ANNUAL MAGAZINE FOR ALL THINGS SIMPLE LIFE

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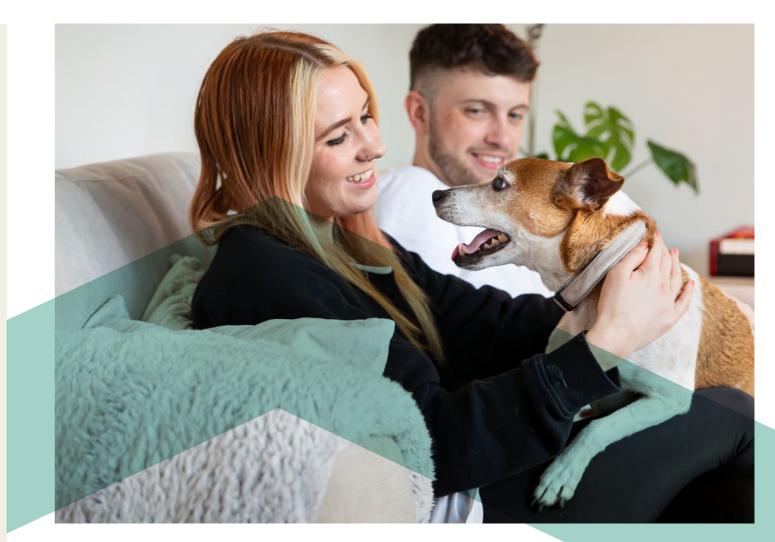
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INTRODUCTION

Welcome to the latest edition of The Simple Life! Your annual magazine covering all our events and community work from the past 12 months, important updates and what to keep an eye out for this year!



SIMPLY THE BEST - WINNING AWARDS 2022/23





Landlord of the Year 2022 (Simple Life Homes)

Tech of the Year 2022 (My Simple Life App)

You might notice that this magazine looks a bit different, we hope you like the new style and content from our 5th issue.

Thank you for continuing to bring life to Simple Life neighbourhoods, and making the houses homes. We are extremely grateful to have you as residents.



Large development of the year 2022 (Bertha Park)



Best Large Development 2022 (Pullman Green)



2022 EVENTS

Our events were bigger than ever last year!

1,650 PIZZAS 13 DEVELOPMENTS



SANTA & THE **GANG VISITED**

55 developments to spread some Christmas cheer!



Bertha Park residents were invited to join in community events held on site by Springfield Properties, including an Ice cream van in the Summer, festivities and Santa Visit at Christmas and special literary event featuring Scottish author Sara Sheridan, for World Book Day.



50 developments

DIDN'T HEAR ABOUT THESE EVENTS ...?

You may have opted out of receiving marketing emails, which inform our residents about events, competitions and offers that might be of interest to you. Please get in touch with your Property Manager if you would like to receive these again.

Alternatively, if you're missing our updates because you don't have access to an email address, please call your Property Manager to inform them so we can ensure you're kept updated another way.

For more information regarding our privacy policy please visit, www.simplelifehomes.co.uk/privacy

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SUMMER PARTY:

We had a great time at Empyrean's Late Summer Party! An amazing live band, delicious free food, mirror men and all round good vibes underneath stretch tents in the resident garden.

BEAM PARK AND FRESH WHARF FESTIVE EVENTS

Festivities began at Beam Park with residents gathering for the Christmas Light Switch whilst listening to carols sung by Becontree community choir. The main event included elves on stilts, a DJ, Father Christmas, an amazing dance performance from Lit Youth as well as food and drinks vendors.

We hosted our first Festive Event at Fresh Wharf on Drydock Square with entertainment from Carol Singers and Steel Drum Band. We were also joined by LDN Mini Bar and Alexandra's Pizza Van.







We'd like to say a massive thank you to Countryside, Emmanuel Community School, Strangeboat, L&Q and Folio for co-organising and co-funding both amazing events.

COMING UP IN 2023...





CORONATION OF KING CHARLES III & CAMILLA

In honour of the King's Coronation, we offered residents up to £200 in vouchers to host their own street parties. We hope you all had a wonderful weekend celebrating.

We love to see our residents taking ownership of their neighbourhoods! Don't forget to use the app forum to connect with your neighbours and organise your own get togethers. More Ice cream coming this August, Pizzas in September and more festive cheer this December brought by Santa and this year he's bringing a special guest... *Elf on a Shelf*!

We'll also be hosting our first ever outdoor cinema at Empyrean this July.

Planning for the 2023 London Festive events will be underway soon so if you have any suggestions or recommendations please contact **marketing@simplelifehomes.co.uk**





MY SIMPLE LIFE & MY SIMPLE LIFE LONDON app

Simple Life residents get exclusive access to the My Simple Life / My Simple Life London app.



EXCLUSIVE OFFERS

You will see lots of new discounts from partners we think you'll love under the 'Offers' section. With up to 50% off beauty, home furnishings, food & much more!

We've also partnered up with Wellness provider, danceSing on demand, to provide you with live and recorded fitness and singing sessions for all levels from beginners to advanced. We have extended this wellbeing provision and partnership during our annual Health & Wellbeing month, with the addition of a 'Simple Nutrition' programme, focusing on how to nourish your body to support optimal energy levels and long term health'.





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 $\widehat{=} my$ simple life



Looking for a new podcast to see you through the work commute, school drop off or just to relax at home? Then look no further, we have something for everyone on the Simple Life chat.

SERIES 2 COVERED:

- A day in the life of the property team – revealing our top tips to help renters get the most from their tenancy
- We partnered with British Heart Foundation & St Johns Ambulance to provide you with some useful information on how to manage emergencies
- Giving renters choice from a landlord you can trust
- Communicating quality through our Simple Life homes

One of our favourite episodes to date. We were joined by JP, Creative Director of the Ad agency, Mindfield. In this episode we discuss how the conversation around renting is slowly shifting and JP touches on some insightful topics relating to habitual thinking, brand loyalty and how we're re-positioning renting from a stop gap, to a go get!

- A glimpse into The London Rental market with our very own Simple Life London team
- Inspire, Engage and Educate we're on a mission to improve educational facilities for our communities

NEW FEATURES

We're constantly working to create new features on the app to help make life that bit simpler. Here's what we've been working on this year;

- Meter readings Not only can you view your meter reading history, you can request for new readings to be taken and uploaded by your Property Manager if you're living in an apartment.
- In May we launched our very own Health & Wellbeing hub, SimpleLife*style*. In this section of the app you'll be able to access everything from beginner Pilates videos, nutrition plans, brain health questionnaires and so much more! We're already planning to expand this section, so watch this space.

Subscribe to your home

SERIES 3 COMING UP:

Our new series all about subscribing to your home. Nowadays, we are very familiar with paying monthly under subscription models like Netflix, Spotify and finance models for our phones and cars. In our next series we continue to discuss how we're changing the mindset on renting by giving our residents choice; from choosing their property type, allowing pets, offering more flexibility and that's just to name a few.

We're even welcoming a new host and we'll be joined by some very excited guests covering a range of interesting topics. Keep your eyes peeled on our socials for more details!

If you'd like to feature in series 3 of the Simple Life Chat get in touch.



CHRISTMAS TREE **DECORATION**

Possibly our favourite competition of the year, with over **100 entries** for the best dressed Christmas Tree 2022.

Three lucky winners won vouchers for up to £500!

EASTER EGG HUNT



We hosted our Eggs-quiste Easter Egg hunt on-site again this year, although last year was hard to beat! We had an egg-cellent 80 entries who all received chocolate over Easter weekend with 5 special entries wining our luxury boxes.

Let us know if you think we've eggs-hausted the online hunt so we can whisk up some new ideas for 2024.

VALENTINES

This year we gave 2 lucky winners £100 dining out vouchers to treat their loved ones.

We teamed up with our friends over at dot, a professional organising service, to offer one of our lucky residents the opportunity to win a professional organise for their kitchen or wardrobe. We also included £300 worth of accessories to help transform the space. Keep an eye on our socials for the before & after pictures!





This April was our most successful Peace of Mind Month so far with an incredible 250+ deserving residents nominated to WIN a luxurious spa treatment and a bespoke prize of up to £500!

I would like to nominate my partner Callum. Last year was one of the toughest years of my life and he has always been there to support me and my family, no questions asked.

I believe that Josh truly deserving of this reward.

Mikey is the heartbeat of care of neighbours!

70%

of survey respondents found our How To videos useful, so this year we are filming a whole suite of new videos based on your suggestions.



YOU SAID... ...WE LISTENED



of you said you wanted more interior tips and inspiration from our social media channels, you spoke we listened, keep your eyes peeled on our social channels and the next series of the podcast!

43%

of survey respondents said they would attend an event organised by their neighbours.

19%

of respondents would attend a Street Party on their Simple Life development - so we brought back our street party donation scheme for the King's Coronation.

13%

of you said you'd like more homeware discounts available to residents, we have negotiated even more home & lifestyle offers from a range of popular stores all available on the My Simple Life app.

LOCATION, LOCATION, LOCATION,

New & coming soon

LOCATION

A key factor in choosing a property for 89% of renters* We have 5,000 properties built nationwide with 3,000 further properties underway

> *Simple Life Market Research 2022

NEW LOCATIONS

PULLMAN GREEN DONCASTER, SOUTH YORKSHIRE

Pullman Green is a fantastic new development of 2-4 bedroom properties located in Hexthorpe, just 10 minutes outside of Doncaster and only a 10 minute walk from Doncaster train station.



WARRINGTON,

CHESHIRE

BERTHA PARK PERTH, SCOTLAND

The Simple Life is now in Perth! We're so excited to have launched Bertha Park, and delivering a fantastic standard of rental homes to a new area.





DRACAN VILLAGE AT DRAKELOW PARK BURTON-ON-TRENT, STAFFORDSHIRE

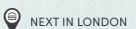
Dracan Village at Drakelow Park is our first development in this new area with 154 new 2-4 bedroom homes.



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COPPICE HILL HOUGHTON REGIS, BEDFORDSHIRE

Next to our lovely Millard Grange development, comes Coppice Hill, a neighbourhood of 113 homes with easy access to M1 and Luton train station.



RIVER'S EDGE

Just south of Warrington, River's Edge will be offering 3 & 4 bedroom homes and 2 bedroom apartments, as part of a lovely waterfront development.

BROOKFIELD VALE

BLACKBURN, LANCASHIRE

We've seen great success in Blackburn with our existing properties, so we're excited to bring Brookfield Vale to the area too. Choose from 8 property types, located within a mile of the train station.



MILLBANK LOCK PARTINGTON, GREATER MANCHESTER

In the ever-popular Trafford area, Millbank Lock is an upcoming development of 98 classic homes that aren't going to stick around for long.



Don't forget our Refer a Friend Scheme!

If you know someone who's after a new home, whether that be on the same development as you, or further afield, recommend us and you'll be rewarded.



Your friend must mention your name on their application. You will only receive your voucher once they have been verified and moved in.

COMING SOON

SISKIN PARK

STOCKTON-ON-TEES

Situated in the affluent new area of Wynyard in the North East, Sisken Park is the perfect place to call home with 3 & 4 bedroom properties coming soon.

KINGSMAKERS VIEW

WARWICKSHIRE

Based in Wolvey, Kingsmaker View will feature 32 three bedroom homes in an area perfect for work and play.





ASH BANK HEIGHTS

With great transport links to Stoke and

other nearby locations, Ash Bank Heights

compromises a range of modern 2, 3 and 4 bedroom homes with stunning open

BEAUMOUNT MANOR

HEMEL HEMPSTEAD, HERTFORDSHIRE

Just 24 miles northwest of London, Beaumont Manor will offer an impressive collection of 2 and 3 bedroom homes and 1 and 2 bedroom apartments.



GATESHEAD

Based on former Freight Depot site in Gatehead, this land will now be redeveloped to deliver 80 homes exclusively to rent.



BRIDGEWATER VILLAGE

Located 1 mile from the charming town South Queensferry, and 10 miles northwest of Edinburgh, Bridgewater Village boasts from a range of homes and apartments exclusively to rent.



MILL VALE

MIDDLETON **GREATER MANCHESTER**

Mill Vale will feature a collection of two and three bedroom homes, perfect for you and your family.



STRAWBERRY GRANGE

BRIDGEWATER, SOMERSET

Famous for its beautiful green spaces and rivers, Strawberry Grange is a stunning new development in Somerset offering a collection of 2, 3 and 4 bedroom homes.



SWAN GRANGE

Swan Grange is part of a historic housing development in Witham St Hughs. This development boasts a wooded parkland, open green spaces and will feature a range of two, three and four bedroom homes.



WHERE'S NEXT IN LONDON?

Simple Life London continues to expand with 6 new apartment buildings launching this year!

We're excited to bring another building to Fresh Wharf, Barking to join Halcyon Building. Pelican House, Fresh Wharf comprises of stylish fully furnished 1-3 bedroom apartments, coming in April 2023.

ELEMENTS

ENFIELD

Based in the London Borough of Enfield,

ARK SOANE

ACTON

Elements offers a stunning collection of high specification of 1, 2 and 3 bedroom apartments.

Explore Ark Soane, a mixed-use development in Acton providing a stunning range of 1 & 2 bedroom apartments.





CHESHUNT LAKESIDE

CHESHUNT

Welcome to Cheshunt Lakeside in Waltham Cross, a new development set to become a lively new mixed-use community and a stunning place to call home.





Beam Park, Rainham now has 3 completed buildings (Valentines House, Beechmont House & Endura House), with Verona House launching this summer featuring a further 75 contemporary apartments.

PATCHWORKS

WALTHAMSTOW

Situated just around the corner from Walthamstow's bustling town centre, Patchworks is perfect for those looking for a new build apartment in a vibrant location.



INVESTING IN THE LOCAL COMMUNITY



BOOK BOXES

We are delighted to see further book boxes and benches installed across the country, from sharing the joy of readings and exchanging books.

There are now 22 boxes across the country providing the opportunity for book sharing, free reading and community engagement to over 2,100 homes and the wider community, which is just over 40% of homes.

If you'd like to be a Book Guardian, just get in touch by emailing marketing@simplelifehomes.co.uk



SIMPLE LIFE'S BIODIVERSITY PROJECT LAUNCHES March 2023

In 2023, we launched our Simple Life Biodiversity Project in partnership with Green the UK.

We plan to work with 12 schools across the country to;

- Plant wildflowers and vegetables whilst learning about the importance of this
- Plant 200 trees
 - Plant a hectare of wildflowers

 the equivalent of 2.5 football fields



On 27th March, the Simple Life team we're joined by Buglife's team as part of the B-Lines Insect Pathway project, to clear part of the Heathland in Telford for reseeding of heathers and other native wildflowers, supporting the movement, and presences, of many small creatives.

Later this year we'll launch phase 2, which will see us partner with a further 12 schools on this scheme.

This is only the beginning of the Simple Life Biodiversity project, with lots more to come as part of our commitment to making a difference and a positive impact on the environment and our communities.

SPORTS CLUB

Physical health, confidence, team work, resilience and cooperation are just some of the enormous benefits of participations in sports and clubs.

This past year we have supported teams with kit and equipment, whilst extending awareness and support for Trafford Veterans.

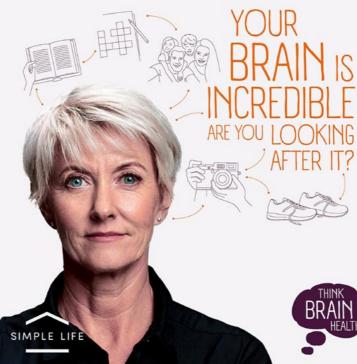
'We would not have the kit or equipment we do without the support of Simple Life'

We ensured Upton Panther's U14 football team looked smart and professional in their new it, while highlighting the great work done by Centrepoint in the logo. With the addition of Denton U19 and support for Doncaster Plant Works boxing club to the sponsored list this year.

Please get in touch if you know a club in your area that would benefit from some extra help. nwaldron@simplelifehomes.co.uk















Make breakthroughs possible

Just as you can protect other areas of your heath, you can take steps to keep your brain healthy and reduce your risk of developing dementia later in life.

Think Brain Health is an ongoing celebration of everything our amazing brains do for us and a guide to the simple things we can do to protect them in return.

Thinkbrainhealth.org.uk



SCAN ME WITH YOUR SMART PHONE

The Outward Bound Trust **Building For Your Future**

In 2022, we launched our Building for My Future courses in partnership with Outward Bound Trust, to provide young people aged 15-19 with the opportunity of challenge and adventure.

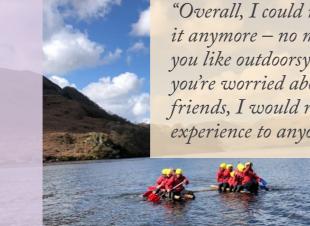
We have filled April 2023's course with 12 young people from all over the country, offering them the chance to take the Ullswater course during summer holidays.

If you're interested contact, email: nwaldron@simplelifehomes.co.uk for more information.

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"As a single parent with no financial support from Philippa's father the opportunity to go on a funded experience like the one she did was fantastic she got a lot out of it and her confidence grows whilst on these adventures – she was bouncing for days after coming home."





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"Overall, I could not recommend it anymore – no matter whether you like outdoorsy stuff, or whether you're worried about making friends, I would recommend this experience to anyone"





Over the Festive period, we celebrated the 12 days of Christmas by showcasing a dozen brilliant charities and causes, who each received £1,000. Again, these causes were those close to our residents' hearts, making an impact in our local communities.

- Smart Works, Scotland
- Two Brews, Manchester
- Heeley Farm, Sheffield
- The Bereavement Café, Bolton

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- Alzheimer's Research UK
- Into University, Salford
- Cold Hands Warm Hearts, Middleton
- Donnington Friends of Severn Hospice, Shropshire & North Powys
- Salford Survivors Project
- Springwood Primary School, Swinton
- Barking & Dagenham Youth Dace
- Maggie's Stillbirth Legacy

LOFT[®] Competition

We've been delivering stylish furniture for over 20 years, and we're passionate about helping you create a space that you'll love.

Our range of furniture is designed to fit seamlessly into any living space, whether you're looking for a statement piece to transform your living room or a cosy bed to sink into after a long day. We can transform your space that fits your vision.







Check out our website!

We've launched some new features on our Simple Life Homes website including our very own live listings page, showcasing all our available properties across the U.K.

We've also created our own Energy Efficiency Calculator so you can get an idea of how much your energy bills will be on specific property types.

Think we're missing something? Please get in touch marketing@simplelifehomes.co.uk



INCLUDES VAT

CLOTHES BANKS RESIDENT DONATIONS 2022

24,070kg CO₂ emissions in 2022!* This generated an incredible £36,778 to charity

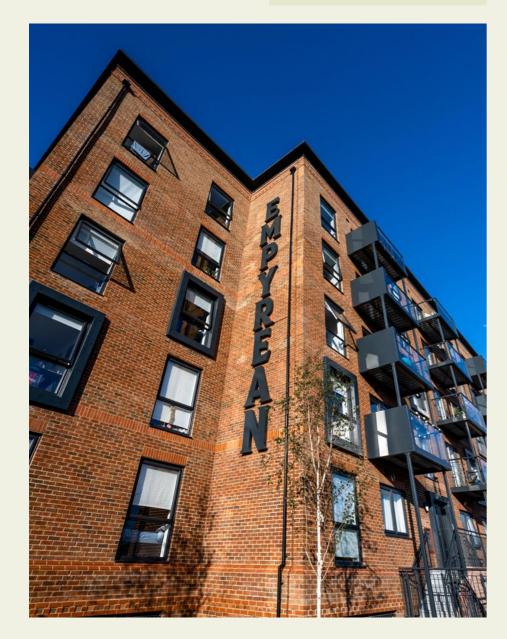
*by preventing clothing going to landfill

BROOKSIDE GRANGE

Carbon offset	1,411kg
EARLE STREET Carbon offset	1,393kg
FRESH WHARF Carbon offset	990kg
HOLLYSTONE BANK Carbon offset	626kg
PRESCOT PARK Carbon offset	1,516kg
REYNOLDS PLACE Carbon offset	952kg
STONEFIELD EDGE Carbon offset	378kg

EMPYREAN DONATED:
1,654 kg

Generating £9,097 for charity Offset 5,954kg of CO₂ emissions*



FENMAN MEWS DONATED:

Generating £6,842 for charity Offset 4,478kg of CO₂ emissions*



492 kg of clothes

Generating **£2,706** for charity Offset **1,771kg** of CO₂ emissions*

HAVENSWOOD DONATED:

456 kg

Generating **£2,505** for charity Offset **5,954kg** of CO₂ emissions*



As a Simple Life Resident, I'd like to get more involved. What can I do?

ANSWER

We love to have residents involved in everything we do from our socials, podcast, events, book box guardians & so much more. Email us marketing@simplelifehomes. co.uk to find out more.



How do I report a maintenance issue?

ANSWER

Log in to your FixFlo account, go through the diagnostic steps and either fix the problem yourself, or log with your Property Manager. You can monitor the status of your request, communicate with your Property Manager and rate our contractors once the work is done. You can also view all of our 'How To' Videos on our Simple Life Homes YouTube page: www.youtube.com/playlist?list=PLOAmBcz_ HtglvPWKZGJWa9bsoEKUswbuU

Q

Am I allowed to have a pet?

ANSWER

Yes, and we don't charge anything additional. You will need to complete our pet allocation form which can we found on our website: www.simplelifehomes.co.uk/ residents, or www.simplelifelondon.co.uk/residents. You must obtain permission and apply beforehand.

Am I allowed to decorate my home?

ANSWER

Q

Your home should feel like your own. All we ask if that you complete a property alternations form and gain permission before you start any works. The form can we found on our website: www.simplelifehomes.co.uk/ residents, or www.simplelifelondon.co.uk/residents

Q

My tenancy is due to end soon, what do I do?

ANSWER

If you're coming up for renewal and would like to stay, just let us know! After your initial tenancy, you can renew for a further fixed term, or longer so you can stay in your home for a long as suits. We will always get in touch ahead of your tenancy end date to discuss options with you.

Q

I'm missing out on the marketing emails for events and competitions

ANSWER

Contact your property manager to update your marketing preferences or to request for alternative communication methods

SIMPLE LIFE*style*



stylist Beth Davies relocated to

worked with a number of brands,

SHREDDED PORK BELLY BREAKFAST MUFFIN WITH CARAMELISED ONIONS & QUICK PICKLE

Ingredients:

1 strip pork belly 2 tbspn soy sauce Juice of half a lemon 1 tbspn manuka honey English muffin 1 sliced red onion Dash red wine 1 tspn brown sugar Pinch salt Ribboned quarter cucumber 50ml water 50ml rice vinegar 1 tspn white sugar Pinch salt



TURKISH EGGS WITH CHARRED HARISSA TOMATOES & SPICED FLATBREAD

Ingredients:

- 1 can Mutti cherry tomatoes
- 1 tspn harissa
- Squeeze of lime
- Pinch salt and pepper
- 250g Greek yoghurt
- *1 garlic clove (grated)*
- 1 tspn za'atar
- 2 tspn sumac
- 1 tspn of rose harissa
- 1 Warbuton's soft pitta bread
- 2 tspn ras el hanout
- 2 eggs



- 1. Separate the cherry tomatoes from their juice, then mix in harissa, lime, salt and pepper.
- 2. Pour the juice back into the tomatoes and transfer to a baking tray, roasting until charred.
- 3. Slowly heat the Greek yoghurt in a glass bowl over a pan of boiling water, then add garlic, za'atar and sumac.
- 4. Poach the eggs then assemble your plate - layering the tomatoes and eggs on top of the yoghurt then finish with a drizzle of Belazu rose harissa.
- 5. For the flatbread, cut Warbuton's soft pittas into quarters. Then heat a pan with za'atar, ras el hanout, lime, oil and a dash of water. Once hot, add the pittas and turn until crispy.

CARAMELISED TOMATOES & CHORIZO ON SOURDOUGH

Ingredients:

2 packs plum tomatoes 1 pointed red pepper 4 garlic cloves Drizzle olive oil Pinch paprika Pinch salt & pepper Sliced sourdough Crumbled manchego cheese Chopped parsley 100g chorizo



- 1. Roast the tomatoes with the red pepper, garlic cloves and olive oil for an hour at 130 degrees, until caramelised.
- 2. Remove tomatoes and pepper from oven and leave to cool for 5 mins, then blend half of them until smooth, leaving the other half whole.

- 1. Marinate the pork belly in the soy, lemon and honey mix then roast for an hour and a half on 160 degrees.
- 2. Remove pork from oven and shred.
- 3. Add the red onion, red wine, brown sugar and pinch of salt to a pan and caramelise on a low heat.
- 4. Add the water, rice vinegar, sugar and salt to a bowl and submerge the cucumber.
- 5. Toast and butter the muffin.
- 6. Assemble and enjoy.

with paprika and salt and pepper

- 3. Dry pan fry the chopped chorizo.
- 4. Toast the sourdough slices, then spread the tomato and pepper mix onto the bread before layering on the remaining tomatoes, chorizo, manchego and parsley.



