

Your property manager of choice

Quintain Living's property management platform combines expertise, scale, smart design, and hospitality-style service to deliver high-occupancy, tech-enabled rental communities tailored to modern lifestyles.



About Quintain Living

Established in 2016, Quintain's award-winning property management platform, Quintain Living, is now one of the UK's largest fully integrated BtR operators with over £2bn assets under management and an ambition to grow.

Our data-driven property management approach optimises rental yield, maximises occupancy (95%+ across the stabilised portfolio), and extends lifetime value, while our in-house design, marketing, and service teams ensure resident satisfaction that outperforms the market.

With 3,565 professionally managed homes in our portfolio, we are the benchmark for BtR performance – turning great living into reliable, long-term value for our stakeholders.

Now poised to scale across the UK, we offer a mature, institutional-grade BtR platform, a fully integrated operating model, and a competitive edge in technology.



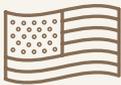
Quintain Living's operating platform is redefining rental living in the UK. By combining tech-enabled leasing, premium service delivery, and purpose-built design, we've created a model that consistently delivers optimised occupancy, rapid lease-up, and exceptional resident satisfaction. This isn't traditional property management; it's a platform built for growth and value creation.

Danielle Bayless
COO, Quintain Living

Our values

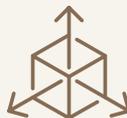
People-First • Creative • Pioneering • Sustainable • Proud

Our success is built on:



US operator led disciplines

Over 50 years of US multifamily experience in our leadership team



Scale

Largest single-site BtR portfolio in the UK



Design

Purpose-built homes with lifestyle-led features



Operations

High occupancy, efficient leasing, and premium service



Investment

Strong institutional backing and asset recycling strategy



Sustainability

Green building practices and community-first placemaking



Your property management partner of choice

Full service BtR operations:

Complete Front and Back of house operations, leasing and data-led digital marketing

Multi-tenure management:

Market rate BtR and affordable discount market rent

In-house facilities management and maintenance:

Business as usual and lifecycle capital expenditure

In-house fire life safety:

Proactive, compliant, resident-focused fire safety built into every detail

ESG Advisory:

Building certifications, GRESB benchmarking and carbon reduction initiatives

Mixed-use skillset:

Retail and office leasing, estate management and placemaking expertise

End-to-End Asset Management:

Real-time performance tracking and proactive strategies to maximise investor returns and asset value

In-House Property Management:

Direct control of operations ensures consistent quality, compliance, and brand alignment across every building

Leasing & Marketing Expertise:

Dedicated brand, creative, and digital teams drive strong demand and market-leading occupancy through data-led campaigns and a seamless leasing journey

Exceptional Resident Experience:

Quintain Living's on-site teams deliver market-leading hospitality, resident engagement programmes, and swift issue resolution to boost retention

Facilities & Maintenance

Excellence: Preventative and

responsive in-house maintenance supported by sustainability initiatives that reduce costs and carbon impact

Revenue & Performance

Management: Dynamic pricing and analytics tools ensure optimal rent levels and portfolio performance

Design & Product Input:

In-house design expertise deliver homes and amenity spaces that resonate with residents and enhance long-term value

Mobilisation & Launch Delivery:

Proven ability to activate large-scale developments efficiently, from construction handover, through mobilisation and full lease-up

Technology & Digital Integration:

Seamless digital platform for leasing, resident interaction and performance reporting

Commitment to ESG Leadership:

Focused on community impact, sustainability and long-term environmental responsibility across every asset

Building Safety Regulation (BSR)

Experience: In-house team with Gateway and Safety case experience, plus compliance and pro-active remediation expertise



We're applying best practice from the senior management team's experience of multifamily in the US, tailored to local demand and designed for customer service and optimised management.

Danielle Bayless
COO, Quintain Living

Client feedback

“We received overall property advice and a team member on secondment – interactions were professional and a great support to our business and operational staff. Quintain Living’s work resulted in streamlined property operations and departments – we extended our relationship.”

Institutional Asset Manager

Providing temporary building management for 12 months post asset sale: “Quintain Living provided property management services in a professional manner and arranged an orderly transition to our in-house team.”

Investor

Resident feedback



Exceptional Living Experience. Thanks to the Quintain Team



A Big Thank You



Great experience



Trust Pilot 4.3
(878 reviews)



Google 4.5
(989 reviews)



Homeviews
4.11 (507 reviews)

Net Promoter Score (NPS) and resident surveys

Our resident event programme achieved an NPS score of **86**, which is considered 'world-class' compared to typical industry benchmarks.

Our resident survey finds **87%** are satisfied with resident events and **89%** would recommend to their friends.

Awards



Portfolio highlights

QUINTAIN
LIVING



Your core team



Danielle Bayless,
COO

Danielle joined Quintain in 2020 and has been instrumental in the success of growing the QL platform to manage over £2bn of assets. She brings 36 years experience in property management and prior to joining Quintain, Danielle served as Vice President of Operations at Essex Property Trust, an S&P 500 company. Providing strategic leadership for all aspects of team and asset performance for a portfolio of 86 communities, totalling 23,000 homes in Northern California. She has additionally held board seats on the Housing Industry Foundation (HIF) as well as multiple regional chapters of the California Apartment Association (CAA) and sits on advisory boards for the ARL and BPF in the UK.



Grace Oyesoro,
Head of Operations

Grace joined Quintain in 2019 and is responsible for 3,565 homes across eight developments, overseeing the on-site team responsible for customer experience, resident retention and P&L management. Previous roles have included GM/ Operations Manager for The Quarters by Bravo (BTR), General Manager for Bravo Management UK (Commercial Property Management). Grace holds a BA in Economics and Politics from University of York.



Nathan Wise,
Leasing Director

Nathan joined Quintain Living in 2023 as Leasing Director where he is responsible for the leasing of eight BtR developments in Wembley Park. He brings 19 years experience in the multifamily housing industry with leading U.S. companies Irvine Company Apartment Communities and Essex Property Trust. He holds a Certificate in Customer Experience from the University of California, Santa Barbara and a degree from Walt Disney University.



Greg Spezzano,
Managing Director

Greg is Managing Director of new business at Quintain. He has over 35 years of multifamily experience in both the US and the UK. Most recently, acting as Managing Director of Hudson Advisors UK, Greg has been responsible for advising on the execution of the Quintain strategic plan. Prior to Hudson Advisors UK, Greg served at Berkshire Residential Investments as Senior Vice President of Property Management for the US Western States as well as National Director of Multifamily Lease-up Strategy responsible for predevelopment activities and lease-up for all new construction.

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