



Build to Sell


- Traditional model



Build To Rent (BTR)

NOTE: AS OF 21ST DEC 2022, BUILD TO RENT IS NO LONGER PERMITTED AS A CATEGORY UNDER PLANNING.

- BTR is seen as a way of life
- Brand orientated
- Service and Rental
- Professionally Managed
- Central Services
- Occupants = Customers not Tenants...
- Institutional Investment



Shared Accommodation/ Co-Living

NOTE: NEW SCHEMES BANNED SINCE NOV 2020

- Cluster Living
- Similar to Student Model
- Dept. of Housing open to other formats/models
- Significant opportunity for varied offer
- Requirement to demonstrate need

BUILD TO SELL



BUILD TO RENT (BTR)



SHARED ACCOMMODATION



Dual Aspect	> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban																														
Apartments Core	≤12					No Restriction					No Restriction																														
	Urban: Minimal Suburban 1 Car/Unit + 1 Space/3-4 Units (Visitor)					Minimal					Minimal																														
	1 per Bed + 1 per 2 Units (Visitor)					1 per Bed + 1 per 2 Units (Visitor)					1 per Bed + 1 per 2 Units (Visitor)																														
Floor To Ceiling	>2.70m (Ground)		>2.40m (Upper)			>2.70m (Ground)		>2.40m (Upper)			>2.70m (Ground)	>2.40m (Upper)																													
	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Flexible																														
Storage	3m ²	3m ²	5m ²	6m ²	9m ²	3m ²	3m ²	5m ²	6m ²	9m ²																															
Communal Amenity	4m ²	5m ²	6m ²	7m ²	9m ²	4m ²	5m ²	6m ²	7m ²	9m ²	Flexible																														
Minimum Apartment Sizes	<table border="1"> <tr><td>3B</td><td>90m^{2*}</td></tr> <tr><td>2B(4P)</td><td>73m^{2*}</td></tr> <tr><td>2B(3P)</td><td>63m^{2*}</td></tr> <tr><td>1B</td><td>45m^{2*}</td></tr> <tr><td>Studio</td><td>37m^{2*}</td></tr> </table>					3B	90m ^{2*}	2B(4P)	73m ^{2*}	2B(3P)	63m ^{2*}	1B	45m ^{2*}	Studio	37m ^{2*}	<table border="1"> <tr><td>3B</td><td>90m^{2*}</td></tr> <tr><td>2B(4P)</td><td>73m^{2*}</td></tr> <tr><td>2B(3P)</td><td>63m^{2*}</td></tr> <tr><td>1B</td><td>45m^{2*}</td></tr> <tr><td>Studio</td><td>37m^{2*}</td></tr> </table>					3B	90m ^{2*}	2B(4P)	73m ^{2*}	2B(3P)	63m ^{2*}	1B	45m ^{2*}	Studio	37m ^{2*}	<table border="1"> <tr><td>12m² (1P)</td><td>12m²</td><td>12m²</td><td rowspan="2">Beds 1-3 8m²/person</td></tr> <tr><td>18m² (2P)</td><td>12m²</td><td>12m²</td></tr> </table>		12m ² (1P)	12m ²	12m ²	Beds 1-3 8m ² /person	18m ² (2P)	12m ²	12m ²	Beds 4-6 4m ² /person	
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Mix	<p>← ≤25% → Studio</p> <p>← ≤50% → Studio/1B</p> <p>← <10% → 2B(3p)</p> <p>← Flexible 2B/3B</p>					No Restriction					<p>2-6 </p> <p>≤ 8 </p>																														
Width of living/ dining room**	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Flexible																														
	4m	3.3m	3.6m	3.6m	3.8m	4m	3.3m	3.6m	3.6m	3.8m																															
Aggregate floor area of living/ dining/kitchen area**	30m ²	23m ²	28m ²	30m ²	34m ²	30m ²	23m ²	28m ²	30m ²	34m ²	Flexible																														
Bedroom Min Width**	Studio	Single	Double	Twin	Studio	Single	Double	Twin				Flexible																													
	4m	2.1m	2.8m	2.8m	4m	2.1m	2.8m	2.8m																																	
Bedroom Min Floor Area**	30m ²	7.1m ²	11.4m ²	13m ²	30m ²	7.1m ²	11.4m ²	13m ²				Flexible																													

**Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas



These requirements are set down in the **Sustainable Urban Housing: Design Standards for New Apartments Guidelines For Planning Authorities**
 (Click to follow on soft copy)



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