



Build to Sell

- Traditional model



Build To Rent (BTR)

- Emerging sector
- 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

- 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	3m²	3m²	5m²	6m²	9m²	3m²	3m²	5m²	6m²	9m²			
Communal Amenity	4m²	5m²	6m²	7m²	9m²	4m²	5m²	6m²	7m²	9m²	Flexible		
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell)													
Mix						No Restriction							
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	3.3 m	3.6m	3.6m	3.8m			
Aggregate floor area of living/ dining/kitchen area**	30m²	23m²	28m²	30m²	34m²	30m²	23m²	28m²	30m²	34m²	Flexible		
Bedroom Min Width**	Studio 4m	Single 2.1m	Double 2.8m	Twin 2.8m		Studio 4m	Single 2.1m	Double 2.8m	Twin 2.8m		Flexible		
Bedroom Min Floor Area**	30m²	7.1m²	11.4m²	13m²		30m²	7.1m²	11.4m²	13m²		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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