



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)



BTR PERMISSIONS NO LONGER PERMITTED (22ND DEC 2022)

SHARED ACCOMMODATION



NEW SCHEMES BANNED SINCE NOVEMBER 2020 ONWARDS

	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 colspan="3"> </td></tr> <tr><td>18m² (2P)</td><td>12m²</td><td>12m²</td><td>Beds 4-6 4m²/person</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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