

Specialist Housing

What wins when developing specialist housing types?

Nick de Lotbiniere, Head of London Planning

Agenda

- Why has need arisen
- How is the planning system responding
- Opportunities & constraints – “What wins”
 - Retirement Living – Extra Care
 - Co Living
 - Micro flats
 - HMO
- Conclusion – next 5 years



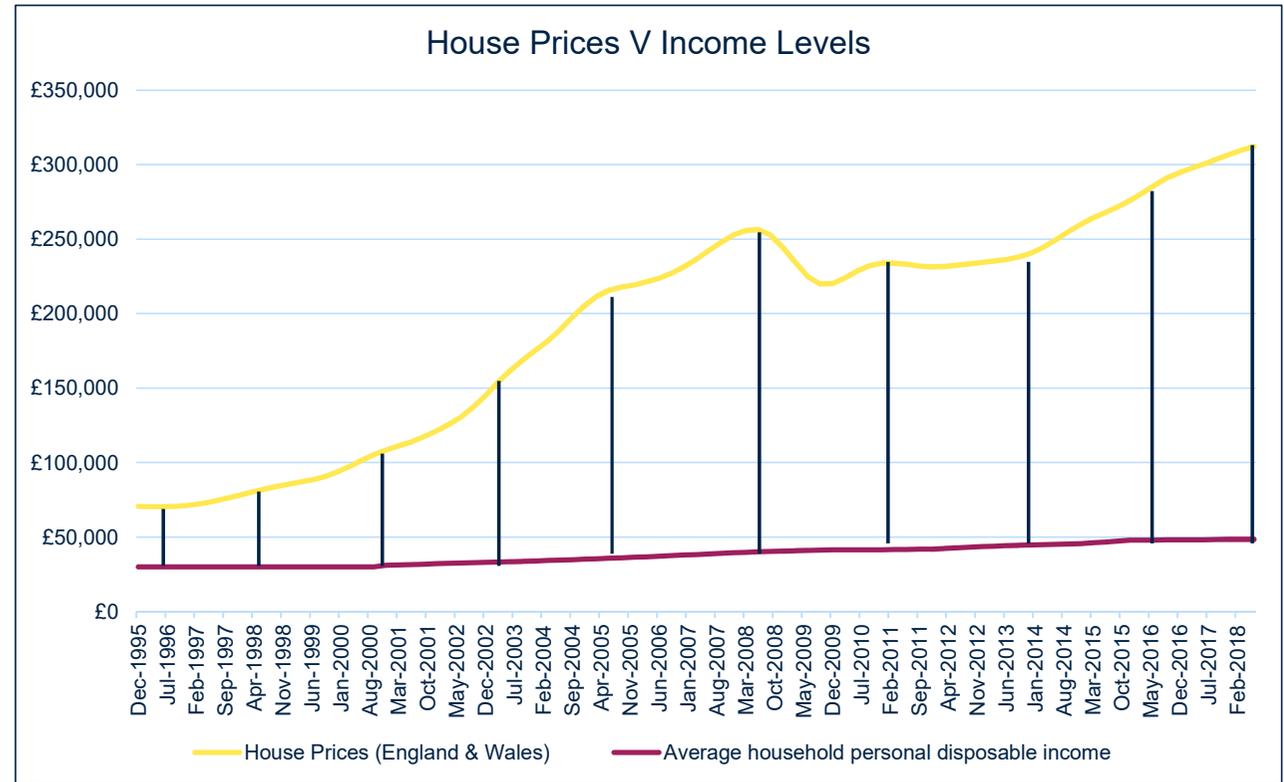
Why – 4 Key Factors

- Population Change
 - 2030: 15 million above 65....
3 million.... 85+
 - 2018: 800,000 people with dementia

- Economics
 - House prices.....20 years (410%)
 - Income level “squeezed middle”
 - Average 1st time buyer 34
 - 1/3 Gen Y never own home

- Life style
 - Communal Living
 - Lifestyle v Property
 - Co-working & Flexible working

- Technology
 - Space efficient
 - Predictive technology
 - Assistive technology



Planning System

Legal Basis: Habib Ullah V Birmingham City Corporation (1964)

Affordable Housing Circular 6/98

NPPF July 2018

Para 59: 'Needs of groups with specific housing groups

Para 61: Local Housing Need Assessment: "such as" (i.e. not an exhaustive list)

- Older people
- Students
- Disabled

Para 64: Affordable Housing

- 10% affordable home ownership unless
- Specialist accommodation (such as purpose built for elderly)



STRONG AND CLEAR
FRAMEWORK

Retirement Living (55+)

- Variety of Types

- Retirement Villages
- Assisted Living
- Sheltered Housing
- Extra Care
- Care Homes

- Housing Need

- 15,000 per annum
- 8,000 – built 2016
- Retirement Housing stock %
 - USA – 5.6%
 - AUS – 5.25%
 - UK – 0.5%

- London – 4,000 per annum DLP 2017-2036



MASSIVE GROWTH EXTRA CARE/
CARE HOMES

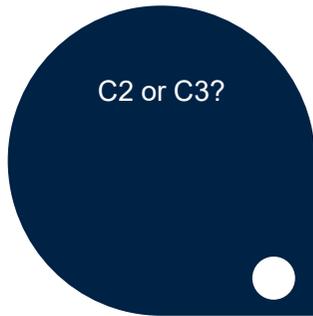


Retirement Living

- London Plan: Policy H15

- Identify sites
- Specific targets for each borough
- Affordable Housing

A MASSIVE DILEMMA FOR CARE HOME PROVIDERS AND "EXTRA CASE" IN PARTICULAR



- Affordable Housing
- CIL rates
- Car park ratios

London borough	Annual Benchmarks (units per annum)
Barking & Dagenham	70
Barnet	275
Bexley	145
Brent	230
Bromley	210
Camden	105
City of London	10
Croydon	225
Ealing	200
Enfield	195
Greenwich	105
Hackney	40
Hammersmith & Fulham	70
Haringey	110
Harrow	165
Havering	185
Hillingdon	180
Hounslow	135
Islington	60
Kensington & Chelsea	85
Kingston	105
Lambeth	70
Lewisham	100
Merton	105
Newham	85
Redbridge	155
Richmond	155
Southwark	65
Sutton	100
Tower Hamlets	45
Waltham Forest	110
Wandsworth	120
Westminster	100
Total	4,115

Extra Care



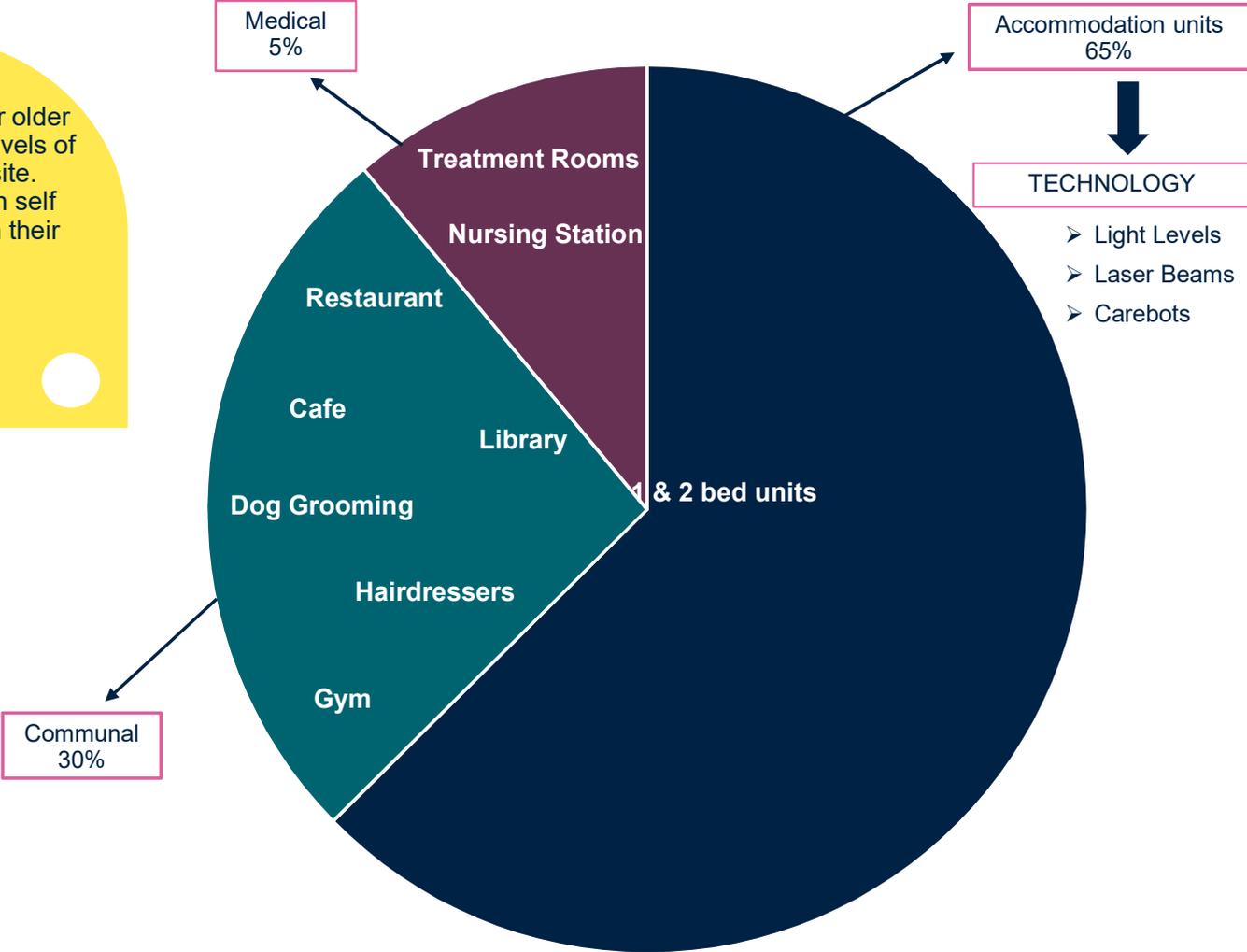
- Definition
- 3 Components
- Appeal Decisions

"Housing designed for older people with varying levels of care and support on site. People have their own self contained homes with their own front doors" (Housing.care.org)

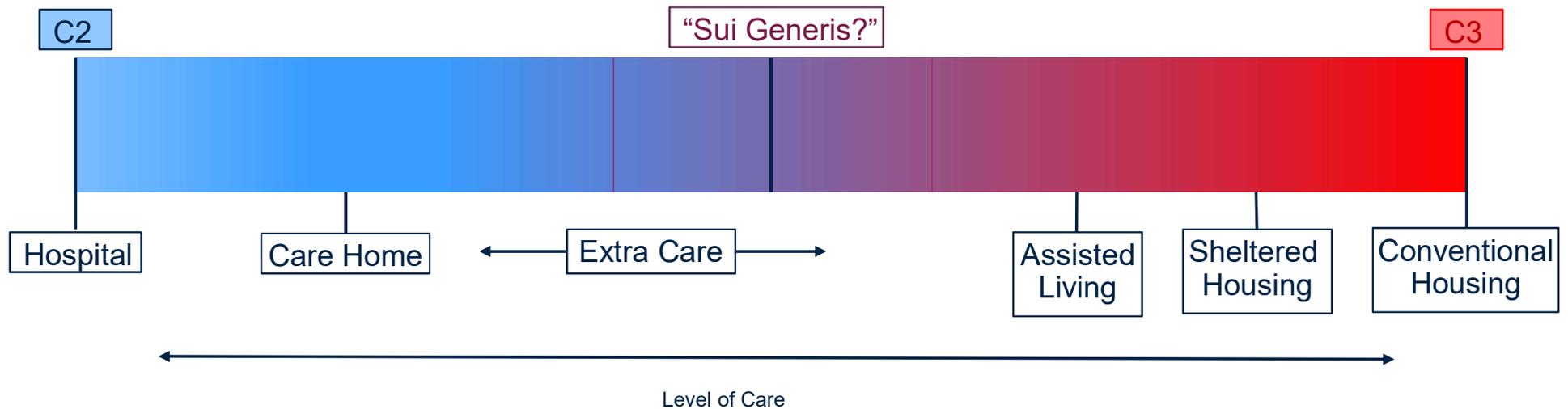
Sidmouth, Devon (Jan 2018)

- 113 Extra care units
- RTPI Practice note no.8
- 60+
- Min 2 hour care
- Registered CQC

"The development is offering much more than a dwelling house. Independent living accommodation is one element of the scheme but that would be provided alongside a range of communal (and needed) facilities that are inextricably linked to a way of life."



Use Class – A Continuum



Key Criteria

- Self containment not definitive
- Care Package & Facilities & Staff
- S106 Commitment
- Management Plan
- Communal Facilities

Case Study- Dovehouse Street, Chelsea



Scheme

- 49 Extra Units (1 & 2 bed)
- Communal Facilities
- Medical
- Care Operator : Draycott Nursing
- S106 Agreement
 - 65+
 - Care Assessment
 - Care Package (min 2.5 hours per week)

Use Class C2

- Local Need 70% from RBKC

Lodge Road, St Johns Wood



Scheme

- 89 Extra Care Units
- 121 Care Home
- 12 Affordable Units
- S106 Agreement
- Draycott Nursing- Extra Care

Use Class

- WCC – C3 Category
- GLA – C3 Category



RUN VIABILITY EXERCISE

Heythrop College, Kensington



Scheme

- 148 Extra Care; 3 Townhouses; 5 Affordable Units
- Communal Facilities
- Medical
- Care Operator – Draycott Nursing
- S106 Agreement

Use Class

RBKC – C2 Category

GLA – C3 Category



RUN VIABILITY

Summary- “What wins”

- Local Needs Assessment
- Local Plan Policy
- Key Factors
 - Care Operator (CQC)
 - S106 Care Package
 - Communal & Medical
 - Units
- Comparable Examples
 - Avoid C2/C3 - trap



Co Living

- Definition: “Co-Living is a way of living focused on a genuine sense of community, using shared spaces and facilities to create a more convenient and fulfilling lifestyle.” [The Collective]

- Demand:
 - Mainly 20-29 yr “Lifestyle choice”
 - Urban Dwellers
 - Communal facilities
 - “Affordable” rents



HUGE GROWTH LONDON & OTHER CITIES



Planning Policy

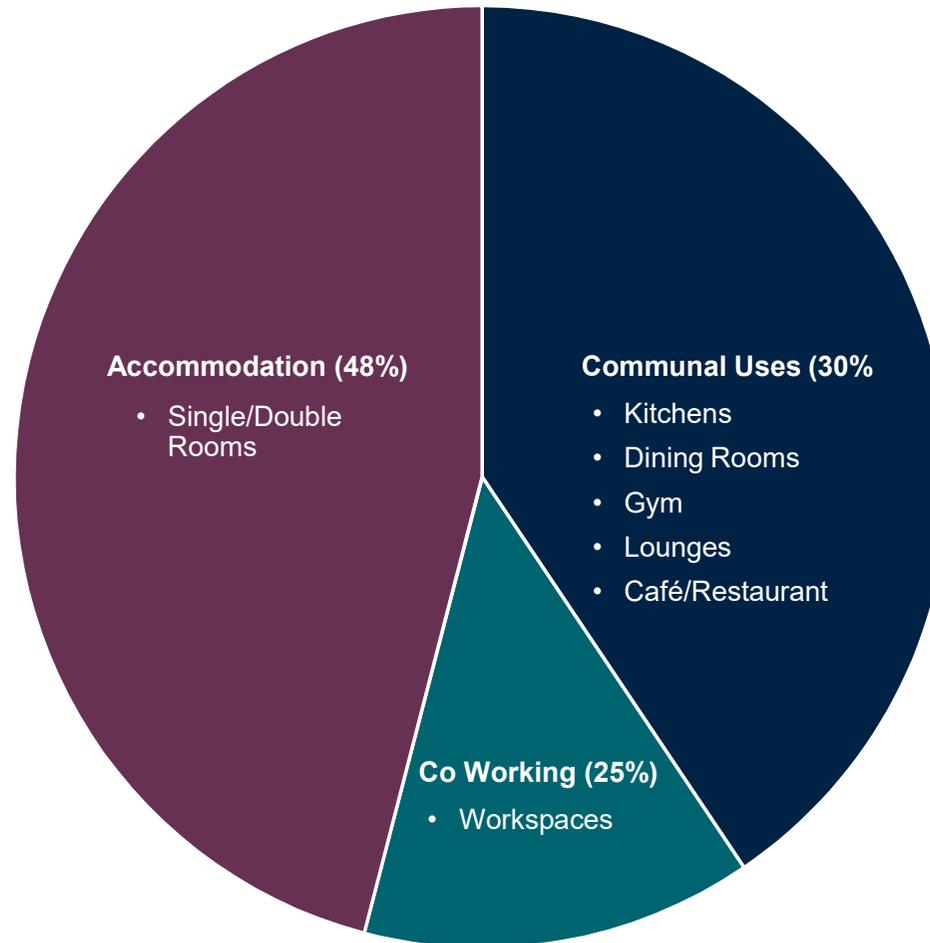
- NPPF
 - Specialist Housing Need
- London Plan: 2018
 - Policy H18: “Large Scale Purpose Built Shared Living”
 - 8 Criteria
 1. Local Need
 2. Well Connected
 3. Single Management
 4. Tenancy (Min 3 months)
 5. Communal Facilities including dining/cooking/laundry
 6. Functional Living Space (unit sizes)
 7. Management Plan
 8. Cash in Lieu Affordable
- SUI generis

QUOTE

“Large purpose built shared living developments may have a role in meeting housing need in London”



Co-Living – The Components



Case Studies

Collective – Old Oak Common

Old Oak Common

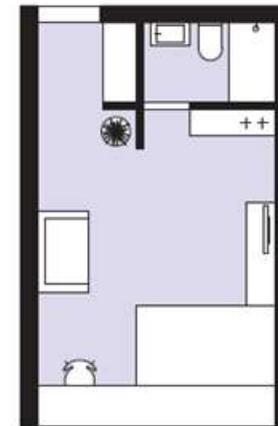
Scheme:

- 323 bedrooms
- 14-20 sqm units
- Retail, gym, kitchens, dining, lounges
- Business space (co-working)



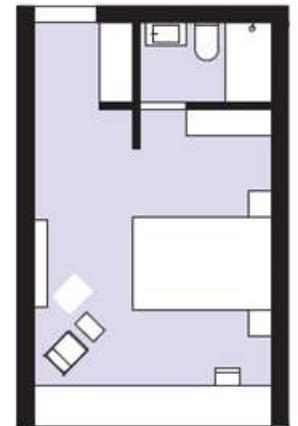
Planning Issues

- Land Use -“Sui Generis”
- Need – Local demand supply
- Criteria Age - 21-35
- Young professionals
- Affordable – Discount market rents



OPTION 1

- Bed by window
- Window sill as bedside table
- Kitchenette by bathroom



OPTION 2

- Double bed accessed from two sides
- Extra cupboards outside bathroom
- Window sill as desk

Collective: Stratford

Scheme

- 223 Bedrooms
- Aparthotel
- Business Floorspace
- Communal facilities

Planning Issues

- Land use- Sui generis
- Criteria Age -18-35 years
- Min 3 month lets
- Affordable £2m payment



Spaces: London Bridge

Scheme:

- 172 Bedrooms
- Co-Working
- Communal facilities

Planning Issues

- Land Use: Sui generis
- Unit sizes: 13.5 sqm (GLA too small)

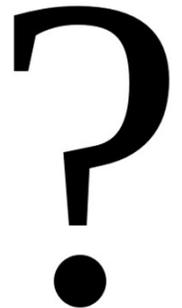
Status

- Withdrawn



What wins?

- Communication
- Local needs study
- Communal spaces
- Affordable housing strategy

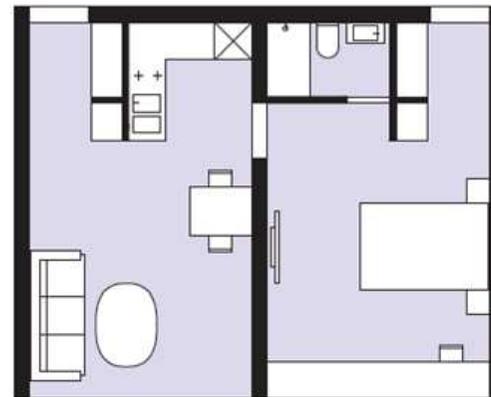


Microflats (HMO Accommodation)

- Definition “A one room self contained living space usually purpose built designed to accommodate a sitting space, sleeping space, bathroom and kitchenette within 14-32 sq,” Wikipedia

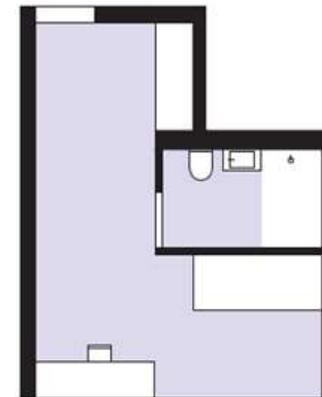
- Growth Sector
 - Pocket Living (1,000 units-Khan £25m)
 - U + 1
 - Amazon
 - Yo Housing

- Demand
 - City Centres
 - Young professionals
 - “Weekday pad”



OPTION 5

- Plenty of storage space
- Separate living room and bedroom
- Fully equipped kitchen
- Fire exit from bedroom to corridor

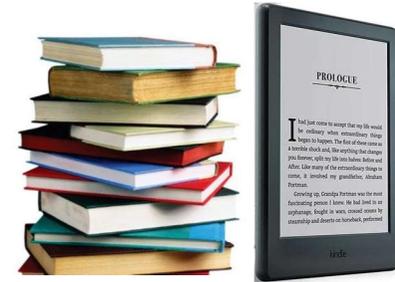


OPTION 6

- Wheelchair accessible
- Lifetime home compatible unit
- Wide hallway

Schemes

- 20-25 sqm
- Technology
- Space saving
 - Raised beds
 - Flip up table
 - Fold up furniture
 - Collapsing colanders



Planning Policy

- NPPF & Government Advice
- London Plan
 - “1 bed units play a very important role in meeting housing needs.”
- Key Issues
 - Space standards
 - Dwelling mix
 - Affordable housing

“We want to make sure the standards do not rule out new approaches to meeting demand, building on high quality compact living model of developers such as Pocket Housing.”

White Paper “Fixing the broken Housing Market.”

Sources of Development

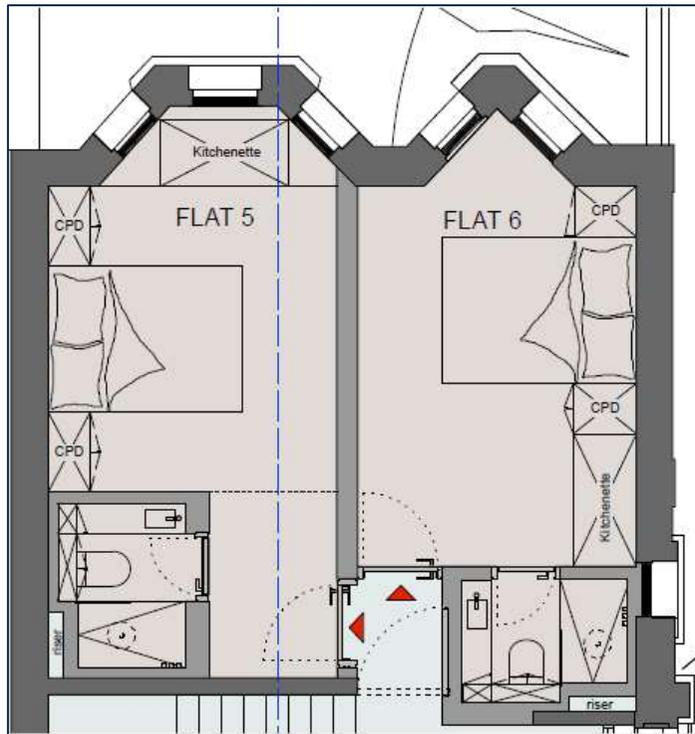
- HMO stock
- Affordable – Discounted market sale/ or rent
- Permitted development: Use Classes Order
 - Class O: Office → Residential
 - Class P: Storage → Residential (April 2018) 500m²
 - Class PA: Light Industrial → Residential (October 2020) 500m²

Case Study- 117 Warwick Road, Earls Court

HMO: Examples

Existing: 17 HMO, 7 - 34 sqm

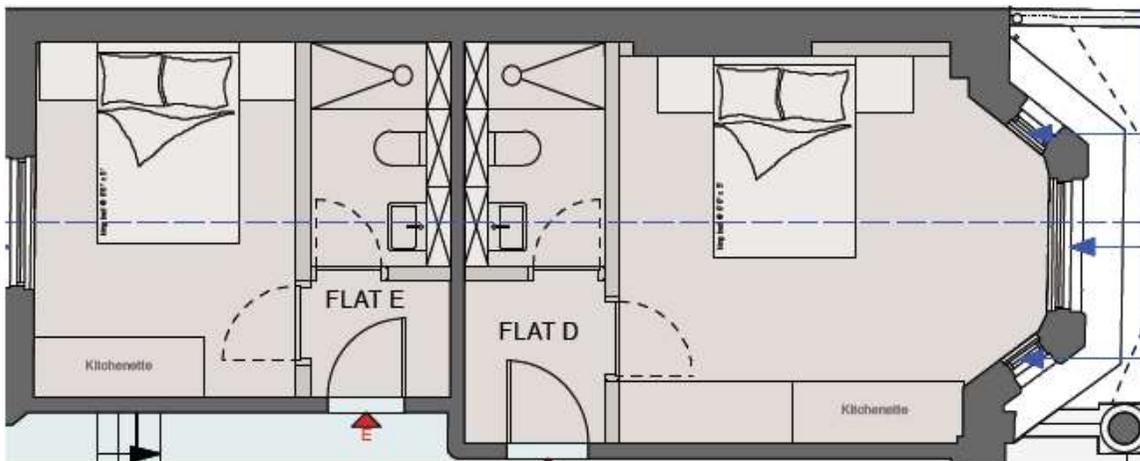
Approved: 20 self contained 13-16 sqm



18 West Cromwell Road

Existing: HMO Units 11-36 sqm

Approved: 10 Self contained units 21-38 sqm



“Homes will feature dining tables that rise from the kitchen floor”

Unit Size

- 40 sqm
- Sale Price

“The latest design also uses fold-out furniture to maximise a 40-square-metre plan”

Plans include a mechanised bed that can be lowered over a sunken seating area in the lounge, a breakfast bar that slides out from the kitchen wall and a dining table that folds up from the floor.

Manchester



Pocket Housing



- Built 250 homes – 2016
- 600 homes planned
- Affordable- 20% discount on rents
- 14 London Boroughs
- Unit sizes 38m+



WHAT WINS ?

- Specialist Housing- Future demand- Local Need Studies
- Local Plans
- Communication (backed with exemplars)
- Quality of product & Management plans
- Viability (affordable/CIL etc)