

# Richard Keep Architects comments

Page: [Policy H18 Large-scale purpose-built shared living](#)

Section: [N/A](#)

Neutral -

Increased legislation on student accommodation and large scale purpose built shared living are a good step though there is an opportunity being missed here.

Developments such as The Collective have shown how lowering space standards can provide good quality living standards for both students and young professionals by using auxiliary spaces to substitute for lack of space within apartments. Limiting this type of accommodation to the rental market means that large corporations will always profit from their investment rather than opening a more reachable investment opportunity to the young professionals on the open market.

There should be a middle ground where smaller developments of this type of accommodation with auxiliary facilities could be put out on the open market specifically for first time buyers.

House prices in cities, particularly London have become out of reach for young first time buyers. Help to buy schemes and shared ownership have gone some way to meeting need but not far enough to address this.

This neednt mean a compromise on space standards for typical housing needs, more a different housing type similar to sui generis used for large scale purpose built shared living. This would be especially beneficial in more central locations where young professionals want to live. Individual councils could identify site specific locations close to public transport or area specific numbers.

There are 3 crucial factors :

1. When site are developed they can sold at full market rates per square foot as the smaller size would fall into affordable category. As such Developers can maximise profit and affordable targets met quicker.

2. the smaller size of units means almost double the number of affordable units can be achieved on the sites, and double the number of people can get onto the housing ladder earlier in life.
3. Young professionals can invest in their future earlier in life while still living in good locations( zones 1 and 2)and stemming the flow of young professionals who can't get on the housing ladder. leaving london.

These types of developments have been explore successfully in New york and Tokyo so why not London? Smaller scale developments would foster a greater sense of community without the occupiers feeling as though they are living like a student.

There will always be young professionals looking to get on the housing ladder. When they out grow they can sell on and move up.