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London Plan Guidance

Large-scale purpose-built shared living

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Kamal Chunchie Way

London E16 1ZE

www.london.gov.uk

Enquiries 020 7983 4000

Email londonplan@london.gov.uk

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London Plan policies

Policy H16 Large-scale purpose-built shared living.

Plan-making

Planning authorities should use this guidance to inform site allocations where large-scale purpose-built shared living (LSPBSL) is being considered and any broad locations or policies in development plan documents that relate to LSPBSL.

Planning application type and how the London Plan Guidance (LPG) will be applied

This guidance provides direction and recommended benchmarks for the design and assessment of all applications with LSPBSL. Some aspects may also be relevant to some larger proposals for houses in multiple occupation (HMOs), with more than 20 bedspaces.

Who is this guidance for?

This guidance is for planning authorities to assess planning applications with LSPBSL.

This guidance should also be used by developers, architects and designers to design and manage LSPBSL developments.

1 Introduction

1.1 About this document

1.1.1 This document provides guidance to support London Plan Policy H16.

1.2 What is large-scale purpose-built shared living?

1.2.1 Large-scale purpose-built shared living (LSPBSL), also referred to as co-living, is a type of non-self-contained housing that is generally made up of at least 50 private individual rooms and communal spaces, and facilities.

1.2.2 LSPBSL differs from other housing types, including the following:

- Self-contained housing (use class C3), because there is an emphasis on communal living. Large-scale shared dining, recreation and (sometimes) workspaces are provided to offset private individual units that are smaller than the minimum internal space standards set out in table 3.1 of the London Plan.
- HMOs, due to the size of the developments and the extent of communal spaces and facilities.
- Hotels (use class C1) and hostels (sui generis), due to the requirement for minimum tenancies of no less than three months.
- Residential institutions (use class C2), as there is no significant element of care or training provided.
- Student accommodation, as this has a focus on student needs, links with universities and the provision of specific 'affordable student accommodation' as required by the London Plan. Notwithstanding paragraph 4.15.5 of the London Plan, any product designed and marketed for students should be prepared in line with Policy H15.

1.2.3 LSPBSL generally provides accommodation for single-person households who cannot, or choose not to, live in self-contained homes or HMOs. This accommodation type may be used on a transitional basis until residents find suitable longer-term housing. Whilst LSPBSL provides an additional housing option for some people, due to the unique offer of this accommodation type it does not meet minimum housing standards and is therefore not considered to meet the ongoing needs of households in London.¹

¹ Recognising however, that LSPBSL contributes an element of housing choice, it is counted towards housing supply on a ratio of 1.8:1 basis as per London Plan Policy H1 paragraph 4.1.9

- 1.2.4 For this reason, LSPBSL cannot be considered an affordable housing product. It does not provide accommodation suitable for households in need of genuinely affordable housing, including families.

2 Planning for LSPBSL development

2.1 Locational and access considerations for LSPBSL development

- 2.1.1 To meet the requirements of London Plan Policy H16 (part A3), LSPBSL development should be:
- a. located in well-connected, well-served areas. The site-specific context of a proposed LSPBSL development should be considered in terms of the quality and ease of access to the public transport; active travel options; and the proximity to wider amenities and facilities in the area. Areas that are likely to be more suitable for LSPBSL include:
 - i. the Central Activities Zone (CAZ) and Inner London Opportunity Areas
 - ii. Metropolitan and Major town centres
 - iii. all areas of PTAL 5 or 6 and Inner London PTAL 4
 - iv. other town centres with high or medium growth potential (see Annex 1 of the London Plan).
 - b. car-free and not contribute to car dependency, as per London Plan Policy T6(B). This will partly be achieved through the location types set out above. The mix of uses incorporated in a development can also help to increase the needs (including employment) that are met locally without requiring a car. Attention to the safety and inclusiveness of the adjoining public realm through its design and management will also be an important consideration (see section 3, below), as will servicing and deliveries (see section 5, below).
- 2.1.2 These locations may be refined further by Local Plans according to their wider spatial and housing strategies.

2.2 Contributing positively to well-designed, mixed and inclusive neighbourhoods

- 2.2.1 LSPBSL developments should be located and designed to contribute positively to the character of the area; and the creation of mixed and inclusive neighbourhoods.
- 2.2.2 To inform this, local planning authorities should draw on characterisation studies and their design-led approach to optimising site capacity (see

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policies D1 and D3 of the London Plan, and the Optimising Site Capacity: A Design-led Approach LPG).

- 2.2.3 Locationally, at the neighbourhood level, contribution to mixed and inclusive objectives requires attention to housing mix – both onsite and in the wider area, including in delivery terms.

LSPBSL can impact upon neighbourhood housing mix positively and negatively:

- a. LSPBSL can positively disperse this type of development away from any emerging clusters; or add to housing mix where it is lacking.
 - b. It may be more negative where there are emerging concentrations of this or similar accommodation relative to conventional housing. Such concentrations may be spatial (particularly at neighbourhood scale) or as a proportion of housing delivery. In these cases, LSPBSL may be considered to be ‘crowding out’ conventional housing schemes, affecting the ability to meet a range of needs.
- 2.2.4 Ideally, Local Plans should identify where spatial or delivery concentrations of LSPBSL (relative to conventional housing) may be emerging and impacting on the ability to ensure mixed and inclusive neighbourhoods. This information could be used to develop spatial policies, or to indicate the significance of neighbourhood or pipeline housing mix in decision-making.
- 2.2.5 In areas where demand for LSPBSL is likely to be particularly high, and this could have a negative impact on creating mixed and inclusive neighbourhoods, local planning authorities may, with appropriate evidence: introduce a local policy framework that limits the number of developments or units within a defined area; ensure separation; or focus LSPBSL in specific places. More positively, they can identify areas where LSPBSL could be beneficial as part of the housing mix. Any such policy should be sufficiently flexible to ensure any limits are not applied arbitrarily.
- 2.2.6 However, in the absence of a Local Plan policy, London Plan Policy H16 A(2) provides scope for Local Planning Authorities (LPAs) to consider the impact of LSPBSL on mixed and inclusive neighbourhoods on a case by case basis. This should be supported with appropriate monitoring and engagement evidence.
- 2.2.7 LPAs should also consider housing size mix (see Policy H10(A)) and the provision of onsite affordable housing (see Policy H4(B)) as part of this matter. On larger sites, particularly where opportunities to provide a mix of sizes and tenures within the borough or area are constrained, it may be appropriate to seek blocks of conventional C3 housing in addition to LSPBSL.
- 2.2.8 In addition to broader spatial strategy and housing capacity considerations, when considering these aspects of LSPBSL development, local planning authorities should draw on:
- a. information about existing and emerging housing mix by area

- b. information about the cumulative impact on services and infrastructure of existing LSPBSL and other similar housing products such as purpose-built student accommodation (PBSA)
 - c. an understanding of local housing delivery issues and the positive or negative role LSPBSL is playing, or could play, in the area, and how any restrictions might affect this
 - d. an understanding of local housing rental markets (including Build to Rent, HMO and purpose-built student accommodation demand and supply) and pressures that may be alleviated by LSPBSL development.
- 2.2.9 Once in-principle locational issues have been resolved, wider infrastructure impacts arising from the scale of the development should also be considered and addressed. This should ensure that the proposed LSPBSL development does not adversely affect the inclusive nature of a neighbourhood by affecting the ability of any residents to access the infrastructure they need.

3 Design quality

3.1 Integrating LSPBSL into the neighbourhood

- 3.1.1 LSPBSL development should positively integrate with its surroundings as part of ensuring good-quality design, in turn contributing positively to mixed and inclusive neighbourhoods (see policies H16 A(2) D1 and D3 of the London Plan, and the Optimising Site Capacity: A Design-led Approach LPG).
- 3.1.2 LSPBSL should:
- a. ensure active uses and public amenities are designed and located to activate the street; and public amenities on the ground floor should front the street or public realm
 - b. avoid inclusion of any blank walls, dense vegetative screening or other design elements that visually segregate the development from the local surroundings or vice versa should be avoided, unless mitigation against external factors such as noise or air quality is required
 - c. be encouraged to include public amenities such as restaurants, bars and communal workspace; promote use of these by the surrounding local community; and make them available to residents at no extra cost
 - d. ensure any employment-space uses complement and strengthen the local economy.
- 3.1.3 The development should ensure the public realm is designed with different users in mind, including both residents and people in the surrounding communities who use wheelchairs or who have other mobility impairments.

3.1.4 Where necessary, improvements to the surrounding public realm should be achieved through planning obligations to ensure good connectivity through walking, cycling, green infrastructure and other streetscape elements. This should mitigate any crowding impacts that may arise at particular times from building access or egress.

3.2 Inclusive building design

3.2.1 The overall building design should have regard to the needs of people with a range of disabilities and impairments. Beyond wheelchair access, this could include the impacts of other mobility, sensory, dexterity and learning difficulties; and needs arising from particular mental health conditions. Design responses should consider the use of colour, light, soundproofing and way-finding; the ease of opening doors and windows; equipment/facility height; and space for wheelchair access and manoeuvres.

3.3 Communal facilities – overview and inter-relationships

3.3.1 As a minimum, communal facilities should enable all residents to:

- cook, prepare and eat meals
- relax and socialise, including with guests
- work from home and
- do laundry.

3.3.2 Table 3.2, below, sets out the required and optional types of internal communal facilities that should be included in LSBPSL development. Recommended benchmarks for communal indoor space provision, and for the design of kitchens, dining spaces, laundry facilities, living rooms, lounges and workspaces, are set out below, at sections 3.4 to 3.9; and tables 3.1, 3.2 and 3.3. These help to demonstrate ‘sufficiency’ as required by clause A (6) of Policy H16, and should relate to a maximum resident number² (see paragraph 5.1.1, below).

3.3.3 The recommended benchmarks are based on current best practice of operating LSPBSL developments. Some flexibility in the assessment of LSPBSL applications against these recommended benchmarks may be applied to the design, scale and provision of these facilities in consideration of the site’s location and context, or other scheme-specific factors where it is demonstrated that qualitatively good design outcomes are being achieved.

3.3.4 The approach to internal and external communal areas should be designed, taking into consideration the composition of the different spaces, their interrelationships across the building and their use(s). Where bedroom sizes

² This may not match the unit number given that some larger rooms may be occupied by couples.

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- are smaller, it should be expected that a higher quantum of communal space is achieved to help offset this, though a balanced approach is preferred.
- 3.3.5 Where possible, kitchen and dining spaces should be provided together, or close to each other; and should be adjoining, or adjacent to, external communal areas. This is to provide opportunities for outdoor dining, and to maximise the quality of this provision.
- 3.3.6 Communal areas should be inclusive; well designed; adequately sized; well ventilated; conveniently accessed; and sufficient to meet the requirements of the anticipated number of residents. They should be designed for flexible use, so residents can feel a reasonable degree of autonomy and are enabled to develop a sense of community. There should be the potential for different ways of using the space over the course of a day or a week, and over time. Where appropriate, communal facilities should integrate with the public realm and external spaces.
- 3.3.7 The design and location of the communal facilities should ensure equal opportunity for all and meet Policy D5 Inclusive design. This should include an adequate number of lifts; appropriately sized corridor spaces; and accessibility to all corridors, lifts, and internal and external spaces. Adaptability of communal spaces and associated facilities (e.g. table and counter height) will also be important, so that they can be altered to reflect diverse (and the potential for ever-changing) resident needs.
- 3.3.8 Where other uses are included alongside the LSPBSL, the relevant policy and guidance for those uses should be addressed separately and in addition. For example, cycle parking for offices should not be counted toward provision of cycle parking for LSPBSL units.
- 3.3.9 Provision of some public (non-resident) access to elements of the communal facilities is encouraged, to promote integration of the LSPBSL with the local area. This may be particularly appropriate for workspaces and facilities such as gyms and cafes.
- 3.3.10 Facilities open to the public may count towards resident communal space requirements where they are integrated within the LSPBSL accommodation; managed integrally by the building's manager; and accessible to residents at least 12 hours a day, and at least six days a week.

Table 3.1 Recommended benchmarks of total internal communal amenity space provision (including the table 3.2 internal amenities as indicated in column 3)

Number of residents	Benchmarked internal amenity space
Up to 100	4 sqm per resident
Every additional resident from 101 to 400	3 sqm per additional resident
Every additional resident from 401	2 sqm per additional resident

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Table 3.2 Recommended benchmarks: Communal areas and facilities

Communal area/facility	Required by policy or optional	Included in communal space requirement (table 3.1)?	Benchmark
Kitchen (section 3.4)	Required	Yes	0.5 sqm per resident, to include one cooking station per 15 residents and the other equipment identified in table 3.3
Dining space (section 3.5)	Required	Yes	Two dining spaces per cooking station; or number of dining spaces = 15% of total residents
Laundry and drying facilities (section 3.6)	Required	No (unless designed as part of a space that encourages residents to spend recreational time)	One washer and one dryer per 35 residents
Internal communal space (section 3.7)	Required	Yes	
Living rooms, lounges (section 3.7)	Required	Yes	
Other recreation or entertainment spaces for the exclusive use of residents without a charge (section 3.7)	Optional	Yes	
Workspace (section 3.8)	Optional	Yes	
Toilets (section 3.9)	Required	No	
Personal storage (section 3.9)	Optional	No	

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Communal area/facility	Required by policy or optional	Included in communal space requirement (table 3.1)?	Benchmark
External communal space – terrace/garden (section 3.10)	Required	No	See table 3.4
Circulation space (corridors, stairs, lifts, lift lobbies)	Required	No	
Any spaces that residents incur additional costs to access or use	Optional	No	
Cafes, bars and restaurants or other spaces that are open to the public to use or not for the exclusive access and use of residents and their personal visitors	Optional	Conditionally yes see paragraph 3.3.10	
Storage used by management	Optional	No	
Cycle storage	Required	No	0.75 per person ³ .
Car parking	Car-free (London Plan Policy T6.1(E) Residential parking ⁴)	No	

³ Flexibility may be applied based on the site location, and where onsite shared bicycle schemes are provided as part of the development for residents' use without charge.

⁴ noting this policy still requires provision for blue-badge holder parking.

3.4 Communal kitchens

- 3.4.1 Sufficient cooking facilities should be provided to meet the requirements of the residents and their visitors at a convenient and accessible location within the development. The recommended benchmark for kitchen space provision is 0.5 sqm per resident to accommodate the items outlined in table 3.3, below, with adequate circulation space.
- 3.4.2 The design, location and size of the communal kitchen facilities will depend on considerations such as floorplate size; the number of storeys within the building; and the maximum number of residents who will occupy the LSPBSL. To foster a sense of community, communal kitchen facilities should be designed to encourage group interactions.
- 3.4.3 The kitchen amenities/facilities identified below in table 3.3 are recommended good practice to ensure sufficient facilities and good design are provided. The management plan should demonstrate proposed provision and its operation will satisfy the needs of future residents and their visitors, including how the equipment will be maintained.

Table 3.3 Indicative expected kitchen amenities

Kitchen amenity	Benchmark
Hob and oven; sink and draining board	One of each per 15 residents
Fridge with freezer, Dishwasher, Microwave, Base or wall units for food and utensil storage	Located within the kitchen; as appropriate to satisfy the needs of future residents and their visitors.
Refuse space, including recycling	Located within the kitchen; as appropriate to meet the needs of all residents and their visitors.

3.5 Communal dining spaces

- 3.5.1 Dining spaces should enable people to eat where they cook. Hence, they should be provided either alongside communal kitchen facilities, or with other communal space located near the kitchen facilities.
- 3.5.2 The dining space should include space for chairs, tables and circulation, including for people with disabilities.

- 3.5.3 Any café and restaurant seating that is open to the public may be counted toward the dining space or required communal space where they meet the conditions set out in paragraph 3.3.10.

3.6 Laundry and drying facilities

- 3.6.1 Adequate laundry and drying facilities should be provided for residents at no additional charge; and should not be used by the management company for washing bedding and linen.
- 3.6.2 They should be in a convenient and ventilated location; and will not be counted toward the required communal space unless designed to accommodate recreational activities and/or social interactions. They should not interfere with other communal spaces that are used for cooking, dining, recreation or socialising.
- 3.6.3 The number of washers and dryers provided will depend on the type and size of the machines. The management plan should include information that demonstrates how the proposed provision will satisfy the needs of future residents; and how the machines will be managed and maintained.

3.7 Internal communal (social/living) space

- 3.7.1 Lounge and living spaces should be of high-quality design to encourage incidental meetings, socialising, lounging, engagement and recreation. A variety of spaces should be provided to allow for smaller group interactions; engagement for larger groups; and quieter spaces, such as prayer rooms.
- 3.7.2 Internal communal (social/living) spaces should be distributed across the development to promote use and be easily accessible to all, including disabled people. They should be adequately sized; integrated within the building design; and not provided in leftover spaces. While such space can be provided as extensions of the kitchen areas or external terraces and gardens, they should be in addition to these other communal amenities.
- 3.7.3 Communal social/living spaces should be located and designed to allow views out; and should have convenient access to cores and external communal spaces. They should have adequate passive ventilation and lighting, including natural daylight.
- 3.7.4 Sufficient and comfortable seating, in the form of sofas and lounge chairs, should be provided throughout the space to allow for lingering and comfortable interactions for the intended number of users. Quantity of seating provided should allow for residents' visitors.
- 3.7.5 Inclusion of a gym and associated fitness studio facilities in the internal communal areas is encouraged. Any such space provided should have higher ceilings, and benefit from natural lighting.

3.8 Workspace

- 3.8.1 Common work areas should be provided, where possible, to enable hybrid working environments, and avoid the use of kitchen/dining spaces for these purposes. Use of these areas should be at no extra cost to residents.
- 3.8.2 Such workspaces should have high-speed broadband connections. Desk spaces should be equipped with charging points; and should be fully adjustable for comfortable use over longer periods by residents of various heights.

3.9 Toilets and storage

- 3.9.1 Toilet facilities should be provided in proximity to communal spaces, such that they are accessible to residents when away from their own rooms, and to their guests.
- 3.9.2 Some additional storage areas, in the form of lockers or cupboards, should be provided for each resident to store personal belongings, including larger items.

3.10 External communal space

- 3.10.1 Opportunities for the provision of external communal space should be maximised, recognising its role in providing for both wellbeing and urban greening and biodiversity. Such space should be accessed directly from usable (and preferably communal) internal spaces. External communal space should be overlooked by usable internal spaces and, where possible, private units to avoid creating isolated areas that cannot be used safely.
- 3.10.2 High-quality, multipurpose aggregated space should be provided and designed to encourage residents to spend time on recreation, and to interact in large groups. All residents should be able to access all external communal spaces, including disabled people.
- 3.10.3 External communal space should be designed and landscaped to ensure useable space for residents. It should provide adequate seating, lighting and landscaping to provide a good-quality, relaxing environment. The provision of outdoor dining facilities is encouraged.
- 3.10.4 When landscaping is provided in external communal space, it should be designed for biodiversity net gain, as per Policy G5 Urban greening.
- 3.10.5 Any private balconies or terraces (for individual units) should not count towards the communal space requirement.

Table 3.4 Recommended benchmarks for external communal amenity space:

Number of residents	Benchmarked external outdoor communal amenity space
Up to 400	1 sqm per resident
Every additional resident from 401	0.5 sqm per additional resident

3.11 Private units

- 3.11.1 Policy H16 (7) requires that the private units are not self-contained homes, nor capable of being used as self-contained homes, but provide functional living space. Hence, units should be accessed through a shared internal area and not have a separate external access.
- 3.11.2 The units should be suitably sized to accommodate the amenities listed in table 3.5, below, for sleeping, eating, working, relaxing and storage. They should be no less than 18 sqm, and no more than 27 sqm, to avoid them being used as substandard self-contained units. Larger units may be suitable for occupation by couples.⁵
- 3.11.3 Private units should be designed to receive adequate levels of daylight, sunlight, ventilation, outlook and privacy, and must be protected from internal and external sources of noise, to ensure good-quality living conditions.
- 3.11.4 To meet the requirements of London Plan Policy D5, and ensure inclusive design, LSPBSL schemes should provide 10 per cent accessible units. This is in line with the approach taken for other forms of residential dwellings in the London Plan.
- 3.11.5 Accessible units are generally expected to be between 28 and 37 sqm to accommodate ease of access to the amenities listed in table 3.5, below. Units under 28 sqm may be considered where: drawings demonstrate how the rooms have been designed in accordance with Part M of the building regulations; they provide adequate space and wheelchair accessibility; and the design has been approved by an inclusive accessibility expert.
- 3.11.6 Accessible units should be distributed to the most convenient locations within the development, and in proximity to the communal accessible kitchen(s) and other shared amenity spaces.
- 3.11.7 The room amenities identified below are examples of additional indicators of good design and functional living space.

⁵ Where this is expected to be the case, plans and viability assessments should clearly state this – see paragraph 5.2.1a.

Table 3.5 Indicative expected private unit amenities

Room amenities	Additional notes
Double bed ; desk with worktop space	-
Bedside cabinet	At least one is recommended
Wardrobe/clothing storage	A storage space of at least 1.2 cubic metres per person.
Seating area	An armchair
Dining area	Seating area could be used for eating. If provided, it should be limited to two people dining.
Bathroom with shower	Should have a standard size sink, a WC and a place to dry a bath towel. Bath tubs are discouraged.
Small kitchenette to allow preparation of convenience food	Should provide: sockets to plug in a toaster, a kettle and a non-convection microwave; sink and drainage space, and counter space. If hob is provided, then it should have no more than two plates. A mini fridge should fit under the kitchen counter. No freezer required.

4 Affordable housing

4.1 Contributions

4.1.1 LSPBSL follows the viability-tested route as set out within Policy H5 and H16. LSPBSL must deliver a cash-in-lieu contribution towards conventional C3 affordable housing if it is the only type of housing proposed. Boroughs should seek this contribution for the provision of new C3 off-site affordable housing as either of the following payments, made to the local authority:

- an upfront cash-in-lieu payment linked to market value
- an in-perpetuity annual payment linked to actual rental income.

- 4.1.2 The expected contribution will be assessed in relation to either 35 per cent of the units, or 50 per cent where the development is on public-sector land or industrial land appropriate for residential uses, in accordance with Policy E7. The contribution is to be based on 50 per cent of the market value or rental income of the relevant proportion of units.

4.2 Other affordable housing provision

- 4.2.1 The provision of below-market rental units within the LSPBSL development is not an acceptable alternative to such an off-site financial contribution, as LSPBSL units do not meet London Plan internal space standards for C3 housing (see paragraphs 1.2.3 and 1.2.4, above).
- 4.2.2 However, if the site is suitable for incorporating other types of development in addition to the LSPBSL, on-site provision of C3 affordable housing should be considered (see paragraph 2.2.8 above). Further guidance on this situation is likely to be included in future LPG that will support the implementation of Policy H5.

5 Management plans and other application information requirements

5.1 Management plan content

- 5.1.1 Any application should include an appropriately detailed and resourced management plan that identifies:
- a. the maximum number of residents that can occupy the LSPBSL
 - b. how the proposed communal equipment, facilities and spaces, and their operation and maintenance, will satisfy the varying needs of this number of residents and their guests, on an ongoing basis;
 - c. how management practices will meet policy requirements, including to ensure that the development continues to function as a high-quality LSPBSL scheme.
- 5.1.2 The management plan should be appropriately secured through a section 106 agreement. It should detail how the LSPBSL development will be managed by a single management company, whilst allowing for appropriate transfers, in perpetuity. And it should provide for continuity of communal space, facility and service provision, including relevant aspects of the inclusive design statement, in perpetuity, regardless of changes in ownership or management.
- 5.1.3 Supporting paragraph 4.16.4 of London Plan Policy H16 advises of various issues that LSPBSL management plans should address as a minimum, in light of policy objectives. Further guidance on these and related issues is given below:

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- a. Security and fire safety procedures – this should include detail regarding:
 - i. relevant procedures for emergency and fire access and exit (this is separate from, but aligned with, the fire safety statement)
 - ii. safeguarding of external and internal communal spaces, and safety measures for private units and communal spaces
 - iii. registration of any electrical products, such as white goods, that are built into the property, and encouraging residents to do the same; this will help to pick up any recalls, and ensure safety of the residents and the building
 - iv. preparation of Personal Emergency Evacuation Plans (PEEPS) for all residents whose ability to self-evacuate may be compromised, taking into account the General Data Protection Regulations (GDPR) and the Data Protection Act (2018).
- b. Move-in and move-out arrangements, deliveries and servicing – this should include detail regarding:
 - i. the location of loading and unloading areas to ensure the public realm is not obstructed by parked vehicles, and there is no negative impact on highway or road traffic, nor on surrounding communities
 - ii. timings of move-in and move-out to avoid congestion impacts, and impacts on any other important events (e.g. cultural celebrations) in the surrounding communities
 - iii. routes and lifts to be used during move-in and move-out, to ensure the smooth operation of communal spaces and other services of the development
 - iv. security and concierge provision
 - v. storage facilities for deliveries when a resident is not immediately available.
- c. Management and maintenance of all internal and external areas of the development – this should include detail regarding:
 - i. hours of operation for various functions, allowing for appropriate cleaning and maintenance access
 - ii. resourcing of communal areas including communal cooking and dining equipment, cleaning materials and waste management receptacles

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- iii. procedures for how cooking and dining facilities will be managed and maintained to ensure all residents can comfortably cook and eat when they desire, avoiding wait times and conflict with people using the space for other purposes
 - iv. systems and procedures to ensure appropriate cooking facilities for faith-based groups, and those with particular allergies and dietary preferences – for example, by designating separate cooking stations, storage and fridge/freezers within the kitchen areas
 - v. provision of quiet spaces, with the flexibility to be used as prayer rooms if required by residents
 - vi. where a facility has an element of public use, the ways in which there will always be sufficient availability/capacity for residents first and foremost, as opposed to external users
 - vii. cycle storage provision, servicing, maintenance and upkeep
 - viii. personal storage management
 - ix. out-of-hours management
 - x. landscaping upkeep.
- d. Cleaning and linen-changing – this should include detail regarding:
- i. location of facilities for linen laundry, storage and related services
 - ii. location of facilities for waste management, refuse and recycling
 - iii. linen changing and/or room-cleaning services (e.g. a schedule)
 - iv. the cleaning of internal and external communal facilities and spaces including associated waste management provision.
- e. – this should:
- i. ensure 90-day-plus tenancy agreements for all LSPBSL units
 - ii. ensure that no part of the LSPBSL accommodation is run as a hotel or hostel
 - iii. prevent cohabiting in smaller private units, and exceedance of the maximum resident number
 - iv. prevent units being turned into self-contained units (e.g. through additional equipment being installed within them)

- v. detail how marketing will promote the inclusiveness of the development, with appropriate awareness of the accessible room provision and other features that cater to diversity of need rather than a particular demographic
- vi. provide for all services and facilities that are included in the assessment of sufficiency⁶ to be covered the rent, except utility bills for individual units (although rents may be inclusive of bills).

5.2 Other information requirements for LSPBSL planning applications

- 5.2.1 Drawings and tables submitted with applications for LSPBSL schemes should include the following information:
- a. private unit sizes and locations, including which of these are considered suitable for double occupancy
 - b. clear identification of which spaces are counted toward the internal communal space (see table 3.1)
 - c. clear identification of which spaces are counted toward the external communal space (see table 3.4)
 - d. clear identification of which spaces are communal spaces – semi-public or public – that are being used by non-residents of the LSPBSL development
 - e. size and distance calculations that demonstrate how the kitchen facilities are sufficient and appropriately located
 - f. calculations that demonstrate how the facilities are sufficient for the intended number of users, including residents' visitors, with reference to the guidance benchmarks.

⁶ See paragraph 3.3.2 above.

