

GLA Engagement Portal

Thank you for completing the survey Large-scale Purpose-built Shared Living Survey. Your responses are listed below for your reference:

PLAN MAKING:

1. Section 2 sets out that boroughs can implement local policies and site allocations that may allow or limit LSPBSL developments based on specific contexts (to address range of housing, including affordable housing and to create mixed and inclusive neighbourhoods). Are there other aspects of planning for LSPBSL developments through local plans that should be considered in this section?

The Southwark Plan 2022 does not allocate sites for large scale purpose built shared living accommodation; these will be assessed on a scheme-by-scheme basis. Given the acute need for general needs housing in the borough, sites are allocated for C3 housing where residential development is appropriate. This requires the provision of affordable homes and family homes for which there is a high need in Southwark, as identified in the Southwark Strategic Housing Market Assessment 2019.

PRIVATE ROOM SIZE (Standard):

2. Do you agree that the size of private rooms should be between 18sqm to 27sqm? If not, could you please suggest an alternative range and explain why this would be more appropriate.

Yes, Please add any further comments here - There may be instances where the private rooms do not provide a kitchenette area - sink and draining space and mini-fridge if these facilities are provided in the communal area. Therefore more flexibility could be given here. This could reduce the rental cost for occupiers.

PRIVATE ACCESSIBLE ROOM SIZE:

3. Do you agree that the size of accessible private rooms should be between 28sqm to 37sqm? If not, could you please suggest an alternative range and explain why this would be more appropriate.

Yes

INTERNAL COMMUNAL SPACES:

4. Is 5 sqm per resident of internal communal space adequate? If not, could you please suggest an alternative amount and explain why this would be more appropriate.

Yes

EXTERNAL COMMUNAL SPACES:

5. Is 1 sqm per resident of external communal space adequate? If not, could you please suggest an alternative amount and explain why this would be more appropriate.

Yes

EXTERNAL COMMUNAL SPACES

6. The LPG stipulates that none of the outdoor spaces provided as part of LSPBSP should be smaller than 40 sqm. Do you agree that this is an appropriate minimum? If not, please suggest alternative approaches.

Yes, Please add any further comments here - We agree with encouraging larger, useable external communal space, however, some development sites in Southwark e.g. Old Kent Road have limited opportunities to provide external communal spaces due to site constraints. However, the applicant would be required to maximise the external communal space.

EXTERNAL COMMUNAL SPACES

7. To what extent do you agree or disagree with the following sentence:

As described in the guidance, external communal space should be provided as one or two aggregated spaces rather than small outdoor spaces on different floors.

Strongly agree

KITCHENS

8. To what extent do you agree or disagree that communal kitchens should be provided on every floor and any alternate arrangements need to demonstrate convenient access for residents.

Strongly agree

MANAGEMENT

9. Do you agree with the requirements for management plans set out in Section 5 of the guidance.

Yes

GENERAL:

10. Do you have any further comments to make on the guidance?

The guidance provides helpful information on the design of LSPBSL which will be useful for boroughs determining such planning applications. Section 1 compares this type of non- conventional housing to other types of housing, it would be helpful to confirm the use class of this type of housing (sui generis) as set out in London Plan Policy H16. Section 1 sets out LSPBSL provides an additional housing option for some people, due to the unique offer of this type of accommodation, it does not meet minimum housing standards and is not therefore considered to meet the ongoing needs of most single person households in London. As this accommodation does meet a housing need on 1.8:1 ratio, it would be helpful if this was set out in the guidance for clarity. Section 1 sets out that LSPBSL must provide a financial contribution to the borough towards the provision of conventional affordable housing as per London Plan Policy H16(A9). Further guidance will be provided in separate London Plan Guidance. This viability guidance should provide further viability information to help assess any viability appraisals submitted including setting out viability inputs, expected rent levels in different locations for this type of accommodation etc.

11. Please tell us any additional evidence that you are aware of, which could be used to understand potential equality impacts resulting from the draft Large- scale Purpose-built Shared Living guidance on protected groups?

We are unaware of any specific evidence but research could be carried out with specific providers of large-scale purpose-built shared living to further understand potential equality impacts.

Age

12. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality impacts resulting from the draft guidance that could affect this protected group?

No further comments.

Disability

13. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality

impacts resulting from the draft guidance that could affect this protected group?

No further comments.

Gender Reassignment

14. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality impacts resulting from the draft guidance that could affect this protected group?

No further comments.

Marriage or civil partnership

15. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality impacts resulting from the draft guidance that could affect this protected group?

No further comments.

Pregnancy or maternity/paternity

16. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality impacts resulting from the draft guidance that could affect this protected group?

No further comments.

Race

17. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality impacts resulting from the draft guidance that could affect this protected group?

No further comments.

Religion or belief

18. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality impacts resulting from the draft guidance that could affect this protected group?

group?

No further comments.

Sex

19. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality impacts resulting from the draft guidance that could affect this protected group?

No further comments.

Sexual Orientation

20. Please tell us if you have any comments on the impacts that we have identified, and/or if you are aware of any additional potential equality impacts resulting from the draft guidance that could affect this protected group?

No further comments.

21. Do you have any further comments to make on the Equality Impact Assessment for this guidance?

See response above regarding engaging with specific providers of large-scale purpose-built shared living to further understand potential equality impacts.

Thank you,
Greater London Authority

