



CITY DEVELOPMENT PLAN 2017

Large-Scale Co-Living

PLANNING GUIDANCE

May 2024

CITY DEVELOPMENT PLAN POLICIES	CITY DEVELOPMENT PLAN SUPPLEMENTARY GUIDANCE
CDP 1 The Placemaking Principle	<i>SG 1 The Placemaking Principle</i>
CDP 2 Sustainable Spatial Strategy	<i>SDF City Centre</i> <i>SDF Glasgow North</i> <i>SDF Govan-Partick</i> <i>SDF Greater Easterhouse</i> <i>SDF Inner East</i> <i>SDF River Clyde Development Corridor</i> <i>LDF Drumchapel</i> <i>LDF Greater Pollok</i> <i>LDF South Central</i>
CDP 3 Economic Development	<i>SG 3 Economic Development</i>
CDP 4 Network of Centres	<i>SG 4 Network of Centres</i>
CDP 5 Resource Management	<i>SG 5 Resource Management</i>
CDP 6 Green Belt and Green Network	<i>SG 6 Green Belt and Green Network</i>
CDP 7 Natural Environment	<i>SG 7 Natural Environment</i>
CDP 8 Water Environment	<i>SG 8 Water Environment</i>
CDP 9 Historic Environment	<i>SG 9 Historic Environment</i>
CDP 10 Meeting Housing Needs	<i>SG 10 Meeting Housing Needs</i>
CDP 11 Sustainable Transport	<i>SG 11 Sustainable Transport</i>
CDP 12 Delivering Development	<i>SG 12 Delivering Development</i>

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of the City Development Plan. Policies CDP 3 to CDP 12 (and associated Supplementary Guidance) provide more detail on specific land use elements which contribute to meeting the requirements of the overarching policies.

CONTENTS:

1. INTRODUCTION4
2. POLICY FRAMEWORK.....8
3. LOCATIONAL CONTEXT16
4. LARGE-SCALE CO-LIVING SPACE STANDARDS17
5. MANAGEMENT PLANS24
6. CO-LIVING AND BUILD-TO-RENT READY RECKONER.....26
7. GLASGOW CITY CENTRE MAP.....27

1. INTRODUCTION

1.1 The aim of this non-statutory Planning Guidance (PG) is to provide the decision maker with a policy, and space standards framework in furtherance of determining Large-Scale Co-Living (LCL) planning applications. To this end, the following guidance is provided:

- A definition of Large-Scale Co-Living for planning purposes;
- A policy framework;
- Locational context guidance;
- A set of private living and communal shared space standards;
- A Management Plan checklist template;
- A ready reckoner to differentiate Large-Scale Co-Living from Build-to-Rent; and
- A map of LCL potentially suitable locations

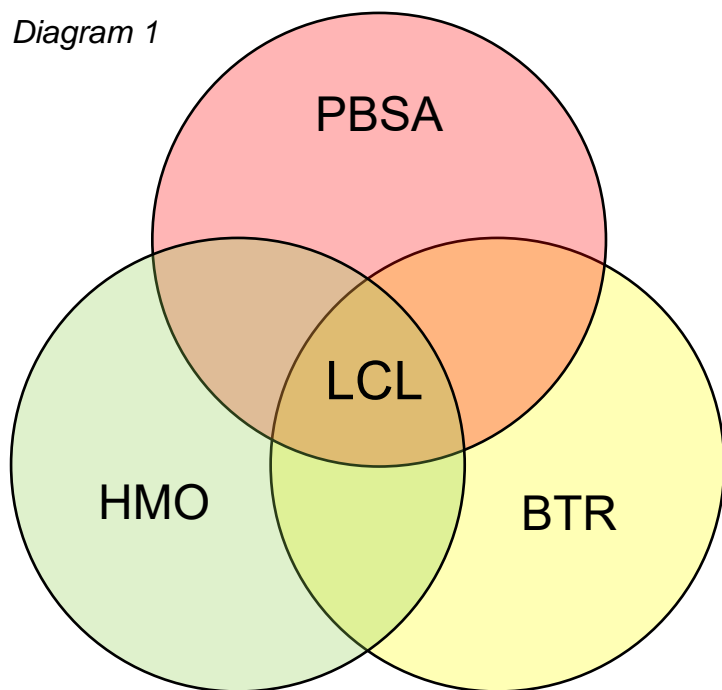
Who is this guidance for?

1.2 This guidance should be used by decision makers, planners, developers, architects, and designers to inform proposals for LCL developments.

Differentiating types of shared space accommodation

1.3 Co-living shares certain design attributes with other forms of shared accommodation, such as Purpose-Built Student Accommodation (PBSA), Houses of Multiple Occupation (HMO)s and Built-to-Rent (BTR) housing.

Diagram 1



¹ For the purposes of this planning guidance the definition of 'Twodio' shall be - 2no. adjoined ensuite studios connected by secure doorways and both accessing a shared kitchen area. The space standards for minimum studio size and required internal communal 'lifestyle' facilities and external communal facilities shall apply. The standards regarding internal communal 'supporting' facilities

Definition of Large-Scale Co-Living

1.4 However, for the purposes of decision making, it is important to be able to differentiate between these uses.

1.5 Co-Living is a type of non-self-contained, typically non-family, market-led housing that typically consists of private individual studios, or Twodios¹ or cluster flats combined with communal spaces and facilities under a single management company that runs the scheme on behalf of the residents. LCL is typically high-density housing. Applications for Co-living will be classified as Sui Generis. The designation of LCL will only apply to major schemes². With reference to Circular 5/2009 - Hierarchy of Developments, and the Definition of Major Development, the following standards will be adopted - Schedule of Major Developments – Description of

concerning kitchens and dining space will be substituted for appropriately dimensioned kitchen and dining area for the sole use of the 'twodio'.

² Co-Living schemes designated as Local Development shall still be required to adhere to the space standards for 'Supporting', 'Lifestyle' and 'External communal' facilities at the appropriate sqm rate per resident identified in this guidance.

development - 9. Other Development. Threshold or criteria:

(a) The gross floor area of any building, structure or erection constructed as a result of such development is or exceeds 5,000 square metres; or

(b) The area of the site is or exceeds 2 hectares.

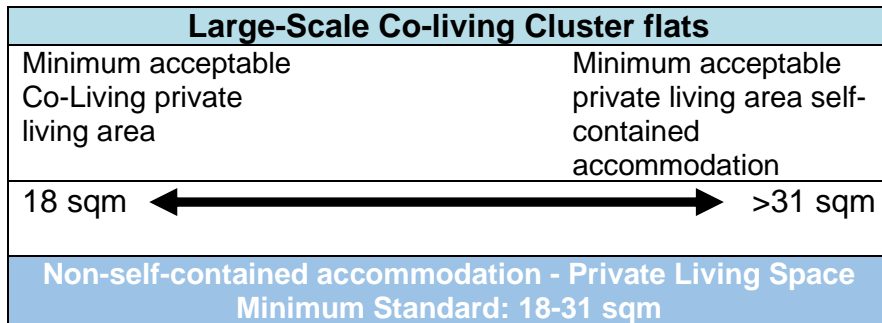
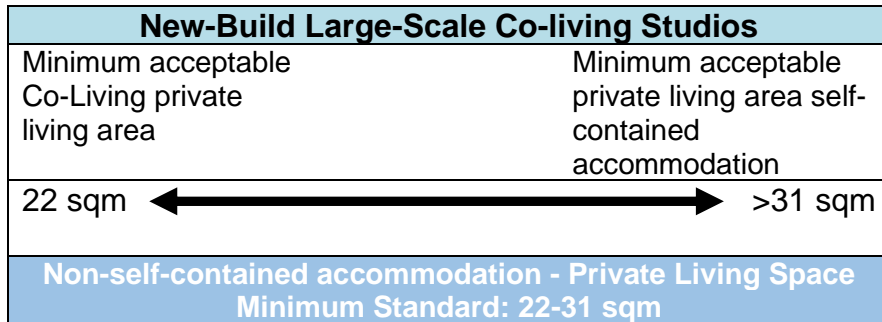
1.6 Unlike self-contained accommodation which comes complete with its own private kitchen, and living area(s), within co-living schemes, these facilities are shared amongst residents of the scheme. Indeed, the rationale for co-living development, is to offer an alternative to self-contained living through the provision of a high standard of shared amenities – both qualitatively and quantitatively, to encourage and facilitate a communal approach to living. LCL is deemed to be a permanent housing solution and as such, the design of living conditions is deemed very important.

1.7 The minimum acceptable space standards for private living space that new built LCL schemes will need to equal or surpass shall be 22 sqm for studios and 18 sqm

for cluster flats. In the case of conversions to historic buildings, exceptions to the 22 sqm minimum will be considered where a robust justification has been provided to the satisfaction of the Council. For example, it may not be possible to provide all units to the minimum standard in a scheme involving the conversion of a listed building. However, diminution of the 18 sqm minimum shall not be supported.

1.8 Analysis of consented BTR schemes has identified a threshold private-space standard to help define the difference between LCL schemes and BTR schemes: - Where more than 31 sqm of private living space is provided per dwelling, BTR schemes shall be considered as 'mainstream' [self-contained accommodation](#). Private space standards of 31 sqm or below will be considered as CL and defined as 'non-self-contained accommodation' and the development will be required to provide the full communal space standards identified within this planning guidance.

Diagram 2



1.9 This space standard threshold is necessary to avoid the creation of substandard self-contained accommodation. Notwithstanding the previous statement, voluntary provision of additional communal space and facilities in accordance with this PG in mainstream housing is not precluded.

2. POLICY FRAMEWORK

2.1 The provision of well-designed, well-located and well-appointed LCL housing in the city centre may take advantage of a wide range of local services, facilities and employment opportunities whilst helping support local businesses and increase housing choice. The following suite of policies is presented as non-statutory planning guidance. Whilst the framework is intended to be guidance, the full scope of development plan policies will be applied as necessary on a case-by-case basis.

National Planning Policy Framework 4

2.2 In accordance with **Policy 3: Biodiversity**, LCL development shall protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks, and in particular, as appropriate, sections A, B and D should be addressed. This policy should be read in conjunction with CDP policy **CDP-7 / SG-7: Natural Environment**.

2.3 In addressing **Policy 9: Brownfield, vacant and derelict land and empty buildings**, with the aim of conserving embodied energy, planning applications should include evidence of future adaptability of how the building may be repurposed if required in the future.

2.4 LCL proposals will contribute to supporting local living including, where relevant, through following the principles of 20-minute neighbourhoods. To this end consideration will be given to the existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to a range of daily uses. **Policy 15 a): Local Living and 20-minute neighbourhoods** provides more details regarding the range of goods and services deemed desirable for successful local living.

2.5 For the purposes of this PG, **Policy 16 c): Quality homes**, Build-to-Rent should be deemed to include LCL.

2.6 **Policy 16 b)**, calls for any major LCL application to be accompanied by a Statement of Community Benefit. The

statement will explain the contribution of the proposed development to:

- meeting local housing requirements, including affordable homes;
- providing or enhancing local infrastructure, facilities and services; and
- improving the residential amenity of the surrounding area.

City Development Plan

2.7 The Council expects new development to contribute towards making Glasgow a better and healthier environment to live in and aspire towards the highest standards of design whilst protecting the City's heritage.

2.8 **Policy CDP-1: The Placemaking Principle** requires a holistic, design-led approach in order that development achieves the City Development Plan's (CDP) key aim of creating and maintaining a successful, high quality, healthy place. SG-1, Part 1 sets the context and

approach to placemaking established in CDP-1 and provides detail on how these aims will be met.

2.9 Key to delivering successful development, is the degree to which the [six qualities of place](#) are successfully incorporated into new designs through placemaking principles. Due to the potential scale, massing and height of LCL development, environmental, amenity and aesthetic impacts can be significant. How the design of a LCL proposal responds in terms of appearance and context and captures the full range of benefits and opportunities that new development can generate in how people interact with and benefit from their environment, will be a key consideration.

2.10 The design of LCL must respond to local context and every effort should be made to integrate the layout and building design into the surrounding neighbourhood and enhance the character of the area. As appropriate, in the case of including commercial units, developments shall exploit opportunities to incorporate:

- Ground floor uses which are open to all members of the public, such as Class 1A, Class 3 and other footfall generating uses, subject to the nature of the local environment; and
- The provision of publicly usable open space, taking the form of enhanced public realm, civic space or parkland.

2.11 **SG-1, Part 2** provides detailed assessment criteria for development. In particular, it establishes guidance for the design, layout, building materials, waste and recycling storage and energy efficient buildings. SG-1, Part 2 Tall Buildings states: “A tall building is a building (including roof top structures and masts) that significantly exceeds general building heights in the immediate vicinity, and which alters the skyline.”

2.12 Design guidance at paragraphs 5.16 – 5.26 should be read in conjunction with Supplementary Guidance and the Tall Buildings Design Guide relating to tall buildings where there are proposals for tall buildings.

2.13 **SG-1, Section 6, Paragraphs 6.1- 6.20** considers aspects of public realm. In particular, it states that all proposals for public realm works should:

- Improve the provision, layout and comfort of spaces for pedestrians;
- Respond to cues found in the architecture, public realm and cultural history of the surrounding area;
- Incorporate tree planting and soft landscaping wherever possible;
- Be designed to minimise the maintenance burden by using materials that are hardwearing and easy to replace.

The Council has also produced a suite of [District Regeneration Frameworks](#) which identify opportunities for public space creation at district level. Publicly usable open space taking the form of enhanced public realm, civic space or parkland cannot be ‘double-counted’ as contributing to LCL resident’s required external communal space.

Energy Efficiency

2.14 As cited in **SG-1, Part 2, Paragraphs 1.62-1.75**, attention should be given to incorporating resource efficiency measures in order to minimise energy consumption, reduce CO₂ emissions and make best use of the City's natural resources. Applicants should submit an Energy Statement identifying chosen space and water heating systems. See CDP- 5 / SG – 5.

Daylight assessment

2.15 **SG-1, Part 2, Paragraph 2.73 Residential Development** in the City Centre states that all new residential development should be designed to achieve the maximum possible daylight penetration particularly in relation to habitable rooms. Any daylight assessment will be informed by the approach in the British Research Establishment guidance on Site Layout Planning for Daylight and Sunlight (the BRE guidance). As per the BRE guidance, the proposed units which do not meet the recommended Vertical Sky Component (VSC) levels are then assessed against the Average Daylight Factor (ADF) guidance. Advice regarding the avoidance of

overshadowing neighbouring buildings should be noted (3.19 p23).

Air Quality

2.16 **SG-1, Part 2, Paragraphs 4.1-4.3** identify amenity considerations associated with 'Air Quality'. LCL development is limited to the city centre covered by an AQMA and LEZ. Development should aim to be car-free / offer car club membership.

Noise

2.17 **SG-1, Part 2, Paragraphs 4.4-4.7** advise that Guidance on Noise Management will help to ensure that developers:

- Understand the impact not only of noise but also vibration on the community; and
- Realise the role they can play in mitigating the intrusion of such nuisance on a development's surroundings, in order to reduce the loss of any public amenity.

Waste Storage, Recycling and Collection

2.18 **SG-1, Part 2, Section 7, Paragraphs 7.1-7.4** of SG-1 advise that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection and provide detailed guidance for applicants. Such provision must be located discreetly, so as to have no adverse visual impact or cause traffic / noise nuisance to neighbours.

2.19 **Policy CDP-2: Sustainable Spatial Strategy** aims to provide a spatial strategy framework for identifying appropriate sites. LCL can offer an important contribution to the creation of a compact city form which supports sustainable development.

2.20 In aiming to promote the creation of economic opportunity, **CDP-3 / SG-3: Economic Development** identifies a key aim of reinforcing the role of Glasgow city centre as the primary location within the city-region for retail, employment, leisure, tourism and evening economy uses. To this end, a supply of well-designed

and appropriately located LCL can represent an opportunity to strengthen Glasgow's competitive advantage by assisting in retaining a larger cohort of younger workers within the city through this new type of accommodation.

2.21 **Policy CDP-4 / SG-4: Network of Centres** aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services.

2.22 To this end, successful LCL proposals will incorporate the 20-minute neighbourhood principle where a range of everyday needs can be accessed within walkable distances. This high-density form of housing creates an opportunity to generate footfall, supporting the viability and vitality of the retail offer and the provision of services within walkable distances. Based on the 20-minute neighbourhood concept, locational analysis should cover an area of 800 metre walking distance around the proposal site in order to demonstrate that a suitable

range of local facilities and mix of uses is available within the locality, and that proposals do not place unsustainable pressure on local amenities and facilities due to the density / scale of accommodation proposed.

2.23 The provision of footfall generating uses that will incur an additional cost to LCL residents cannot be 'double-counted' as contributing to required LCL internal communal space. In addition to commercial units, any LCL external communal space accessed directly and overlooked from usable internal spaces, should be considered as to its suitability in providing passive surveillance, active frontage and street level interest.

2.24 CDP-5 / SG-5: Resource Management aims to ensure that Glasgow promotes energy efficient design and use of low and zero carbon generating technologies (LZCGT) in new development. It states that:
"All buildings must receive an appropriate sustainability label as per the Building Standards Technical Handbook Section 7: Sustainability."

Supplementary Guidance SG-5 includes advice on designing new development to reduce energy use and the use of low carbon generating technologies in new development including on low and zero carbon generating technologies (LZCGT) and on the preparation of Energy Statements.

2.25 In accordance with **Policy CDP-8 / SG-8: Water Environment**, applicants will need to demonstrate that proposals minimise and reduce the risk of flooding; avoid any increased risk of flooding from other sources, either within or outwith the site as a consequence of the development; and avoid any increase in the quantity and rate of surface water runoff.

2.26 Policy CDP9 Historic Environment aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting high quality design that respects and

complements the character and appearance of the historic environment and the special architectural or historic interest of its Listed Buildings, Conservation Areas, Scheduled Monuments, archaeological remains, historic gardens and designed landscapes and their settings, or by mitigating unavoidable adverse effects on them.

2.27 Where new buildings are proposed in historic areas, these should respect the existing layout and massing. See **SG1 - Placemaking, Part 1**, [Site and Context Appraisal](#) requires a contextual response, pp 15-30 in support of any application in the Conservation Area.

2.28 The [Glasgow Central Conservation Area Appraisal](#) will provide useful context in defining what is important about the area in terms of character, identity and appearance and to identify its important characteristics, as will analogous information regarding the Park Conservation Area, and the Woodlands Conservation Area which also partially conflate with the city centre area of focus.

2.29 All proposals for new development in, or affecting the setting of Conservation Areas, must:

- a) preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area.

2.30 Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:

- a) respect and complement the period, style and architectural character of the building;
- b) in the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;

- c) follow the further detailed guidance contained in this SG for repairs, alterations and extensions;
- d) avoid the loss of existing traditional features of value; and
- e) not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality-materials (developers/applicants should seek advice on materials from the Council).

2.31 Policy CDP-10 / SG-10: Meeting Housing Needs with regards to Student Accommodation seeks to ensure provision of high-quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. In furtherance of supporting sustainable communities, proposals will be supported that:

- Will not undermine the character and amenity of the surrounding area; and
- Respond positively to local context and undertake to integrate the layout and building design into the surrounding community such that proposals enhance

the character of the area and support sustainable communities.

In light of the potential for PBSA uses to generate impacts upon other residents, proposals involving LCL and PBSA shall incorporate circulation and design that ensures that occupiers of the two uses will be adequately separate.

2.32 Policy CDP-11 / SG-11: Sustainable Transport aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel. The Council supports the development of car free housing in suitable locations. Proposals for car free housing / car clubs will be considered against the criteria stated in CDP SG-11.

3. LOCATIONAL CONTEXT

3.1 For the time being, LCL will be limited to Glasgow city centre (See Map 1) for the following reasons:

- The city centre area has sufficient capacity to absorb the potential impacts of LCL development;
- The city centre area provides ready access to a range of local supporting facilities including shops, services, leisure and community facilities, and is the key 'high accessibility' public transport zone; and
- Focusing LCL within the city centre will assist in meeting Glasgow's goal of doubling the city centre's [population](#) by 2035; and creating new living opportunities in the city centre.

3.2 The [City Centre SDF](#) categorises potentially suitable locations into 2 broad zones: See Fig. 4b.11

Zone 1) Central Conservation Area – See **Policy CDP-9 / SG-9: Historic Environment**

Zone 2) Focus for Densification and Townscape Repair.

Note blue areas where development should largely be at contextual human scale, and yellow areas where

opportunity exists for densification at greater height and scale given the former industrial urban grain. Page 43 [sustainable densification](#) provides detail on which attributes successful schemes should exhibit in appropriate locations.

3.3 In addition, location appropriate suitable design solutions should also be informed by Tall Buildings Design Guidance when relevant. See Paragraph 2.12.

4. LARGE-SCALE CO-LIVING SPACE STANDARDS

4.1 As a minimum, communal kitchen, dining and laundry facilities should be provided at a demonstrably commensurate level to enable all residents to cook, prepare and eat meals; and do laundry without queuing or inconvenience. Convenient toilet facilities should also be provided for use alongside other communal facilities for residents' and guests. These necessary supporting facilities must be provided and will not be considered as part of the mix of internal communal lifestyle facilities crucial in delivering LCL's unique offer. Namely, encouraging and supporting communal living.

Table 1: 'Supporting' internal communal facilities to be provided at the rate of 1 sqm per resident.

Communal facility	Required or optional	Included in 1 sqm per resident 'supporting' communal space requirement?	Other standards
Kitchen	Required	Yes	At least 5 cooking stations (cooker and hob) per kitchen. 0.5 sqm per resident
Dining space	Required	Yes	0.5 sqm per resident
Laundry rooms	Required	No	1 washer and dryer for every 10 residents
Toilets	Required	No	

Table 2: ‘Lifestyle’ internal communal facilities to be provided at the rate of 4 sqm per resident

Communal facility	Required or optional	Included in 4 sqm per resident ‘lifestyle’ communal space requirement?	Other standards
Internal communal space e.g. games room, cinema, library	Required	Yes	
Living rooms, lounges	Required	Yes	
Other recreation or entertainment spaces for the exclusive use of residents without a charge	Optional	Yes	
Workspace - only for LCL residents with no charge	Optional	Yes	

Communal facility	Required or optional	Included in 4 sqm per resident ‘lifestyle’ communal space requirement?	Other standards
Personal storage e.g. lockers	Optional	No	
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	Optional	No	
Spaces that are open to the public to use or not for the exclusive access and use of residents and	Optional	No	

Communal facility	Required or optional	Included in 4 sqm per resident 'lifestyle' communal space requirement?	Other standards
their personal visitors			
Storage used by management	Optional	No	
Cycle storage	Required as per CDP SG-11 parking standards	No	
Car parking	Car free/car club as per CDP SG-11 parking standards	No	

Table 3: External communal facilities to be provided at the rate of 1 sqm per resident

Communal facility	Required or optional	Included in 1 sqm per resident communal space requirement?	Other standards
External communal space - terrace/ garden	Required	No	1 sqm per resident. At least 40 sqm for each space. See Para. 4.7

Communal kitchens

4.2 The design and location of communal kitchen facilities will depend on considerations such as floorplate size, the number of storeys within the building, and the number of residents. In general, communal kitchens should be provided on every floor. In the case of cluster flats, kitchens should be on the same level. However, in some cases due to layout constraints such as small floorplates, it may be appropriate to provide kitchens on

alternate floors, or another alternative arrangement. Any alternative arrangements need to demonstrate convenient access, measured by distance from furthest unit.

- 4.3 To foster a sense of community, communal kitchen facilities must be provided to accommodate **at least 5 people per kitchen**. The concentration of all communal cooking facilities into large communal kitchens in only a few locations in the building should be avoided.

Communal dining spaces

- 4.4 Dining spaces should enable people to eat where they cook and hence can be provided either alongside communal kitchen facilities or with other communal space that is located near the kitchen facilities.
- 4.5 For each resident, **0.5 sqm of dining space should be provided**, including space for chairs, tables, and circulation. Any café and restaurant seating that is open to public and that will incur an additional cost to LCL

residents cannot be counted toward the dining space or required communal space.

Internal communal lifestyle space

- 4.6 Lounge and living spaces should be provided to encourage incidental meetings, socialising, lounging, engagement and recreation. Ideally, internal communal space should be provided on every floor to allow for convenient access to a living or lounge space, especially if there is no kitchen and dining area on the same floor. Internal communal spaces must be adequately sized, integrated within the building design and not provided in left over spaces.

Resident's external communal space provision

- 4.7 **At least one sqm of external communal space** should be provided per resident. This space should be provided as one outdoor space at ground floor or podium level. If an aggregated space is not possible, external communal space should be provided as ground floor, terrace or roof

gardens, with **each individual outdoor space being at least 40 sqm**. In the case of conversions to historic buildings, exceptions to the external communal open space minimum will be considered where a robust justification has been provided to the satisfaction of the Council. For example, it may not be possible to provide all units to the minimum standard in a scheme involving the conversion of a listed building.

4.8 External communal space should be accessed directly from usable internal spaces and should be overlooked by usable internal spaces. Where appropriate, internal space will provide passive surveillance and avoid isolated external areas that cannot be used safely.

4.9 External communal space should provide adequate seating, lighting, and landscaping to provide a good quality, safe environment. When landscaping is provided in external communal space, it should be designed to enhance biodiversity in accordance with NPF4 Policy 3.

4.10 Given the unique characteristics of LCL, it is of overriding importance to provide high quality communal spaces for residents in situ, including external communal space. Any private balconies or terraces for individual units will not count towards the communal external space requirement. Due to the importance of providing high quality communal spaces, all external communal space must be provided on site.

Private bedrooms

4.11 Private bedrooms are not self-contained homes or capable of being used as self-contained homes but provide functional private living space. Hence, units should be accessed through a shared internal area and not have a separate external access.

4.12 New build units should be **not less than 22 sqm and not more than 31 sqm** to avoid being converted to substandard self-contained units. (See paragraph 1.8) A two-person room should be designed for two people rather than be a basic enlargement of a single room.

This should include a greater distinction and separation between sleeping and living areas. The units must be for single-person or two-person occupancy and suitably sized to accommodate the amenities listed in Table 4 for sleeping, eating, working, relaxing, and storage.

Table 4: Private bedroom amenities

Room amenities	Required or optional	Additional note
Double bed	Required	
Bedside cabinet	Required	At least one provided
Wardrobe	Required	At least 1m wide
Desk with worktop space	Required	
Seating area	Required	An armchair or a two-person settee
Dining area	Optional	Seating area could be used for eating. If provided, it should be limited to 2 people dining
WC / Bathroom with shower	Required	Should have a standard size sink, a WC and a place to dry a bath towel. Bathtub is optional

Room amenities	Required or optional	Additional note
Breakfast bar / Micro- kitchen to allow preparation of convenience food	Required	Should provide sockets to plug-in toaster, kettle, microwave as well as counter space. If hob is provided, then no more than 2 plate hobs should be provided
Sink and draining tray space	Required	
Mini-fridge	Required	Should fit under the kitchen counter. No freezer required.

4.13 Accessible units are expected to be generally **between 30 and 41 sqm** to accommodate ease of access to the amenities in Table 4. Drawings must demonstrate how the rooms provide wheelchair access. To meet the requirements of City Development Plan, see SG-1 inclusive design and accessibility. New buildings should be designed so that they are flexible and adaptable from the outset) i.e. they should be able to:

- respond to changing socio-economic and environmental conditions;
- adapt to the changing needs and lifestyles of occupiers; and
- allow for a variety of uses over time.

5. MANAGEMENT PLANS

5.1 With a key justification for LCL being to facilitate and encourage communal living, a degree of governance of space will be necessary. Therefore, a draft Management Plan will be required to support proposals for Large-Scale Co-Living accommodation and should be produced and submitted with the planning application showing how the whole development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services, and that it will positively integrate into surrounding communities / neighbourhoods.

5.2 The management plan should be secured through planning condition or a Section 75 agreement and should include, but not be limited to, detailed information on the following:

- 1) Security and fire safety procedures, including crime prevention and anti-social behaviour measures;
- 2) Moving in and move out arrangements;

3) How all internal and external areas of the development will be maintained including:

- procedures for how cooking and dining facilities will be managed to ensure all residents can comfortably cook and eat when they desire;
- ensuring that the standards for communal space for the use of residents, will be met in perpetuity regardless of the change in ownership or management;
- cycle storage provision, servicing, maintenance and upkeep;
- personal storage management; and
- an out of hours management strategy.

4) How communal spaces and private units will be cleaned and how linen changing services will operate;

5) How deliveries for servicing the development and residents' deliveries will be managed, including:

- management of food and online deliveries to individual residents to avoid unacceptable impact on public realm and the highway;
- security and concierge facilities;
- storage facilities for packages when not immediately picked up by residents.









6) Key responsibilities of the site staff which could include the organisation of social activities and a system of communication for residents to foster a sense of community;




7) The details of how the LCL development will be managed by a single management company and if any future management changes are anticipated, how the single management will be transferred, and including an annual monitoring and review framework to ensure the effectiveness of the management plan;

8) All services and facilities must be included in the rent, except utility bills for individual units (although rents may be inclusive of bills).

6. CO-LIVING AND BUILD-TO-RENT READY RECKONER

Table 5: Comparative characteristics

	Large-Scale Co-Living	Build-to-Rent
Subject to Non-statutory PG – Large-Scale Co-Living (LCL)		
Limited to City Centre locations		
Defined as non-self-contained market housing		
Accommodation limited to studios and cluster flats		

	Large-Scale Co-Living	Build-to-Rent
Provides family housing		Determined on a case-by-case basis
Management Plan to be approved		

7. GLASGOW CITY CENTRE MAP

This map sets out the City Centre Living Strategy boundary which should be used for this guidance.

Map 1: Focus for Large-Scale Co-living development

