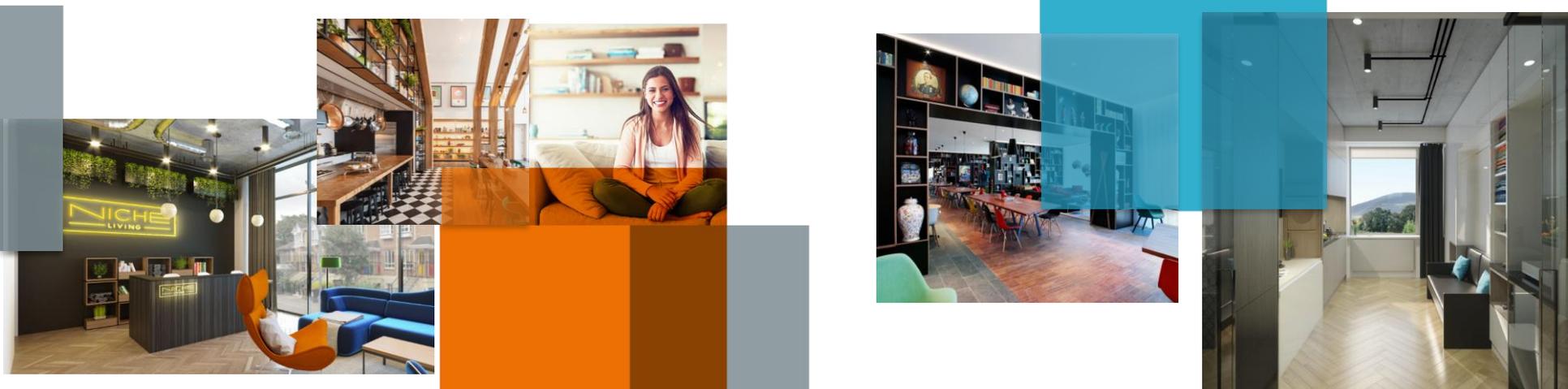


Shared Living – a design-led approach to modern city living

September 2019



What is shared living?



What is Shared Living?

High-quality, affordable accommodation in urban locations

- > Modern form of accommodation reflecting the needs and wants of today's society
- > Promotes a sense of community for residents and increased social interaction, with access to social events and communal activities
- > Residents benefit from a high specification private room together with the benefit of significant additional shared facilities
- > Provides a convenient option for residents with a single monthly payment that is inclusive of all bills, cleaning, Wi-Fi etc
- > Offers increased flexibility and mobility in the form of a short to medium term residential accommodation solution
- > Shared communal spaces offer a host of amenities for residents to enjoy individually or collectively, including:
 - Cinema room, Gym, Laundry, Workspaces, Roof terrace / external amenity areas, dedicated events organiser
- > Caters to the growing demand for affordable, flexible and experience-led living



Highly Supportive Political Backdrop

Government recognises the need for change in the Irish Housing Market

- > Extract from National Development Plan 2018
 - “Ireland stands on the cusp of great change. In the next twenty years we will grow by an extra one million people. This raises a series of important questions for our consideration, the most basic being where will all these people live and work, what kind of quality of life will we each enjoy...”
- > Extracts from Minister Eoghan Murphy’s Speech to IPI (Nov 2017)
 - “While our cities are growing as major centres of employment, they are not growing quickly enough as places to live in - why is that? Today, we have nearly 100 cranes on construction sites in Dublin city centre but only about 10% of these are on residential development sites - why is that?”
 - “We have to free ourselves from the mind-set that everyone should live in a 3 bedroomed house at every stage of their lives. We know other models work, but we don’t have them here”
 - “We can design the provision of the wider range of accommodation our society needs, working back from what it can afford, and not the other way around.”

Employment and population surge recorded with Ireland on course to reach 5 million people next year

The Irish population may be on course to hit the 5 million mark next year after new figures reveal it stood at 4.9m earlier this year. New figures reveal that the population grew by 64,500 people in the year to last April. The population of Dublin was estimated to be almost 1.4 million people, or 28pc of the total population.

The Irish Independent Aug 27, 2019

EU Commission Criticises Irish Housing Policy

The European Commission has strongly criticised the Government’s housing policy, suggesting rapidly rising rents, insufficient residential construction and a lack of affordable and social housing were driving increased rates of homelessness in Dublin and elsewhere.

The Irish Times, Feb 28, 2019

Living with strangers holds key to housing crisis and loneliness

Such “co-living” properties would help to address the shortage of affordable homes for first time buyers in big cities, encourage stronger communities and reduce loneliness and isolation among younger people, the study said. The properties could curb demand for social housing and free up larger homes for couples with children who need more space, the report by the Soail Market Foundation think tank suggested.

The Times, Feb 26, 2019

Recruiter warns Ireland’s housing crisis is hurting SMEs

As Ireland’s housing crisis continues into 2019, supply of appropriate properties for workers continues to be a point of concern for many businesses.

Irish Times Dec 31st, 2018

1. Extracts from “The Future is here” James Wallman, 2017
2. The Economist – The world goes to town, March 2015
3. (Rohan Silva, Dezeen, July 2015)

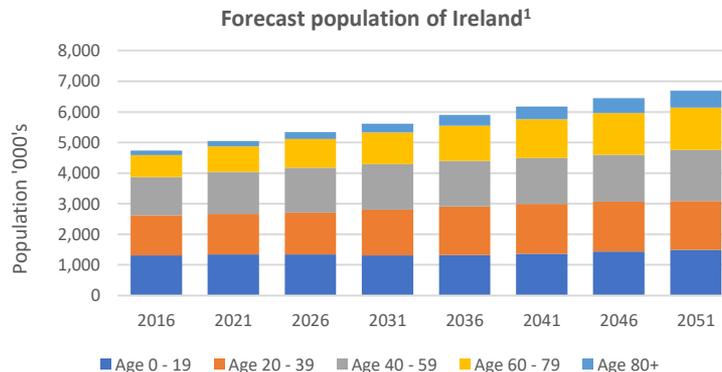
The importance of shared living



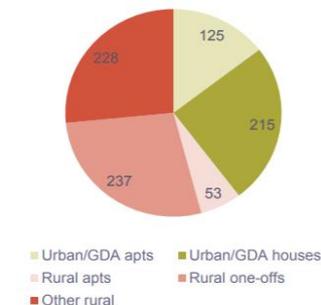
A growing urban population

Population growth and urbanisation driving demand for new types of accommodation

- > Ireland's population is increasing and is expected to hit almost 7 million people by 2051¹
- > Additionally, the percentage of 1-2 person households has almost doubled in the last 20 years¹
- > Ireland is urbanising as more people desire to live in its cities but Ireland's housing market has not yet adapted
 - One of the least urbanised high-income countries - 64% of people living in cities compared to a worldwide average of 80%²
 - Delay in urbanisation due to lack of housing not demand as residents continue to work in cities but face longer commutes²
- > To meet the demand for accommodation in urban locations, Ireland's housing market must adapt and adopt a variety of new forms of accommodation
 - Shared Living is one of these forms
 - March 2018 strategic planning guidelines recognise this



New dwellings completed in Ireland, 1996-2015 (thousands)



1. CSO population forecast based on M1F1 metrics / CSO census data
2. Activate Capital – Report on the role of apartments in meeting Irish Housing requirements 2018-2022

Meeting Ireland's housing demand

New forms of accommodation are key to meeting the growing demand

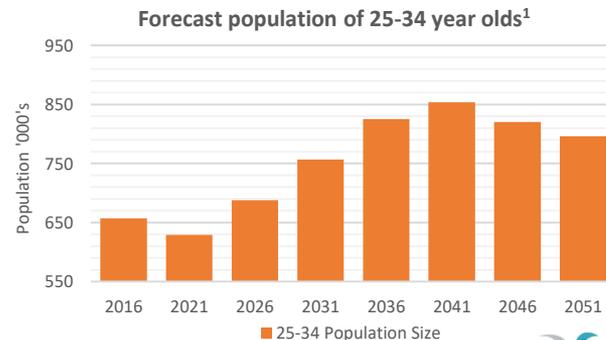
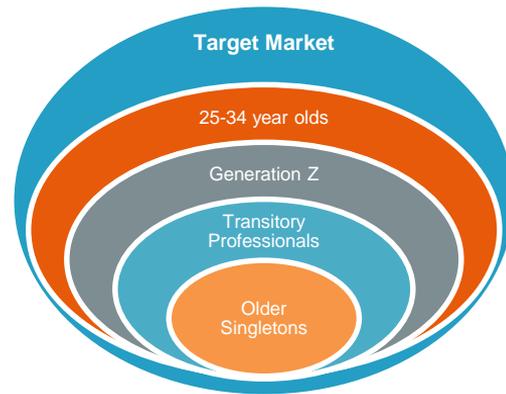
- > Residential development in Ireland has traditionally focused on housing, with small numbers of apartments in urban locations
 - Thus, house-sharing is a common feature of life for young workers
- > With increasing population and decreasing household size, demand for higher density accommodation is growing
 - Shortfall of 450k apartments in Ireland and 200k in Dublin¹
- > Shared Living was introduced by the Government in March 2018² and must be adopted by the local authorities as a viable form of accommodation
- > Shared Living is not seen as a replacement for apartments but a separate accommodation form offering an affordable and flexible accommodation solution
 - Bartra's current pipeline of c.750 Shared Living beds equates to less than 1% of the total demand for apartments in Dublin



Understanding the Target Market for Shared Living

Designed to meet the needs of an evolving target market

- > Longer life expectancy is changing how we live. People are;
 - Marrying later; Having families later; Purchasing properties later
- > Changing mindset, particularly in younger people, with the idea of “access not ownership” becoming key to understanding their needs
- > Target market generally considered to be limited to 25-34 year old single people “millennials”
 - Should be expanded to include all those who have a preference for affordable and flexible accommodation in urban locations
- > Target market will continue to expand with the growing population
 - Population of 25-34 year olds in Ireland forecast to rise
 - As residents move on from Shared Living there is a large cohort of new market entrants ready to avail of space
- > Ireland’s economic growth attracting more people to live and work here
 - Short to medium term accommodation solution for temporary workers
 - Allows workers to adapt to a new city in a socially interactive environment



Affordability is key

Lack of affordable accommodation options in the Irish urban market

- > On May 1st 2019, there were just 2,700 properties available to rent nationwide on daft.ie. This is the lowest ever figure for stock on the market, in a series that goes back to the start of 2006.
- > According to the Daft.ie Q1 2019 rental report rents rose for the 27th consecutive quarter.
- > Per Ronan Lyons commentary on Daft Rental Report Q1 2019 –
*“The figures in this report actually tells us more than just that the basic laws of economics apply to the Dublin rental market. They also suggest that the level of supply needed for rents to not change is about 13,000 per quarter, or 1,000 per week.
That’s almost 80,000 rental homes that Dublin needs to build, as soon as possible. The solution is not going to be in hoping that amateur landlords price out first-time buyers in the existing housing stock. Rather, the solution is clearly going to involve new purpose-built rental supply, made by professional developers and backed by long-term international capital”.*
- > The monthly charge in a Niche Living development will be inclusive of all bills plus community activities and will represent a significant saving over comparable apartment accommodation.

Dublin Rental Market

Rents 36% higher than previous peak



Private rental sector trebled since 1990



Number of people in rental accommodation is c.50% larger than 10 years ago



Rent:Income cost hitting 55%



Affordability is key

Assessment of Shared Living V's Apartments or Room Share in Blanchardstown Area

- > In order to assess the affordability of a new shared living development at the Brady's site, an analysis of the accommodation costs of an apartment scheme and a shared living scheme on this site are assessed. We also assessed the cost of accommodation to a worker that chooses to rent in a house/apartment room-share located within commuting distance to employment in the Blanchardstown area, principally Connolly Hospital.
- > The standard Shared Living suite on the Blanchardstown site will be €225/week or €980/month. This all-inclusive payment will be inclusive of; electricity and utility charges, high speed Internet access, waste removal, suite cleaning (fortnightly basis) and common area cleaning (daily basis). Residents will also have the benefit of, the communal facilities, gym, events manager, access to events, concierge & parcel collection, and out of hours security response.
- > The apartment & room-share rent data is generated from a sample exercise completed on 26/08/2019 using daft.ie and rent.ie. The room-share data is based on an equivalent ensuite room without restrictions and ex other bills.

> **The findings of this analysis are as follows;**

- A Shared Living Suite is **€225/week including all utilities , etc.**
- A 1 bed apartment on this site is **€370/week inclu. all utilities, etc** (64% dearer than a Shared Living suite & 76% dearer adjusted for gym, cleaning). At these prices single people are likely to be priced out of this option by couples sharing.
- A room in a 2 bed apartment on this site, assuming 2 people, is **€236/week/person inclu. all utilities, etc** (5% dearer & 12% dearer when adjusted for gym & cleaning)
- A room share in the existing older stock in the wider Blanchardstown, Clonsilla area is **€206/ week inclu. all utilities, waste and bus transport** to place of work. (8% cheaper & 1% cheaper when adjusted for gym & cleaning).

Shared Living Affordability Assessment

Description	New - Shared Living	New - Build to Rent Bradys Site		Room Share - Older Stock
	Shared Living - Bradys Site - Single Room	New Apartments - Bradys Site - Cost of a 1 bed Apt.	New Apartments - Bradys Site - Cost of Sharing a 2 bed Apt.	Room/Share in Greater Blanchardstown/ Clonsilla Area
Basic Rent €/Week	225	323	213	162
Utilities, Elec, Heat	included	37.72	18.86	18.86
Wifi	included	5.76	2.88	2.88
Waste	included	3.44	1.72	1.72
Transport	Walk to Connolly	Walk to Connolly	Walk to Connolly	20.50
Total Payment, including Utilities €/week	225	370	236	206
Total Payment as a % of Shared Living		164%	105%	92%
Gym Membership	included	6.13	6.13	6.13
Room & Common Area Cleaning	included	20.77	10.38	10.38
Totals including Gym & Cleaning Costs €/week	225	397	253	222
Total Payment as a % of Shared Living		176%	112%	99%

Note 1 - The rent quoted for a new 1 bed apartment on Bradys site would be a minimum of €1,400/month or €323/week in this area.

Note 1a - The rent for a room in a new 2 bed apartment would be €213/week. A new 2 bed apartment would achieve €1,850/month in this area.

Note 1c - The data for the rental figures were taken from daft.ie and Rent.ie on 26/08/2019. The room share data is based on ensuite rooms and excludes bills.

Note 2 - Utilities Elec & Heat area based on CSO - Household budget Survey 2015-2016 for 2 person household, €37.72/week. Figures are apportioned to 1 person sharing a 2 person household for house share & 2 bed apartment which is €18.86/week.

Note 3 - Wifi costs are based on €24.95/month broadband from Digiweb, per Bonkers.ie. For a house share or 2 bed apartment share figures used are €24.95/2 = €12.48 / month or €2.88/week

Note 4 - Waste costs are based on CSO - Household budget Survey 2015-2016 for 2 person household is €3.45/week. Figures are apportioned to 1 person sharing a 2 person household for house share & 2 bed apartment which is €1.72/week.

Note 5 - Transport costs are based on dublin bus leap card journey of €2.05 x 2 (daily) x 5 (days) x 52 weeks /12 months = €88.83 / month or €20.50/week.

Note 6 - Ben Dunne Gym Blanchardstown advertising at €25/month + joining fee of €19, apportioned over 12 months =€26.58/month or €6.13/week.

Note 7 - Cost of getting a cleaner in once a fortnight to clean apartment €15/hr x 3 hrs x 2 per month / 2 people = €45/month or €10.38/week.

Social benefits of Shared Living

Providing much needed housing but in a form that has adapted to changing behaviours & attitudes

- > We are more connected than ever but loneliness and social isolation is becoming an epidemic with severe health implications
- > In a recent Irish Times article¹ Pdraig O'Morain noted that contrary to popular belief "loneliness affects young people more than the elderly"
- > Events such as starting work and moving away from friends and support networks can trigger significant feelings of loneliness and stress
- > Relying on social technology rather than face to face interaction is thought to be making us feel more isolated
 - Bartra will utilise Spike Global a software/app platform to co-ordinate and enhance the community aspect of Shared Living
- > Shared Living provides access to events, communal spaces and an in-built community that you can avail of as much or as little as you desire

Shared Living promotes social interaction and creates communities

Loneliness and social isolation is linked with increased risk for early mortality⁴

Loneliness costs UK employers £2.5 billion annually²

Social pain is as real a sensation for us as physical pain³

1. Irish Times - 15th January 2019
2. New Economics Foundation/Co-Op – The cost of loneliness to UK employers
3. Independent UK – The loneliness epidemic: We're more connected than ever- but are we feeling more alone?
4. Brigham Young University – Loneliness and social isolation as risk factors for Mortality

Low Carbon Footprint

Sustainable Development Opportunity

- > High-density city living is a more eco-friendly alternative to living in a suburban or rural area due to shorter commute times, easy access to public transportation and smaller, more efficient living spaces
- > Shared living allows residents a means of living in a community which is both environmentally and socially sustainable
- > Across Dublin, residential and commercial buildings account for 55% of total CO₂ emissions.
 - Shared living developments are a key solution to reducing the cities' carbon footprint
- > Bartra maximises the energy efficiency of each property through incorporating the latest technologies
 - All Bartra Shared Living developments will be NZEB¹ compliant
- > Bartra's developments will minimise car parking² and instead provide residents with access to car sharing and ample bike storage



1. NZEB ("Nearly Zero Energy Buildings")
2. In line with Government guidelines for new apartment design standards – released March 2018

International Peer Group Analysis

A new market for Ireland but has seen success worldwide



THE COLLECTIVE

- > 1 location in London
- > 550 units
- > Seeking planning in 2 further London locations (Stratford & Canary Wharf)
- > Exploring opportunities across other European cities

welive

- > Part of the We Work group
- > 2 locations in the US



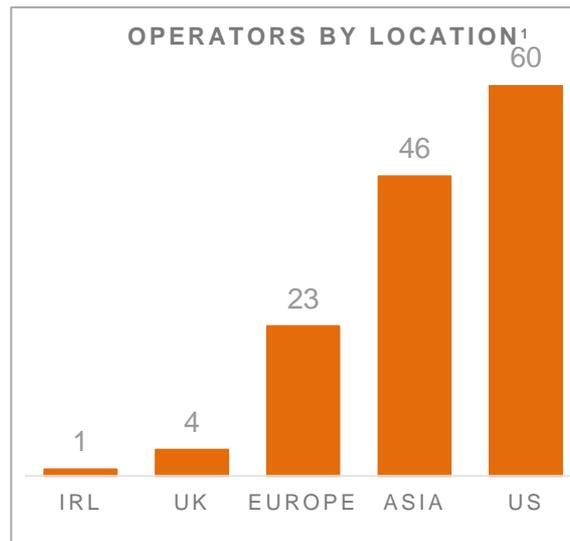
- > Communal Apartments
- > Locations in 7 cities - Dublin, UK, US
- > Dublin: 51 beds, mix of 2-3 bed apartments



- > 14 locations in the US
- > 400 units

ollie

- > 3 locations in the US
- > 129 units



Niche Living, Residents & Community



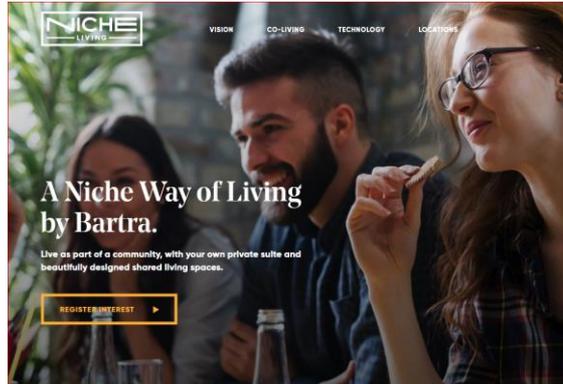
Niche Living Staff & Community Engagement

- > Niche Living Blanchardstown will have a dedicated on-site management team during the core times of operation from 7am to 10pm Monday to Sunday with the Resident Relations Team on site in the morning to early afternoon and the General Manager from early afternoon to late night. These proposed hours are in recognition that residents will, predominantly be at work for the majority of the working day and therefore, staffing has been prioritised for early mornings; evenings and at weekends.
- > **General Manager;** This role primarily relates to ensuring that the appropriate inclusive communal atmosphere is maintained in the Shared Living scheme through arranging; setting up; and monitoring of events such as Film Nights; Motivational Talks; Cooking Classes; Lectures; Table Quiz; Book Club; Gym Classes etc.
 - The on-site manager will be very community engaged and will live through the building, creating events, driving additional revenue and adding to the residents experience.
 - The General Manager will act as the key communicator between residents and the wider network of Niche Living staff, as well as the key representative of the brand on-site.
- > **Resident Relations Team;** The resident relations team will welcome those entering the building and act as the public interface and information point for residents and visitors.
 - Establishment and management of events.
 - Collecting linen for cleaning and distributing fresh linen to residents
 - Co-ordinating the collection and delivery of dry-cleaning, parcels, etc for residents
 - Ensuring the security of the property and preventing anti-social behaviour
- > Security personnel will be on-call at all times outside of these core hours of operation. For a detailed insight into the operational aspects of the building see Section 2 of the Niche Living Operation Plan dated May 2019.

Niche Living Website and Interactive App

- > Niche Living will have an established website that links all properties to a central platform. All residents will be able to download an application that allows them to interact with the property, the Niche living community, service partners and the niche team.
- > The app will be able to control access, service orders, requests, and all tenant interaction in real time.
- > For a detailed insight into the operational aspects of the building see Section 1 on Technology and Section 4 Resident Communications of the Niche Living Operation Plan dated May 2019.

Niche Living Website



Niche Living Mobile App.



Residents Interaction & Communication

- > Our Residents will participate actively or passively in an experience of living in a Niche Living property.
- > In active participation, the resident plays a key role in creating the event or interaction that generates the experience. Some guests will prefer to participate passively just by showing up.
- > Whether the resident prefers active or passive participation, our operations platform will ensure that they are getting exactly the experience they want.
- > Physical and mental connectivity determine experience levels for the experience generation, too. The two ends of the connection spectrum are absorption and immersion. The properties, the staff and the events/activities will combine both to engage the guest.
- > For details on the Resident welcome procedure see Section 5 of the Niche Living Operational Plan dated May 2019.



Niche Living Mobile App.

The Development of Niche Living Concept



A design-led approach to a new concept

Specifically designed to meet the needs of the target market

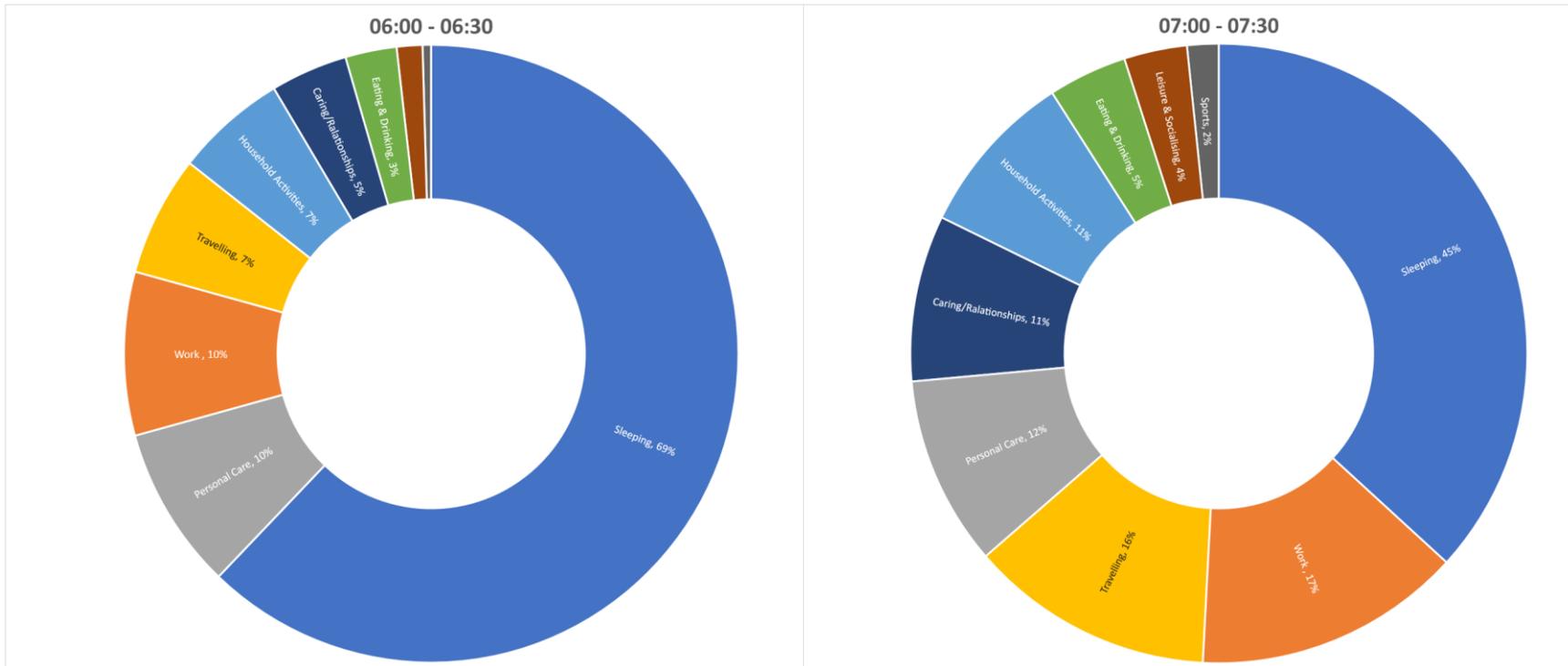
- > The Niche Living concept for shared living was created in-house by the Bartra Team.
- > A multi-disciplinary design team have been involved in the development of the Niche Living concept addressing every element within the building .
- > The design development of the internal spaces has been led by award winning, MCA Architects.
- > The Communal Amenity Spaces and the Private Room have been carefully designed to match the needs of the residents and promote social interaction.
- > Bartra has researched the Shared Living concept in great detail, visiting other Shared Living schemes internationally, and has applied a very considered approach to the development of the Niche Living designs.
- > As an illustration of how the building will operate, set out over the following 4 slides is data of a how a typical working day is spent of a sample of 1,000 young adults, 25–34 year olds. The data was collated by The American Time Survey in 2014. The profile of the future residents of the proposed Niche Living schemes would be very similar to their American counterparts.



A design-led approach to a new concept

Waking Up

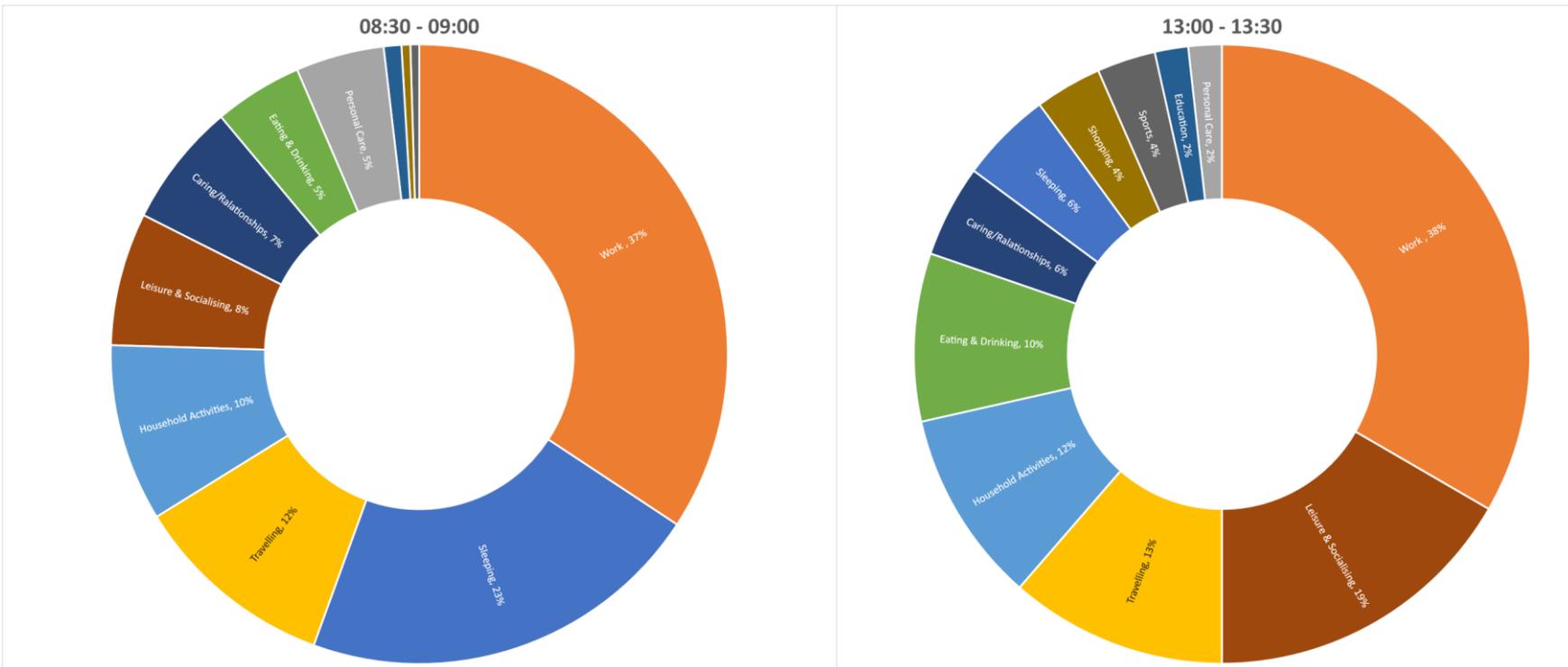
Between 06:00 and 07:30, most 25-34 year olds are waking up, carrying out some personal care such as showering and brushing teeth, and then start the commute to work. Eating Breakfast occupies only a short time period and suggests that most skip an early breakfast and eat at work instead. It is anticipated that most residents who do breakfast, would breakfast “in-room” rather than in the Shared Facilities.



A design-led approach to a new concept

Starting Work & Lunch Hour

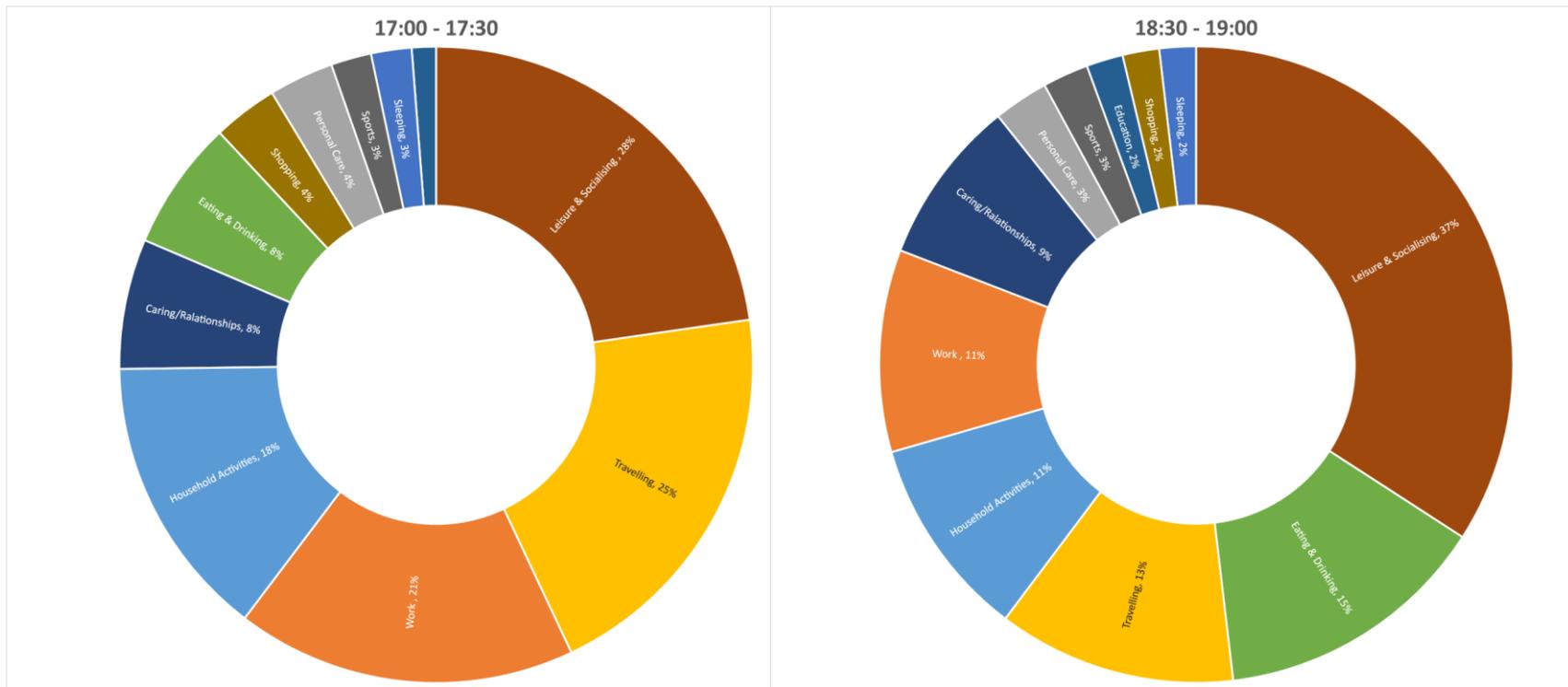
Most of the sample have started work by 09:00. At lunchtime, you see a lot of movement from work to eating and drinking and then back again. Many also take the time for leisure and socialising.



A design-led approach to a new concept

Getting off Work

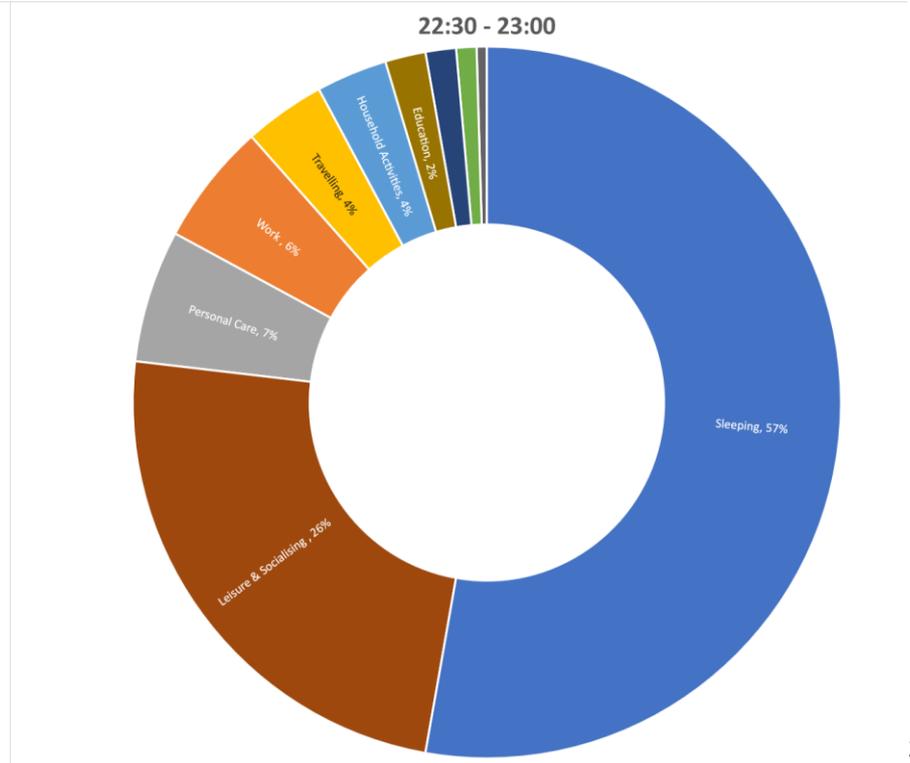
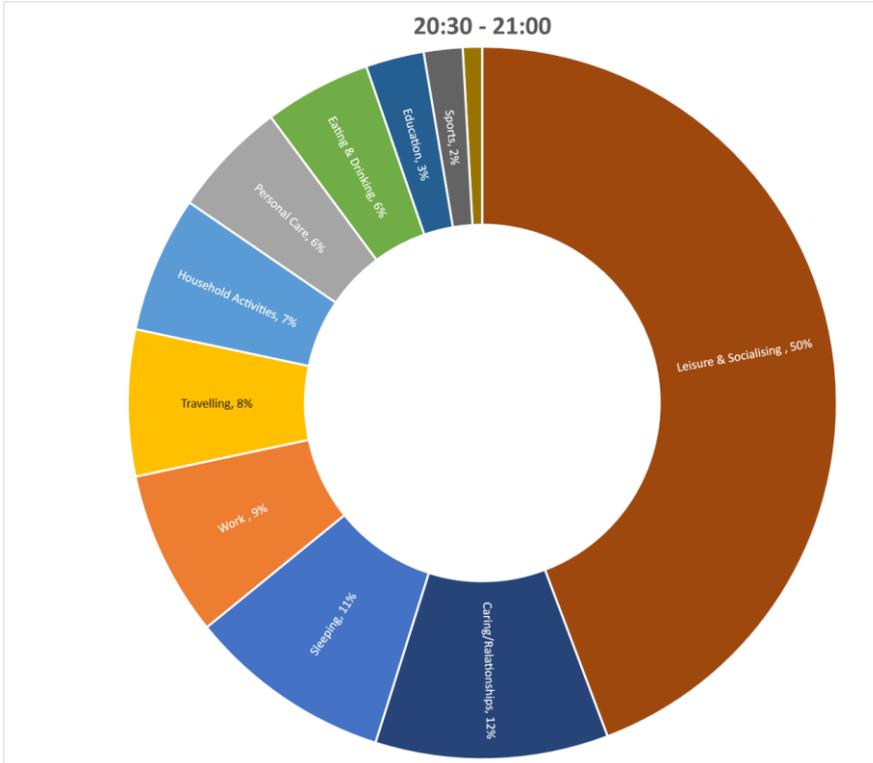
People generally start leaving work from 17:00, with shifts to leisure & socialising, commuting, eating and drinking. Leisure & Socialising is the strongest activity post work and this indicates the very active and social aspect to the day of a typical 25-34 year old immediately after work. Much of the socialising activities takes place away from “home”.



A design-led approach to a new concept

Winding Down

Between 22:00 and midnight, people return home and wind down for the day, shifting from leisure to personal care and eventually going to sleep.



A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

Brady's Shared Living Development - Facts & Figures

- > The Brady's Shared Living scheme is designed for a target market of young, like minded, predominantly single residents aged between 20-35 who are seeking short to medium term accommodation, with a high degree of social interaction.
- > The Bartra Shared Living schemes are not designed for families, or long stay residents.
- > In catering for singles , we do what other forms of dedicated accommodation providers do, we provide for the target demographic . The ability to provide for bespoke accommodation for single people allows for the freeing up of other accommodation types more suitable to longer term residents or families.
- > Shared Living is an alternative for single people who do not want to live alone in apartments, in hotel bedrooms or aparthotels with no amenities; who perhaps cannot afford or do not wish to pay the cost of a 1 bed apartment; singletons who want something more than a bed share in an old Georgian house.
- > Shared Living is a purpose built, design led residential offering (informed by extensive behaviour analysis of the target market) where residents are facilitated to partake in a community of like-minded people.
- > This independent behavioural research was carried out by Behaviours & Attitudes, a well known and respected entity in the field of market research.
- > In the Brady's Shared Living development, every resident will also have full access to an additional 1,640m² or **17,652 sq.ft.** of Shared Amenity spaces.

A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

Brady's Shared Living – Amenities

- > As highlighted the Brady's Shared Living development incorporates 1,640m² or **17,652 sq.ft** of Shared Amenity spaces for the use and enjoyment of all residents.
- > Shared Amenity spaces include, Reception Lounges, Games Rooms, Gym, Cinema, Private Dining Suite, Library Spaces, TV Lounges and Roof Terrace spaces.
- > There are 11 no. large format communal kitchen/dining spaces with between 1 and 3 no. large communal kitchen/Dining facility located on every floor, and range in size from 52m² to 130m². These are centrally located to provide a social gathering space for residents on that floor. The kitchen/dining/living space is larger on the 3rd and 4th floor with the connection to external spaces and overlooking the park.
- > Details on the Kitchen facilities are set out in detail on Page 29.
- > All communal spaces are cleaned daily by staff. Private suites are cleaned at a minimum every two weeks as part of the monthly charge.

210 Bed spaces		Total M2
Location	AMENITIES	
Lwr. Grd.	Living/Kitchen/Dining	63.6
	TV/Cinema Room	85.0
Grd.	Lounge Reception	101.0
	Living/Kitchen/Dining	58.7
	Living/Kitchen/Dining	52.3
	Gynasium, Fitness Space	99.1
1st	Living/Kitchen/Dining	60.0
	Living/Kitchen/Dining	54.5
	Living/Kitchen/Dining	70.1
2nd	Living/Kitchen/Dining	60.0
	Living/Kitchen/Dining	54.5
	Living/Kitchen/Dining	70.1
3rd	Living/Kitchen/Dining	130.0
	Library/Study Space	30.0
4th	Living/Kitchen/Dining	110.0
	Private Dining Space	23.5
EXTERNAL AMENITY SPACE		
	External Amenity Roof Terrace	78.0
	External Areas Ground & Basement Level	440.0
Totals (Internal & External Amenities)		1,640

A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

- > The Amenity spaces are principally designed to provide for the needs and lifestyle of the target market and to promote community & social interaction.
- > The lifestyle of the target market indicates that the daily cycle is principally sleep, wake, commute, work, followed by mostly leisure and socialising in the evenings, before winding down between 22:00 and 24:00. The building facilities and amenities are designed with this focus in mind.
- > The shared spaces at this level will include;
 - Reception lounge – 101m²
 - 2 no. Communal Living/ Kitchen /Dining spaces – 58.7m² – 52.3m²
 - Gym with focus on classes – 99.1m²
 - Landscaped courtyard – 336m²
 - Bike storage facilities (including facilities for blepper bikes)
 - 2 no. Car Share Club Cars

Ground Floor Plan & Amenities



A design-led approach to a new concept

Sample images of typical Niche Living Reception Lounge



A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

- > The Ground & Basement Floor Plan spaces are the principal communal shared spaces where the building residents get to interact and socialise.
- > The amenity & facilities at this level that have been designed, include;
 - Living/Kitchen/Dining – 63.6m²
 - Cinema/TV lounge – 85m²
 - Landscaped courtyard – 170m²
 - Bike storage facilities
 - Laundry facilities

Basement Floor Plan Amenities & Facilities

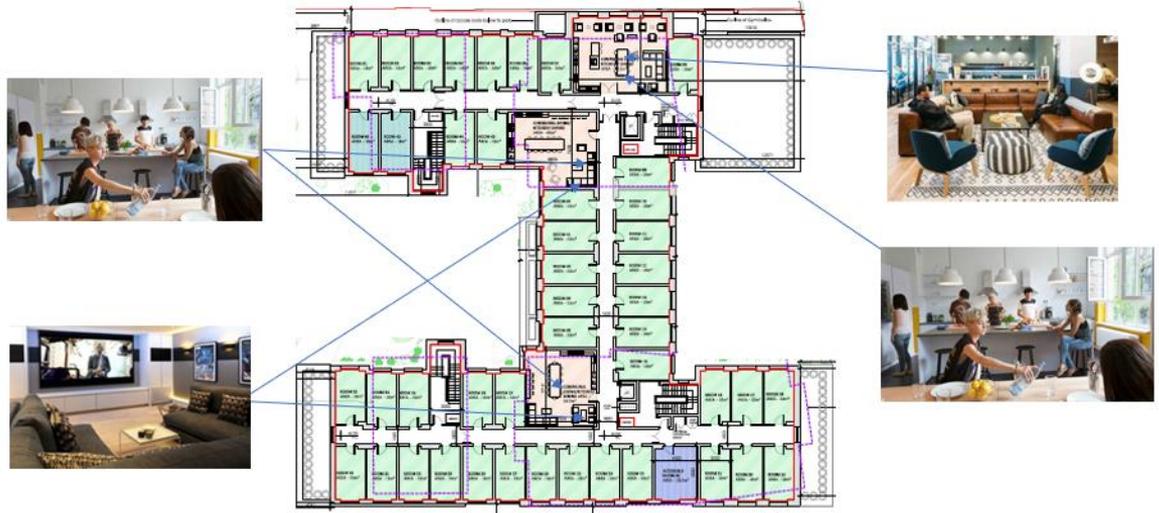


A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

- > The capacity of the communal kitchen and dining areas will easily accommodate the requirements of the residents.
- > As demonstrated in the time survey information provided, young millennials do not spend significant parts of their day preparing and cooking meals preferring instead to eat at work or eat out as part of their leisure and social activities.
- > The shared spaces at this level will include;
 - 3 no. Living/Kitchen/Dining spaces;
 - 54.5m²
 - 60.0m²
 - 70.1m²

Typical Upper Floor Plan (2nd)



A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

Kitchen Facilities;

- > The communal kitchen/living/dining room has been designed to be large enough to meet the evidence base needs of the users. All communal spaces are cleaned daily by staff.
- > There are 11 no. large format communal living/kitchen/dining spaces with between 1 and 3 no. large communal kitchen/living/dining facility located on every floor, ranging in size from 52m2 to 130m2. These are centrally located to provide a social gathering space for residents on that floor. The kitchen/dining/living space is larger on the 3rd and 4th floor with the connection to external spaces and overlooking the park.
- > Bartra with our Architects and Catering Specialist Suppliers have designed the Kitchens to have a residential look and feel however they are designed with a mix of traditional appliances, such as induction hobs and fan grill/ovens, suitable for slow cooking and baking, but the kitchens will also incorporate the latest commercial grade appliances that will eliminate any waiting times for cooking stations due to their rapid cooking times. See Table below on cooking stations;

> These kitchen spaces will include;

- multiple cooking stations, as outlined in table.
- multiple sinks and prep areas.
- Each area will have a fast speed wash up area (dishwasher) with 1 to 3 minute cycles.
- Refrigeration Storage will be of high capacity with additional shelves if required to suit required volume of storage. This refrigeration is in addition to the refrigeration inbuilt in every private suite .

Floor Levels	No. Residents	No. Living/Kitchen/ Dining Rooms	No. Persons/Kitchen Dining Room	No. Traditional Cooking Stations	High Speed Stations	Total No. Cooking Stations	No. Cooking Stations / Person
Basement Level	14	1	14	3	1	4	4
Ground Floor	46	2	23	6	4	10	5
First Floor	59	3	20	9	3	12	5
Second Floor	48	3	16	9	3	12	4
Third Floor	25	1	25	3	2	5	5
Fourth Floor	18	1	18	3	2	5	4

1. Traditional Cooking Stations - 4 ring induction hob and fan assisted oven/grill
2. High Speed Stations - Turbo Ovens, by Merrychef Ekon series or similar. These commercial grade ovens reduce meal cooking times from 25 mins in traditional ovens to 3 mins or less.
3. There will be a minimum of 1 x High Speed Station in each Kitchen, with 2 x High Stations in the Grd, 3rd & 4th floor kitchens.
4. This ensures a ratio of between 4 and 5 cooking stations per resident.

A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

Kitchen/Living/Dining Facilities;

- > The “on-floor” kitchen is in fact a semi-private kitchen/living/dining space, all designed to accommodate the requirements of the resident’s target market, their lifestyles and habits.
- > Young workers generally do not cook on a regular nightly basis, but they do enjoy eating and socialising together and the spaces are designed on this basis.
- > Further consideration is then given to our evidence-based research which shows that;
 - Many young workers suited to Shared Living work for large companies that provide food on campus.
 - Very significant numbers will eat delivered meals or healthy ready meals and therefore require minimal kitchen cooking and prepping facilities.
- > When further consideration is given to the global nature of the target workforce, the traditional 9-5 day with “dinner at 6-7pm” is obsolete and the issue of peak demand for cooking facilities simply doesn’t arise.
- > It is Bartra’s evidence-based view that kitchen facilities may actually be over provided – bearing in mind that in the US and UK that apartments are being developed with no kitchens.

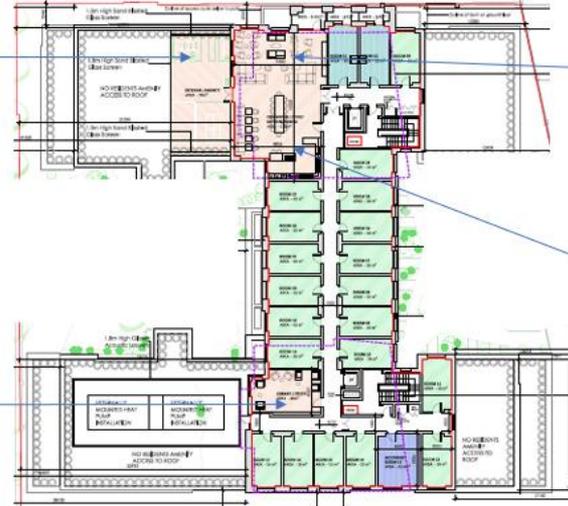


A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

- > The roof top terrace is designed to create external spaces where the residents can get together and socialise, with dining areas, raised planters, and outdoor games such as table tennis and foot-pool integrated into the design.
- > The shared amenity spaces at this level will include;
 - Outdoor terraces – 78m²
 - Living/Kitchen/Dining – 130m²
 - Living/library space – 30m²

Third Floor Plan & Amenities

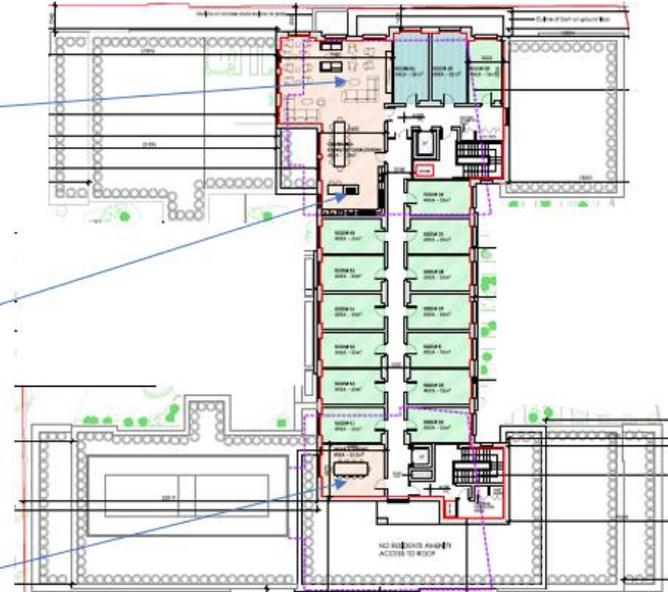


A design-led approach to a new concept

An exciting new accommodation option providing exemplary private spaces and a host of amenities

- > The shared spaces at this level will include;
 - Communal Living/Kitchen/Dining with external balcony overlooking the Park – 110m²
 - Private Dining suite where residents can book for private get togethers. – 23.5m²

Fourth Floor Plan



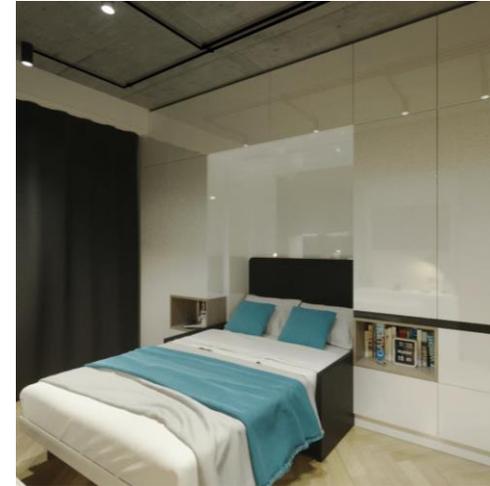
A design-led approach to a new concept

Specifically designed to meet the needs of the target market

- > The Design Standards for New Apartments March 2018 have minimum Shared Living room sizes of 12m².
- > Government Guidelines for bedrooms in standard apartments are;
 - Single bedrooms 7.0 - 11.4m²
 - Double bedrooms 11.4 – 13m² (double occupancy)
- > Bartra's typical Shared Living room is 16m², which is 33% larger than the minimum standards of 12m².
- > Careful consideration has been given to the usability of the private room and it has been designed with a user-led experience in mind
- > The room can fully function with the bed down, but by having a foldaway bed the room becomes adaptable with an increased sense of space and use-ability for daytime activities.



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A design-led approach to a new concept

Specifically designed to meet the needs of the target market

- > Notwithstanding that the primary purpose of the room is a bedroom, and in order to facilitate the user in-room experience, each room contains kitchen facilities of a fridge, microwave, kitchen sink, toaster, kettle.
- > Every Private suite has a WC cubicle, vanity sink station, and a generous power shower with dimensions of 1.3m x 0.8m. The apartment guidelines allow for shared bathroom facilities – Bartra’s design is based on each room having ensuite facilities
- > Every Private suite has generous storage provisions that exceed the Apartment guideline standards.
- > The private room offers all the amenities a resident could require including living space, bathroom, desk space, dining facility, storage and a high-quality murphy bed for sleeping.



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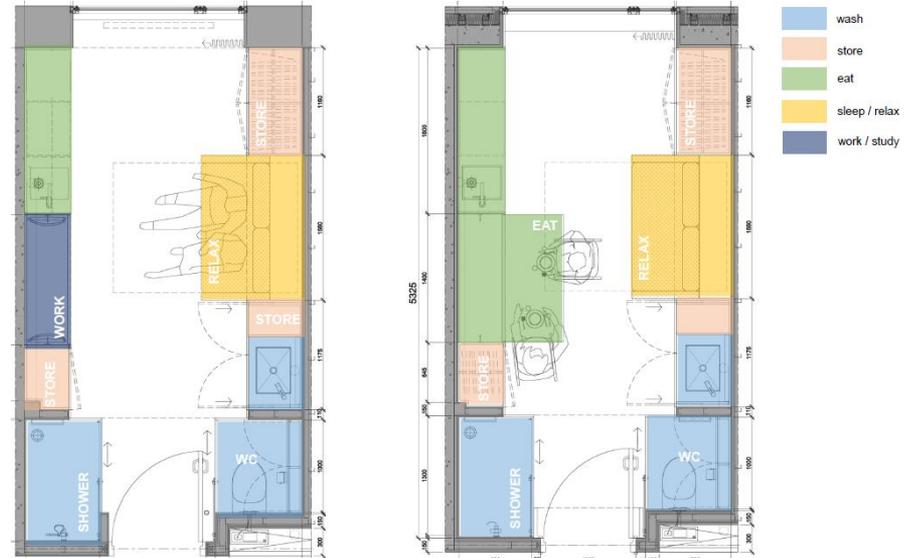
Bartra
Capital Property Group

A design-led approach to a new concept

Daytime - Relaxing



room design
day – work / eat



A design-led approach to a new concept

Night-time - Sleeping



room design
night



- wash
- store
- eat
- sleep / relax
- work / study



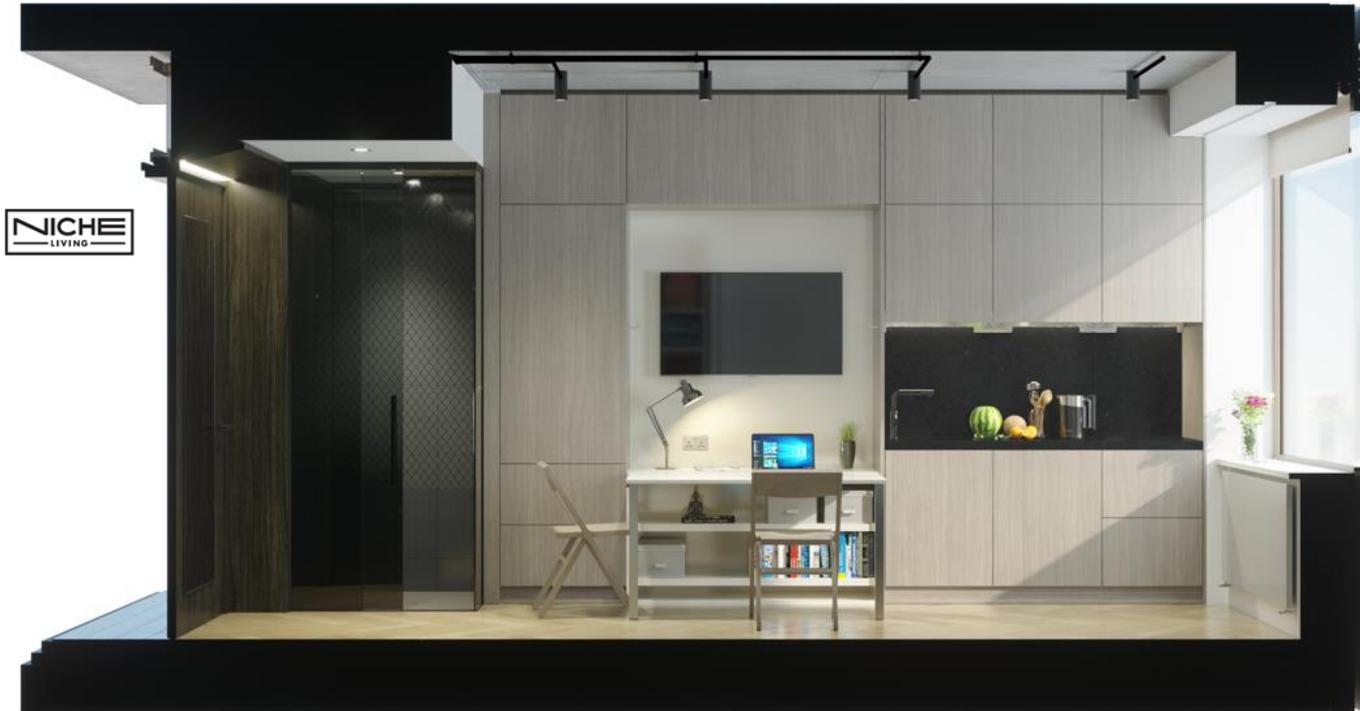
A design-led approach to a new concept

Daytime - Relaxing



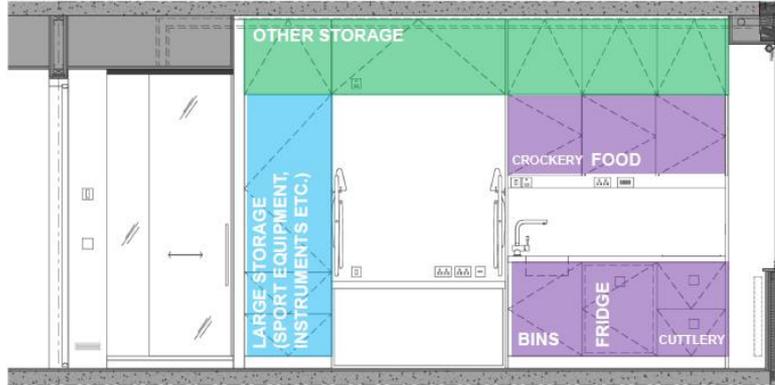
A design-led approach to a new concept

Daytime – Working/Dining

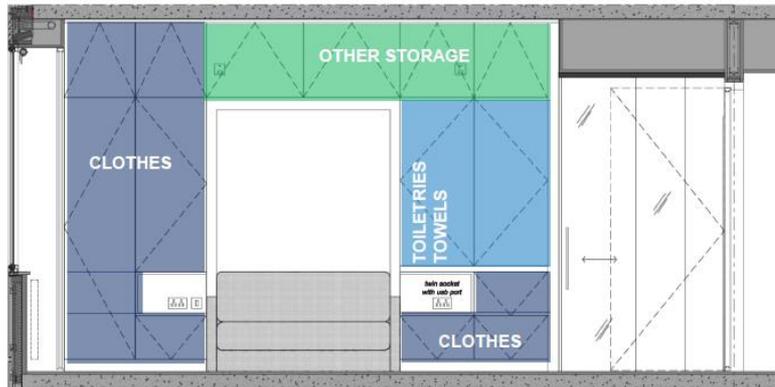
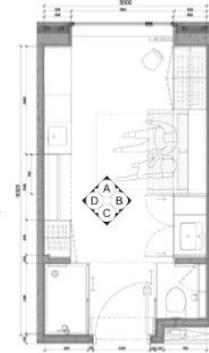


A design-led approach to a new concept

Room Design - Storage



	crockery / food	1 m3
	clothes	1.75 m3
	toiletries	0.85 m3
	large storage	0.55 m3
	other	2 m3
Total storage volume		6.15 m3



elevation B



elevation B (vanity open)



Market Research



Market Research

Developing a concept that meets the demands of the target market

- > Bartra commissioned Behaviours & Attitudes, Ireland's largest independent market research company, to conduct a number of studies to understand the types of accommodation people live in today, how this meets their lifestyle needs, and what they hope to live in next
- > Key findings of the initial Urban Living study are;
 - 7 in 10 respondents within the target market are interested in renting a room in a Shared Living complex
 - Equates to a market of 130k people nationally
 - Only one quarter of the target market see buying a home in the next 2-3 years as a likely option whereas three quarters are likely to rent
 - Affordable rent is the number one determinant on where respondents choose to rent
 - Another key determinant is location, particularly proximity to work, amenities and public transport
 - The social / community aspect of Shared Living is a particular draw for the target market
- > A copy of the Behaviours & Attitudes, Urban Living Study on behalf of Bartra is included as an appendix.
- > A second Quantitative research study was undertaken. Behaviours & Attitudes recruited 155 Adults aged 20-35 years, who are interested in living in the locations of the Bartra Co-Living sites, and who were invited to view an actual room of the Co-Living concept on the 30/03/2019 and 06/04/2019.
- > The Shared Living concept elements are rated very favourably compared to comparative properties presented (e.g. design, décor, etc.) previewing of the Co-Living bedroom suite.
- > Post viewing, 50% stated the example room exceeded expectations, with a further 33% felt it met expectations
- > The use of space/layout and design were key reasons for exceeding expectations.
- > 96% of respondents like it (65% a great deal), with 87% likely to become residents (55% very likely).
- > A very encouraging set of results for the shared living concept, especially amongst, females and 20-26 yrs.

