



## Lower Mortlake Co-Living

47a Lower Mortlake Road, Richmond, London, TW9 2LW

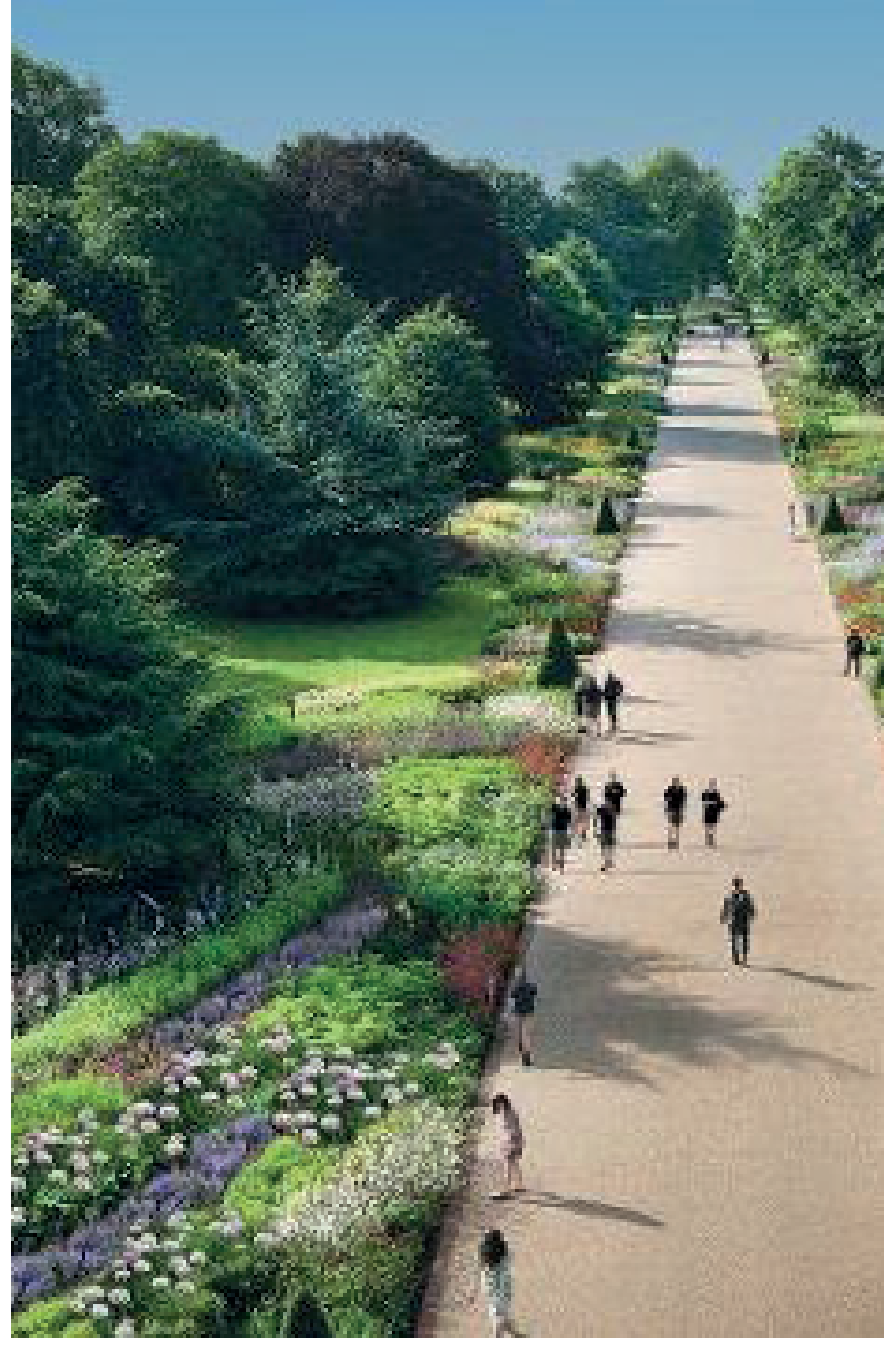
# Introducing Co-Living

- We want our residents to feel like members. Members of a household, a community, a club.
- We want our members get the most out of living in the city.
- We vet our members carefully, with the focus being on the wellbeing of the local community, including the other members of the co-living club.
- We want to provide carefully designed private and communal spaces delivering a range of amenities.
- All of our bedrooms are private spaces alongside shared communal spaces.
- All facilities and utilities are included as part of membership providing an easy to understand and affordable charge. There are no hidden extras.
- We cater for a flexible length of stay from 3 months and up.
- We make it possible for members to experience the benefits and comforts of living in Richmond, with close proximity to its shops, restaurants and cafes and its parks and other attractions.
- The site provides excellent transport links to Central London for work and play.

The Little Lanes in Richmond



Royal Botanical Gardens - Kew



Direct Links to central London - Waterloo Station



# Our Co-Living Vision

- Co-living is a new way of living, with a focus on community values.
- It is similar to student accommodation but for those who have graduated and are part of the working population.
- It provides a shared community where our members can network with like minded people for work and friendship.
- Our members will be encouraged to put on regular small social events in our shared spaces with specific focus on food, sports and culture.
- Those who are new to London, whether from abroad or other parts of the UK, will have the immediate comfort of private living together with the social and community spirit that co-living offers.
- Our shared working space offers a modern flexible way of living and working.

# What is Included?

- 0 Shared indoor and outdoor amenity space
- 0 24/7 property manager on call
- 0 Shared working spaces
- 0 Gym
- 0 Fast broadband internet
- 0 Washing machines and dryers
- 0 Cleaning
- 0 All utility bills (water, gas, electric, taxes)
- 0 Community organised events

Proposed Community Living Household



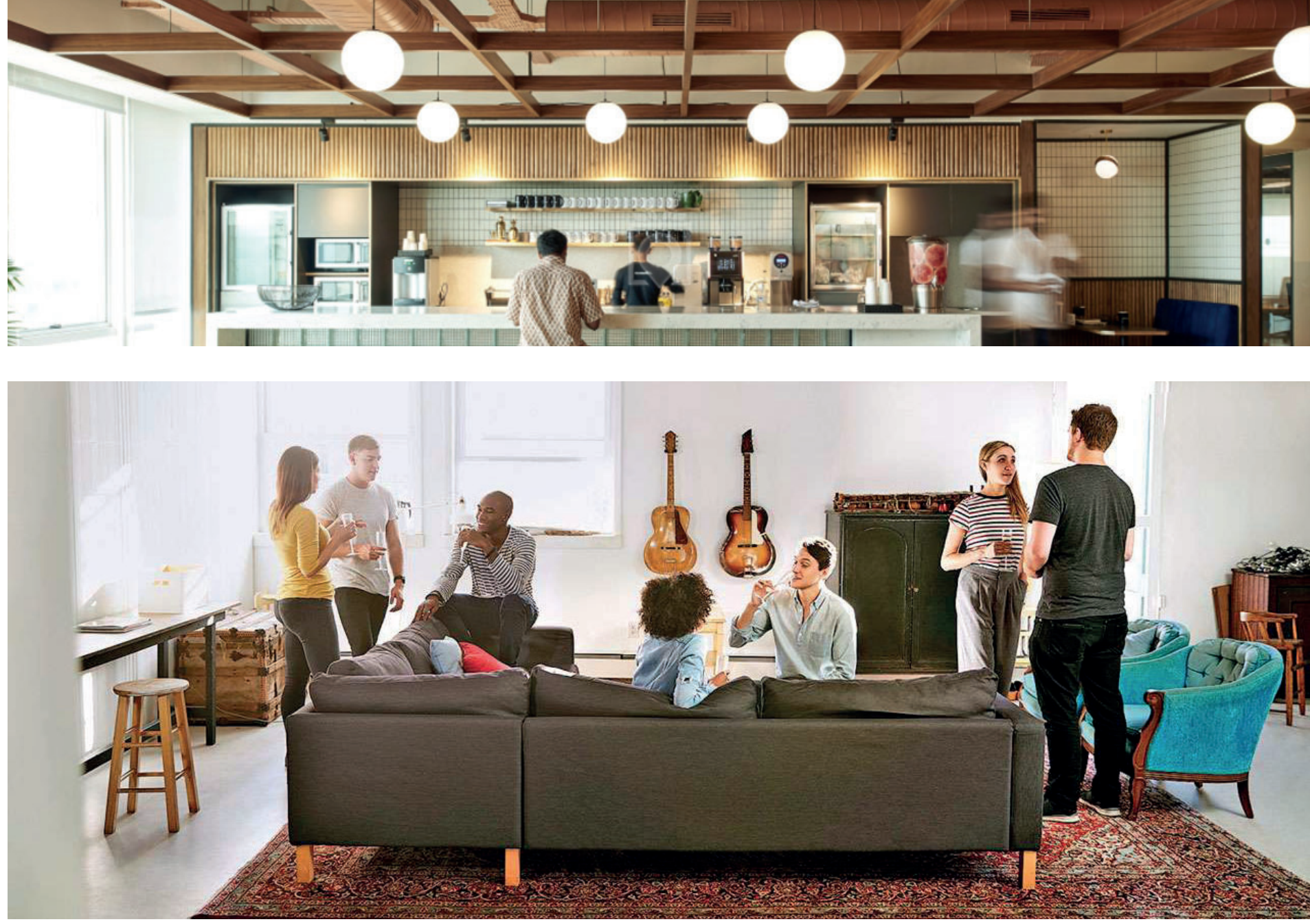
# Our Shared Spaces

- We have a number of shared spaces for connecting with other members or relaxing, all under one roof:
  - Outdoor Courtyard
  - Shared coffee bar
  - Shared community kitchen
  - Lounge with large screen television
  - Gym
  - Shared work spaces

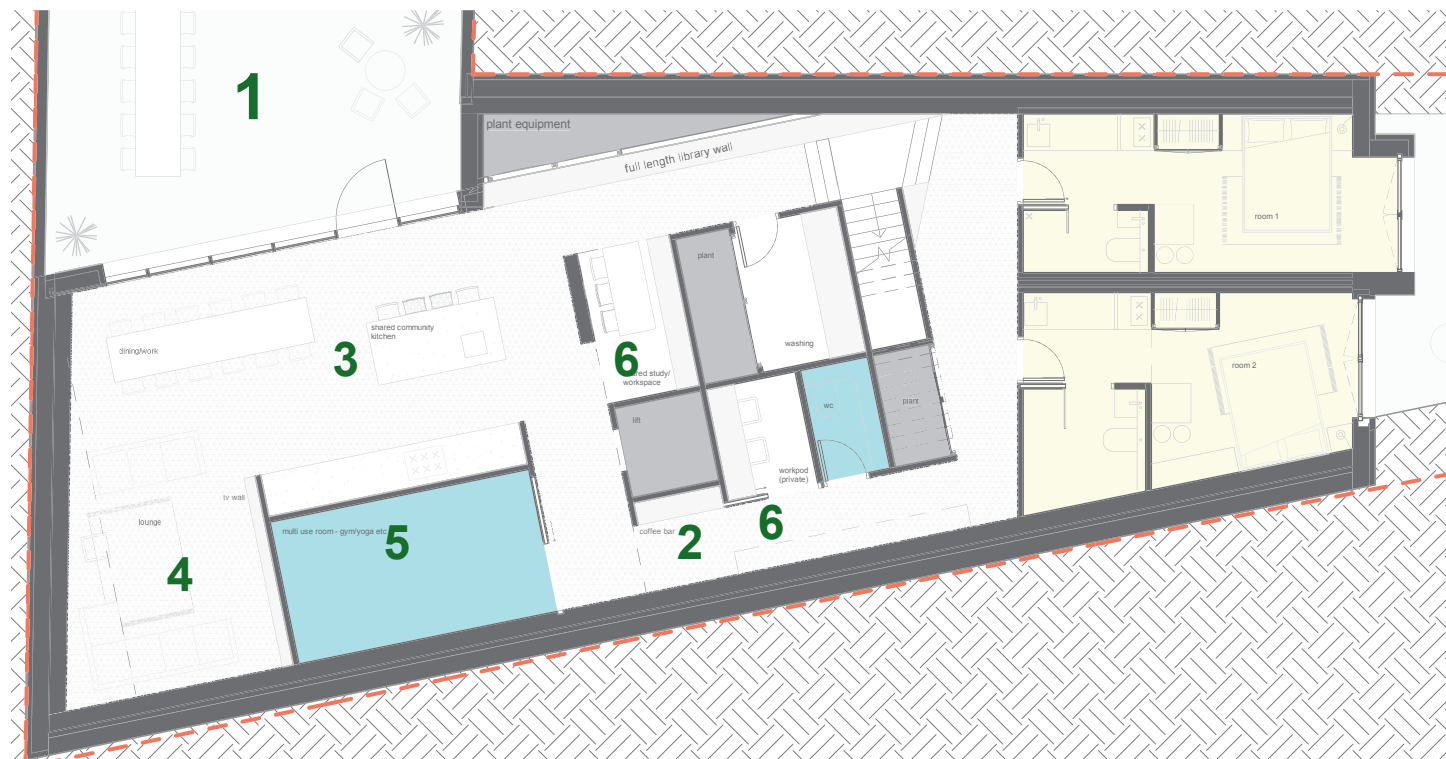
Individual WorkSpace - 4 Areas throughout different levels of the building



Examples of Co-Living Shared Spaces



# Shared & Private Workspaces



Lower Ground Floor Plan

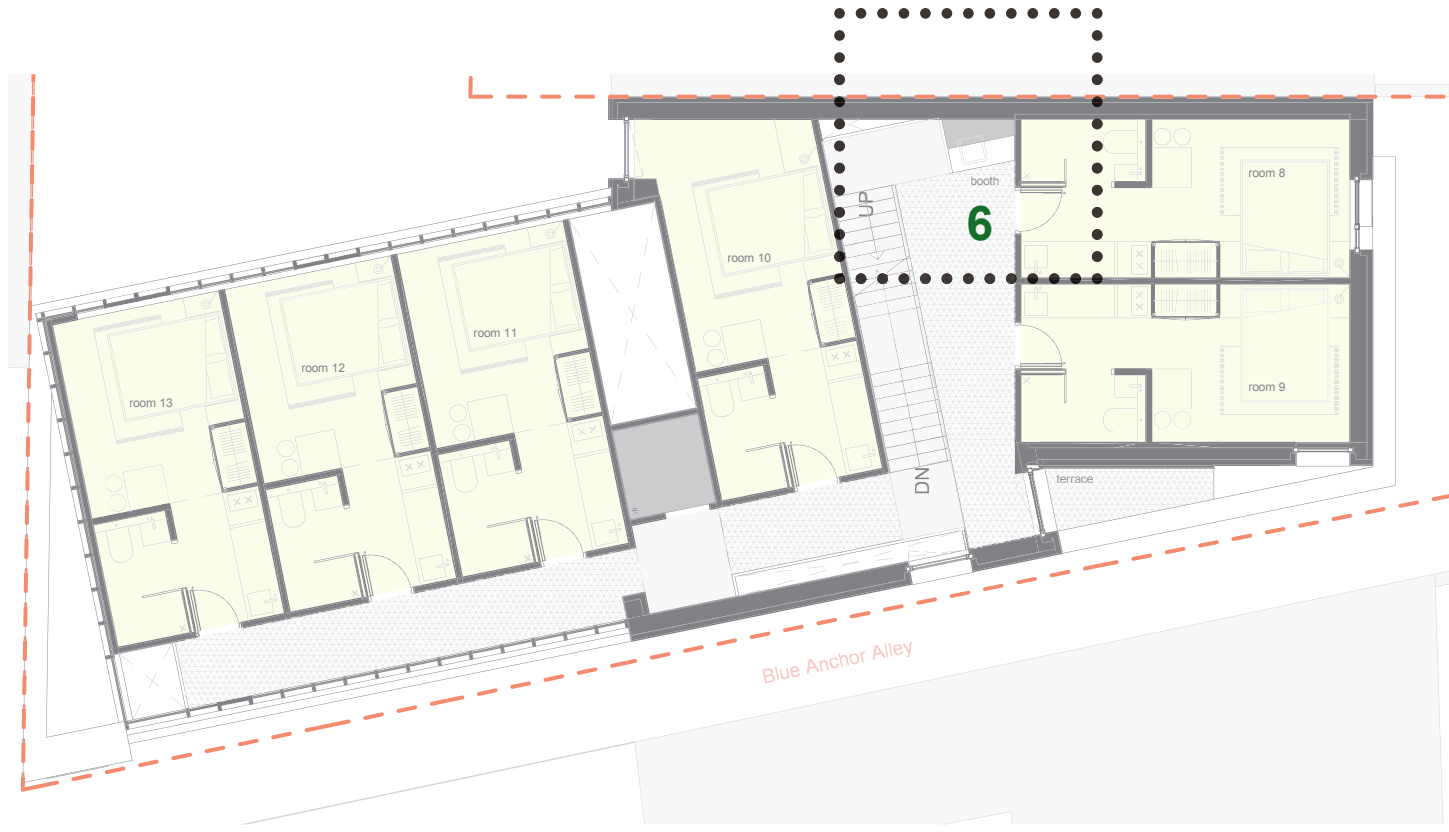
- 1. Outdoor Courtyard
- 2. Shared coffee bar
- 3. Shared community kitchen
- 4. Lounge with large screen television
- 5. Gym
- 6. Shared work spaces



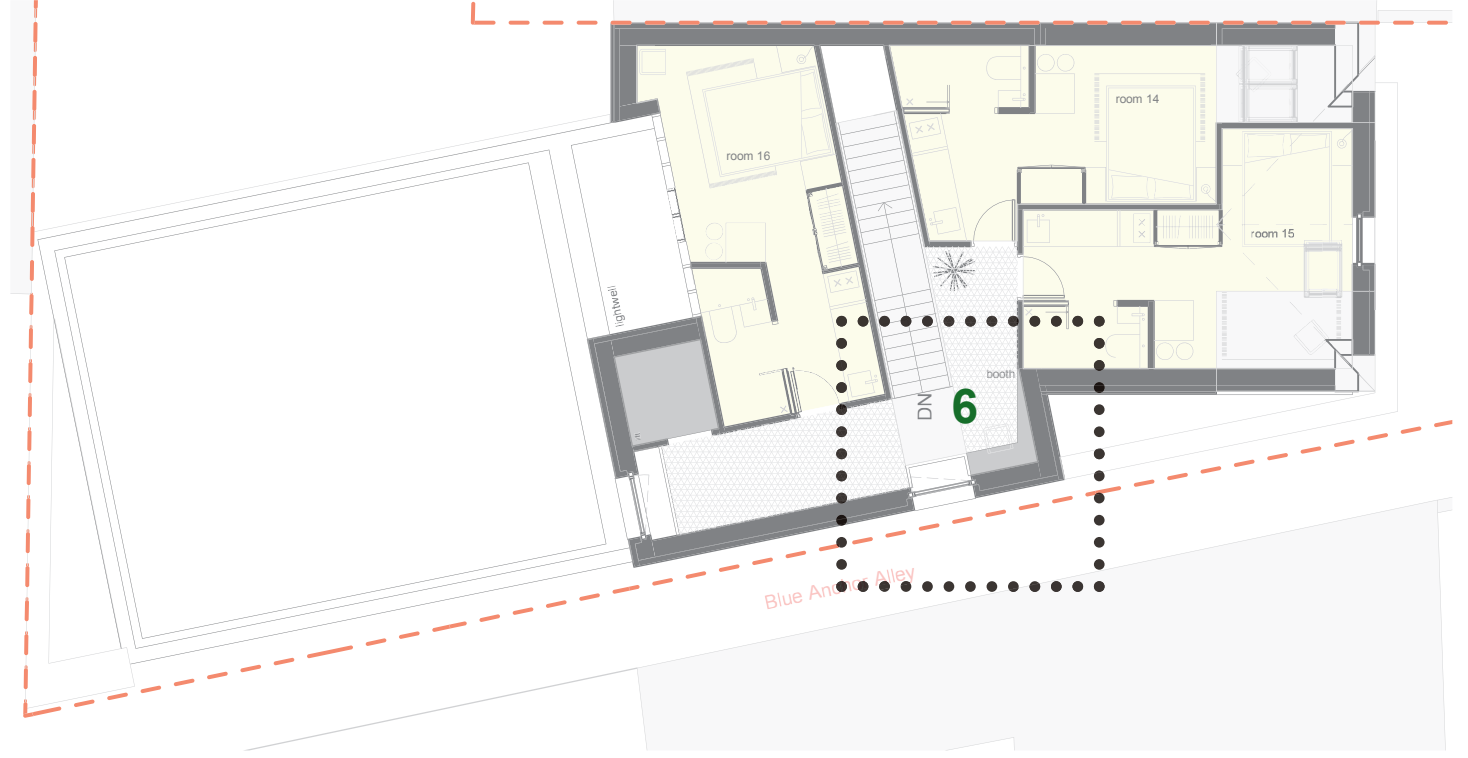
Ground Floor Plan



First Floor Plan



Second Floor Plan



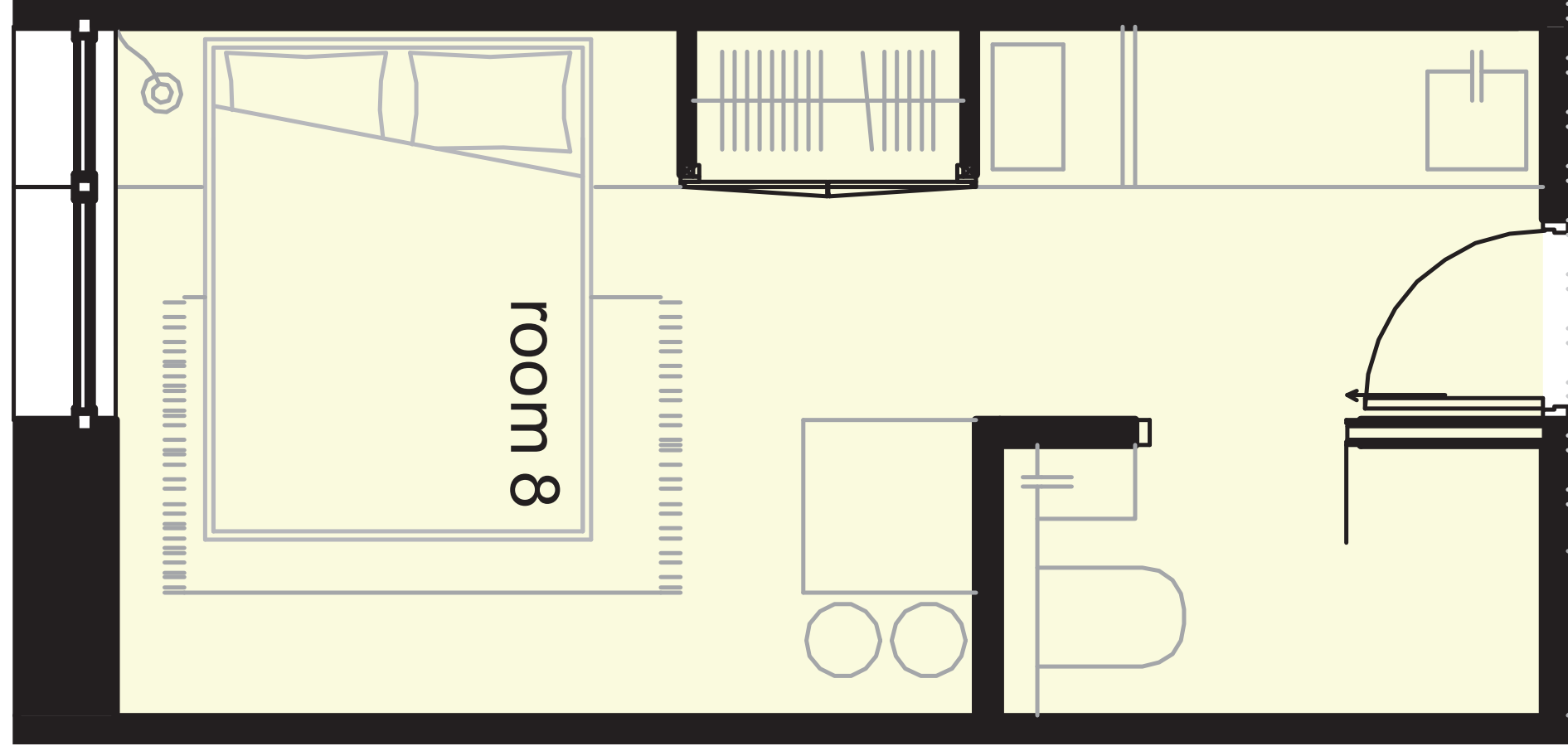
# Our Private Spaces

- We have carefully designed our private bedrooms to be a tranquil place to relax with the feeling of peace and security that your own home provides.
- All of our rooms benefit from the following features:
  - Double bed and comfortable mattress
  - Private en-suite bathroom
  - Private kitchenette
  - Wardrobe with full length mirror
  - Bedside table & lamp
  - Storage space

Precedents of other well designed private living spaces



Plan Layout of a typical private unit



# Shared Workspace

- Our research and demographics shows that 26% of our target members are working from home or freelance.
- We expect this number to grow as technology advances and our traditional offices and workplaces change.
- As part of our vision, we will provide a designated area in our shared space that offers a meeting table and chairs for collaborative working, plus four solo working pods.
- Our members will have access to this space included as part of our co-living offering.
- The collaborative working area and pods will be connected with hi-speed WiFi.

Example of one of the solo working 'pods'



Examples of Co-Living shared Workspace



# Target Members

- Graduates who still want that community living, with shared spaces but are now also in need of their own private space to relax and unwind.
- Our members want to be well connected with the amenities and social life that Central London has to offer, but at the same time come back to the relative tranquillity of Richmond with its easy connection into Central London.
- Anticipated demand, based on data from other rental operations we run, has been split as follows:
  - 50% from within the UK
  - 40% from the EU
  - 10% from outside the UK / EU (China and Australia / New Zealand in particular)
- Members who are getting on the career ladder, with average graduate salaries in London being £27,000 p.a.

# Demographics & Statistics

- From our own rental operations and research in the Borough, we have the following statistics and demographics:
- Age range: 22 to 42 years old, with a higher concentration of those in their twenties.
- Predominantly single occupancy members, with 16% being couples sharing.
- Mix of employment professions: sales, graduate student, self-employed, musician, teacher, researcher, IT engineer, electrician, police, film director.
- 26% of our members either work from home or freelance.
- Average length of stay is 6 months, with a range from 3 months to 5 years.

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Site Overview

