

# OMEGA WORKS, HERMITAGE ROAD

## WAREHOUSE LIVING MANAGEMENT PLAN

**February 2023**

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# 1 INTRODUCTION

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- 1.1 This warehouse living management plan has been prepared to accompany the planning application at Omega Works A, Hermitage Road, for the redevelopment of the site to provide a mixed use scheme comprising warehouse living, employment floorspace and residential use.
- 1.2 The planning application has included an extensive consultation process with stakeholders and residents prior to submission. One of the key concerns raised by residents and other stakeholders is how the new warehouse living units will be managed, the price of these units and what priority existing tenants will have in being relocated into the new scheme.
- 1.3 This management plans sets out these details in response to various feedback and to address the requirements of LB Haringey Development Management Policies policy DM39
- 1.4 This management plan relates to the warehouse living element of the scheme.

## **Proposed Development**

- 1.5 The existing warehouse living accommodation site comprises 55 bedrooms with 3-13 bedrooms per unit.
- 1.6 The proposed development, proposes 8 warehouse living units with 67 beds, as set out in the table below.

| <b>Table 1: Proposed Warehouse Living Units</b> |                           |                          |                           |
|-------------------------------------------------|---------------------------|--------------------------|---------------------------|
| <b><i>Blocks</i></b>                            | <b><i>No of Units</i></b> | <b><i>No of Beds</i></b> | <b><i>Area</i></b>        |
| A                                               | 3                         | 14                       | 660m <sup>2</sup>         |
| B                                               | 2                         | 24                       | 977m <sup>2</sup>         |
| C                                               | 3                         | 29                       | 1,122m <sup>2</sup>       |
| <b>Total</b>                                    | <b>8</b>                  | <b>67</b>                | <b>2,759m<sup>2</sup></b> |

- 1.7 The proposed warehouse living units will comprise 46m<sup>2</sup> of floorspace per person (average), comprising:

Bedrooms – 16m<sup>2</sup>

Shared living areas – 20.4m<sup>2</sup> per person

Workspace – 9.6m<sup>2</sup> per person

## **Wheelchair provision**

- 1.8 7 accessible bedrooms are provided in the units in Block A, with lift access. These accessible bedrooms comply with Part M4 (3). The remaining 53 bedrooms will be meet M4 (2).

## 2 RELOCATION OF TENANTS

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### **Relocation Strategy**

- 2.1 The proposed development seeks to re-provide a higher quality warehouse living typology for the existing community, given the current buildings are in poor quality and not fit for purpose. The development will therefore require the demolition and redevelopment of the site.
- 2.2 Whilst this is being undertaken the residents will need to temporarily re-locate.
- 2.3 To ensure the existing residents get priority for being housed in the new scheme, they will be offered the opportunity to sign up to a priority tenancy list, that will guarantee they will have priority in the new accommodation.
- 2.4 The landlord and applicant, Majorlink, will offer all tenants the opportunity to sign up to a priority list through written correspondence, if planning permission is granted. This will be a minimum of 6 months before development commences.
- 2.5 Once the priority list has been compiled, this list will be used initially to fill space in the new scheme. Only once have the existing tenants from the priority list been offered the opportunity for a tenancy for the new scheme, will the warehouse living units be advertised more widely.
- 2.6 It is acknowledged there will be some disruption for a period when the scheme is being developed. During this time Majorlink commit to the following:
- Ensure tenants are kept up to date on timings for redevelopment (subject to planning);
  - Give tenants a minimum 3 month's notice to vacate the existing units;
  - Give tenants 3 months notice of the date the new warehouse living units are available for occupation;
  - Manage the construction process in a way to minimise the time period when the tenants will need to vacate.
- 2.7 The later sections of this report demonstrate the terms of the tenancy agreements.

### 3 TENANCY INFORMATION

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- 3.1 This warehouse living is intended to be relatively affordable to ensure the existing community can continue to live and work in this typology. Each tenant will have an Assured Shorthold Tenancy Agreement directly with the landlord, Majorlink.

- 3.2 Majorlink will be the landlord and therefore responsible for managing the tenancy.

#### **Rental Price**

- 3.3 CBRE conducted research to understand the local market characteristics and based the viability calculations on a rent of £750 per room per calendar month plus bills at £250 = £1,000 per room per calendar month, inclusive of bills.

- 3.4 This equates to a net rental rate of £18.17/ft<sup>2</sup>. This is substantially lower than the range for traditional housing that equates to £30-£50/ft<sup>2</sup> for a 1 bed unit in this location. This figure represents the warehouse living rents are a minimum 37% discount to C3 residential units and up to as much as a 65% discount.

#### **Rent Reviews**

- 3.5 The affordability of the warehouse living units will be safeguarded. The rent will be reviewed annually and any increase will be restricted to no more than 2.5% above the rate of the Retail Price Index or Consumer Price Index (whichever is greater).

#### **Control of Tenancy / Eligibility Criteria**

- 3.6 The target users of this scheme are creative individuals and start-up business that require affordable rent for both workspace and living accommodation. It is therefore proposed that the individuals taking up the tenancies will have an income cap of £60k per annum in order to control the type of user that can use this space.

- 3.7 The site is within Haringey Warehouse District and a Regeneration Area, and therefore the business location is predominantly made up of small businesses, freelancers and artists. The typology itself will be appealing to those who need affordable accommodation for living and workspaces, under one roof, in an environment that will facilitate knowledge sharing with other creatives, and would therefore find it beneficial to be in a shared living arrangement.

- 3.8 There will be a limit to one person per tenancy.

#### **Length of Lease**

- 3.9 The minimum lease for tenants will be 12 months, followed by a rolling 6 month contract.

#### **Equality Opportunity**

The landlord for the proposed scheme will ensure that when tenants are chosen the employment spaces, warehouse living units and residential units they will not discriminate on race, age, disability, gender or sexuality.

## 4 OPERATION, MANAGEMENT AND MONITORING

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- 4.1 A key aim of the proposed scheme is to ensure the area retains its current creative character, and the existing community are prioritised in the new warehouse living units.
- 4.2 Policy DM39 also requires controls over management and operation of the warehouse living spaces, in particular the means by which to ensure the use of the site continues to promote the genuine inter-relationship of the living and working elements.

### **Management**

- 4.3 Majorlink will be responsible for the overall management of the warehouse living units. This includes any maintenance issues.
- 4.4 The warehouse living units will ensure the area earmarked for work is retained for such use between the hours of 8am – 7pm Monday to Friday. The landlord will make 6 monthly inspections to ensure this area is retained for workspace, and details of the Inspection can be requested at any time from the Council.
- 4.5 All new tenants will be provided with a welcome pack that explains the terms of the lease. This will include details on the workspace and that this should be retained for such use between 8am – 7pm Monday to Friday.
- 4.6 Waste and refuse storage will be provided as per the proposed drawings. Cycle parking is provided in safe and secure areas, as shown on the plans.
- 4.7 The landlord also confirms the following:
- the warehouse living units are retained in such use;
  - utilities are provided and maintained for the units including electricity, water, gas, super fast broadband and council tax.

### **Security**

- 4.8 Majorlink will be responsible for security for the site and warehouse living units. The communal doors in the development will be self-closing and self-locking, and have audio/visual access control panels with electronic lock release. The building will be compartmentalised to ensure safety and security of residents, with access to each floor limited only those that live or work on the floors.
- 4.9 Tenants will have the ability to lock their bedrooms.