



Coliving Stream

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Coliving and the wider housing market: collaboration and competition.

Moderator: Matt Lesniak, co-founder, Conscious Coliving

Panellists:

- Damien Sharkey, managing director, HUB
- Adam Amijee, investment manager, property funds, Bridges Investment Management
- James Teatum, founder, Noiascape

The meeting discussed the UK co-living industry's role in addressing housing shortages and its competitive advantages. Adam Amijee from Bridges Fund Management highlighted six ongoing co-living projects, emphasizing the sector's potential to reduce loneliness, with 47% of European residents feeling less lonely in co-living. Damien Sharkey from HUB noted the sector's evolution from BTR and the need for policy changes to recognize co-living as affordable housing. James Teatum from Noiascape stressed the importance of shared spaces and community engagement, reporting a 2x average length of stay compared to industry averages. The panel agreed on co-living's long-term viability and its integration into broader housing strategies.

Other discussion points include the social value and investor returns of co-living projects; why co-living matters to each organization and how it fits within the wider housing ecosystem; insights on the future of the co-living industry and its integration with the wider housing market; and aligning co-living with local authorities' housing needs.

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Scaling coliving: balancing community with financial viability.

Moderator: Iain Murray, head of operational living, Bidwells

Panellists:

- Yianni Tsitouras, founder and CEO, POHA House
- Katherine Rose, managing director, Vervlife
- Reza Merchant, co-founder, &Soul

The discussion focused on the evolution and current state of co-living, highlighting its growing interest among investors and residents. Iain Murray introduced the panel, emphasizing the supply shortage in co-living. The panelists shared their experiences and strategies in creating community-focused co-living spaces. Katherine Rose from VervLife discussed their operational approach, including resident surveys and event planning. The conversation also covered the financial viability of co-living, the importance of technology in operations, and the diverse demographic of co-living residents, spanning ages 18 to 45+.

Other topics included the specific age breakdown of co-living residents across the different operators, and the use of AI and technology to support co-living operations and processes.

Achieving long-term value in coliving investments

Presented by Ewa Scott, associate, residential investments, Knight Frank

The presentation focused on the impact of location and planning rules on investment value in AI and property development. It also emphasized the importance of proximity to demand pools and transport links, citing an example in zone six of London. They noted that planning rules, such as height restrictions, affect yield, with C1 properties facing a smaller investor pool and perceived risk. Regional yields are higher than London yields due to a larger investor base and lower perceived risk. The conversation also highlighted the need for improved planning to boost the investment market, with recent successful schemes in North Acton.

Other points included recent transactions and developments in the co-living market, and the reasons for the higher yields in regional co-living properties compared to London.

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Beyond the city: new markets, new demographics.

Moderator: Bart Sasim, co-founder, Coliving Ventures

Panellists:

- Anton Chernikov, founder, Selgars Mill Estate
- Katia Dimova, founder, Chateau Coliving and Coworking

The discussion focused on the evolution and benefits of co-living in non-urban settings. Katia, founder of Chateau Coliving in France, highlighted the appeal of her rural destination for remote workers and digital nomads, emphasizing the community and transformative experiences it offers. Anton shared his journey from urban life to owning a countryside estate in Devon, detailing the hybrid coliving model at Selgars Mill, which combines seasonal retreats and team-building events. Both speakers noted the attractiveness of coliving to diverse demographics, including career changers and empty nesters, and discussed the positive impact on local economies through local partnerships and community integration.

Other points included how rural co-living can positively impact local economies and communities; the differences between rural and suburban co-living models; and the new demographics and target audience for rural co-living spaces.

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