

RESi360: 'Deliveroo generation' needs housing options to remain open

By [Stephanie Denton](#) | Wed 13 September 2023

Delegates at *Property Week's* Resi360 conference yesterday heard that while the market is split over whether future generations will want to own their own property, councils' negative views of co-living must be addressed to provide more renting options when home ownership is out of reach.



Left to right: chair Charlotte Constance; Ben Simpson, planning director, Lichfields; Hannah Chappatte, chief executive, Hybr; Tex Jones and Shiro Rauniar, co-founders, The Developers Club; Kush Rawal, executive director of customer services, MTVH

Speaking on the panel My Home is my Castle – Alternative Housing Options Now and in the Future, Shiro Rauniar, co-founder of The Developers Club, said: “This generation has accepted now that renting isn’t a bad thing. Now it’s more affordable to rent than buy.

"They are the Deliveroo generation and are accepting 'if I'm to become a long-time renter that's OK'. Having a family living in a multi-family unit block is actually OK."

However, fellow panellist Hannah Chappatte, chief executive of Hybr, argued home ownership was still important for some: "When we speak to young people about their future, future generations to come and sharing wealth, the feeling is you do need to own assets."

"They want to learn how they can get on the property ladder. So, we're helping them build up a credit score from that early age and to understand their financial health."

Kush Rawal, executive director of customer services at MTVH, echoed this view: "We're still in a country that has a view that owning a home is an important aspirational part of our lifecycle," he said. "Renting is great, but it's really, really important we don't shut down other options."

Chappatte noted that it had got harder for younger generations to buy their own home, as "property prices have risen three times faster than income in the last 10 years, it's been harder and harder to get lending from banks, there is reduced access to capital, and help to buy was wound up this year".

But she added that innovation in the market was helping some first-time buyers: "There are a few interesting models out there, for example, schemes where rent is set at a level to help you save up money, so you can buy that property once you're able to."

"It's all about thinking outside the box and helping people who want to get on the property ladder do that."

Rawal supported shared ownership as way for young people to get on the property ladder: "As a nation, we have got a product that works; there is a whole PR campaign against it, but it's been operating for 14 years," he said.

"It bridges the gap between owning and renting. It lowers that affordability threshold and you get to own your own home. And that is shared ownership."

Meanwhile, Tex Jones, co-founder of The Developers Club, floated a bolder new alternative using digital currency to raise funds for ownership while renting.

"If I have a 300-unit build-to-rent building, of course I want my asset to increase in value, but the people making that increase in value are receiving no benefits."

"If they received a digital currency, and when operational expense was low, the value of that

currency went up, and when they maintained the units, again, the value went up, that would be a long-term solution, if they can share an investment in the asset that they're living in and contributing towards."

The panellists identified renting and co-living as the main options open to young people, but Ben Simpson, planning director at Lichfields, raised concerns over some councils' attitudes to co-living.

He said: "In Dublin, they have effectively banned co-living because they feel it has reached saturation point and see a lot of negatives in it."

"To try and understand those negatives, we have to place this in the context of the huge housing crisis, and at its heart, the lack of self-contained homes for families. That makes up a large part of that lack of supply. Some local authorities see co-living as competing with land for those much-needed units.

"There's also a big perception that co-living residents are very transient. But actually, looking at the evidence, co-living leases tend to be 12 months and sometimes 18 months, so the reality doesn't quite match those perceptions."

Chappatte agreed and added that co-living can help society: "The loneliest generations are the younger and older generations. I'm a big proponent of encouraging young people to live with older people. In Switzerland, students can have free accommodation if they live with seniors and it's been shown to reduce loneliness on both sides.

"The more we can integrate students into local communities, the fewer issues we'll have with planning restrictions from councils - it's myth busting. Not all students are party-going first years. A lot are doing PhDs in neuroscience, engineering or medicine."