



ADDITIONAL / TO FOLLOW AGENDA ITEMS

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

NOTTINGHAM CITY COUNCIL CITY CENTRE FORUM

Date: Monday, 24 November 2014

Time: 3.30 pm

Place: LB31 - Loxley House, Station Street, Nottingham, NG2 3NG

Governance Officer: Noel McMenamin, Constitutional Services, Tel: 0115 8764304

Direct Dial:

AGENDA

Pages

- | | | |
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| 4 | STUDENT HOUSING
Presentation by Matt Gregory, Planning Policy Manager, Nottingham City Council | 3 - 10 |
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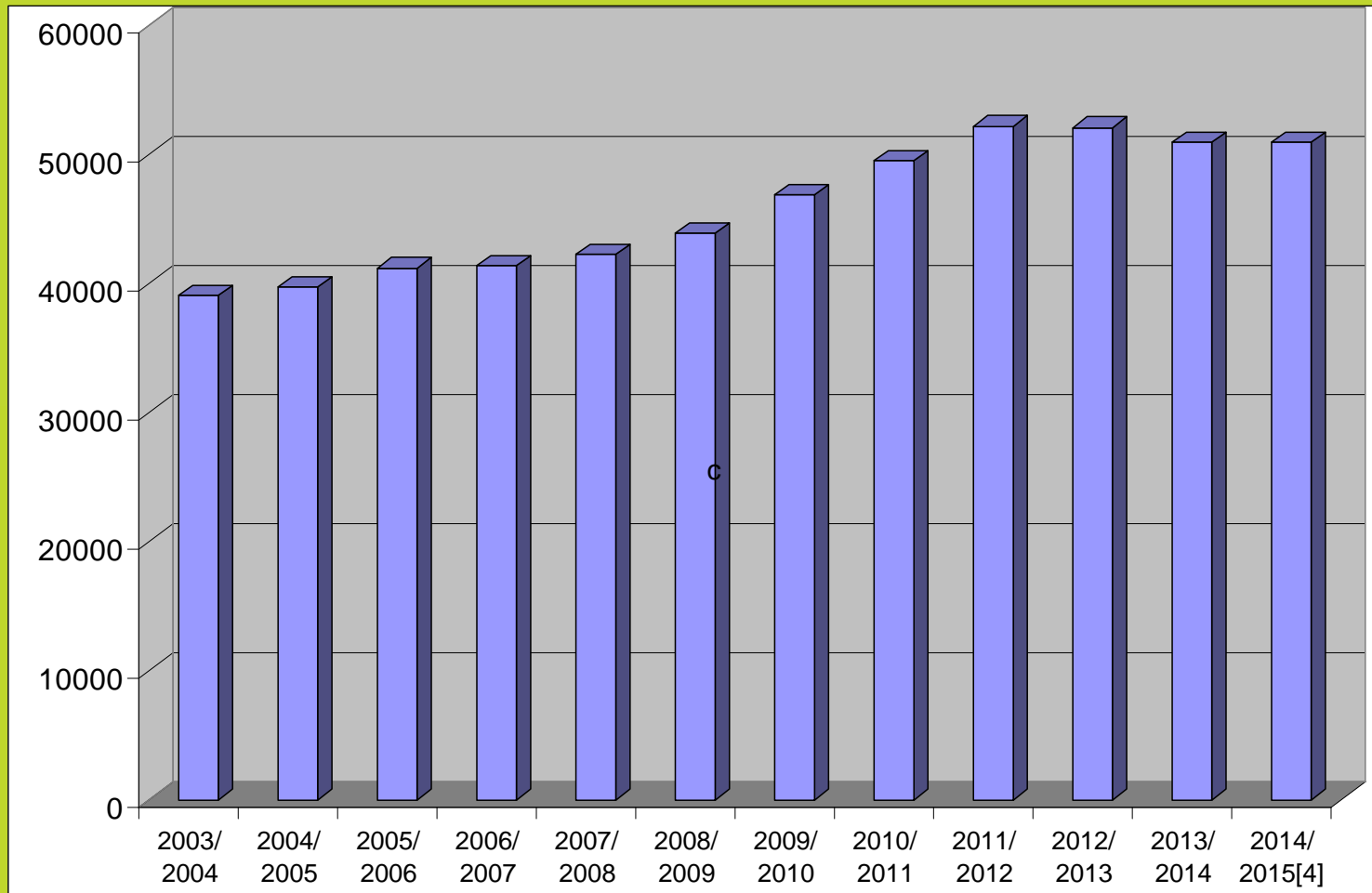
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City Centre Forum: Student Housing



Matt Gregory
Policy and Research Manager

Student numbers



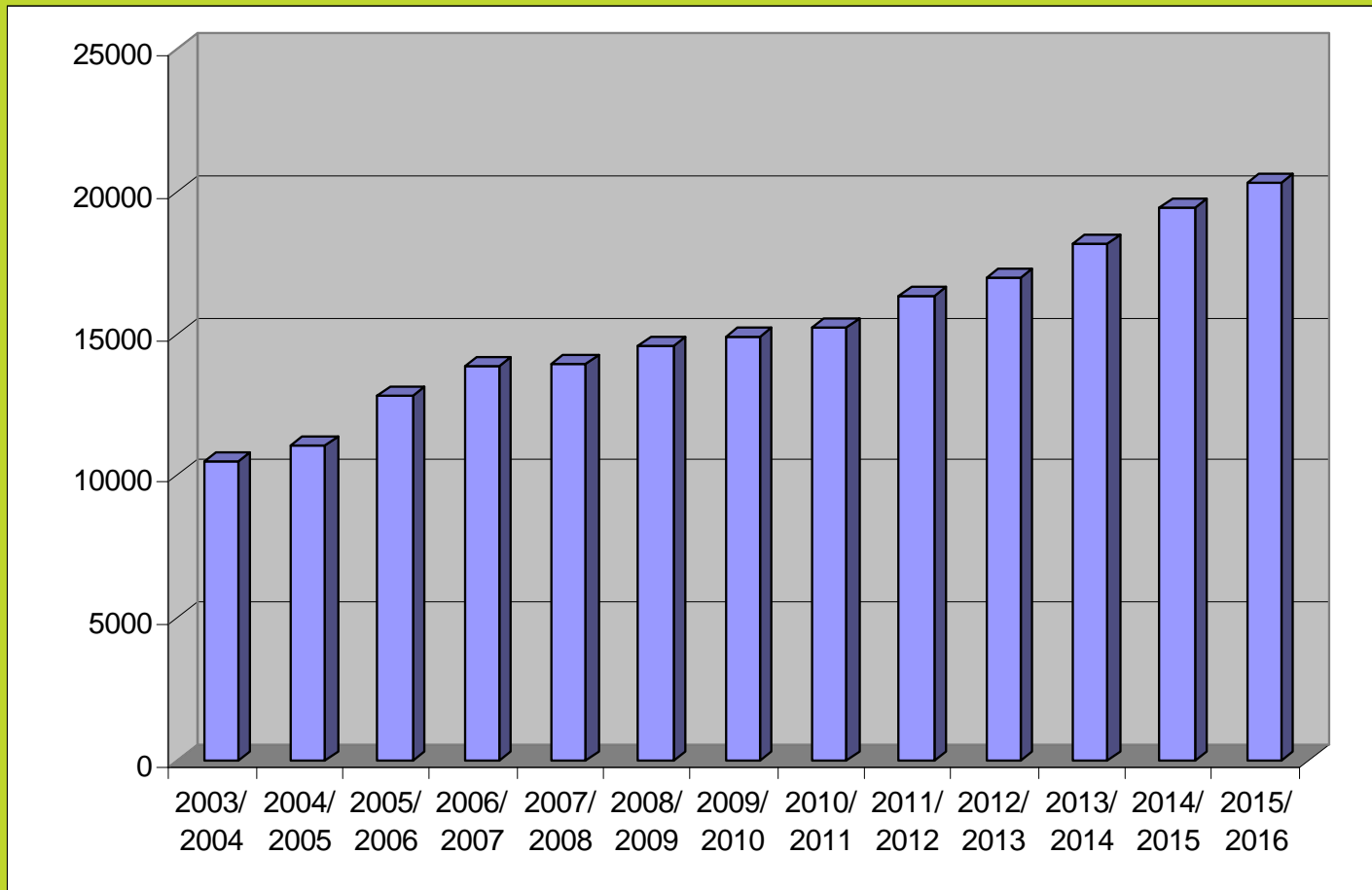
Promotion of Purpose Built Student Accommodation (PBSA)

Current planning policy promotes PBSA with twin aims of

- Increasing choice and improved quality accommodation for students
- Providing an alternative to traditional student housing (HMOs) & help re-balance those communities



Completed purpose built student bedspaces



Benefits of Purpose Built Student Accommodation (PBSA)

- 7,500+ new purpose built student bedspaces created since 2003
- Helped meet the housing needs of a growing student population
- Widened the range and quality of accommodation available
- Reduced demand on the City's existing housing stock
- Within City Centre much of the development that has taken place through the recession has been student led



Oversupply of PBSA?

- Anecdotal evidence PBSA market is approaching saturation
- Carries risk that the less popular schemes may be converted to poor quality general housing
- Given the scale of some PBSA schemes, may give rise to significant social issues



General City Centre Housing Market

- Important role in student housing
- Nearly 4,000 “C3” flats and houses (ie built for the general housing market) in the City Centre
- Approx 30% estimated to be occupied by students



Implications for City Centre

1. Continued market demand (in spite of anecdotal evidence)
2. Positive regenerative benefits
3. 30% of City Centre flats (non student) occupied by student households
2. Permitted development (offices to residential) = reduced control over loss of offices
3. BUT most conversions are recycling poorer quality office stock
4. Amendments to emerging Local Plan policy:
 - to ensure future PBSA schemes are justified in terms of identified need
 - new schemes to be designed to a high standard and enable conversion to good quality general purpose housing

