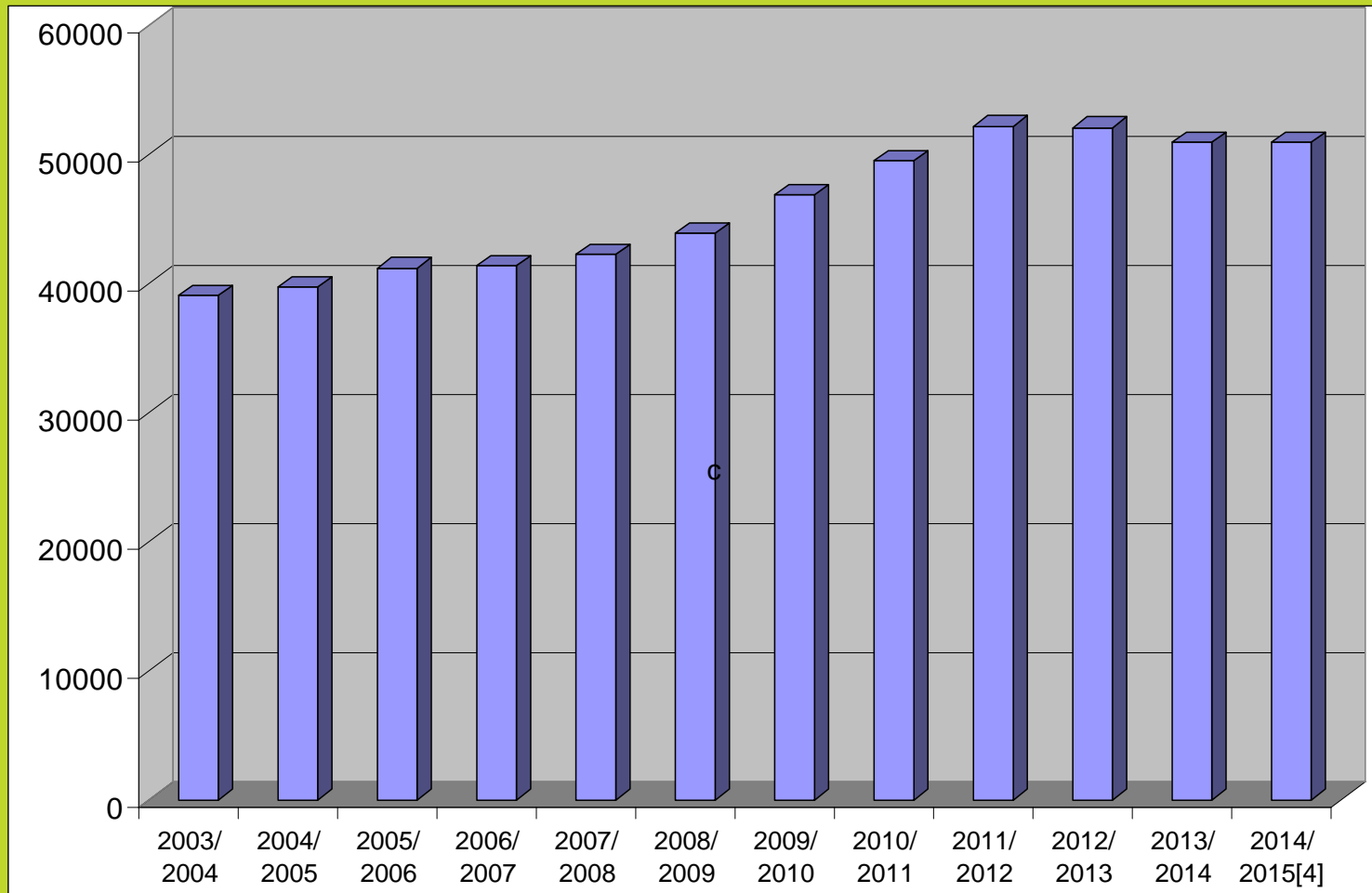


City Centre Forum: Student Housing



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Student numbers



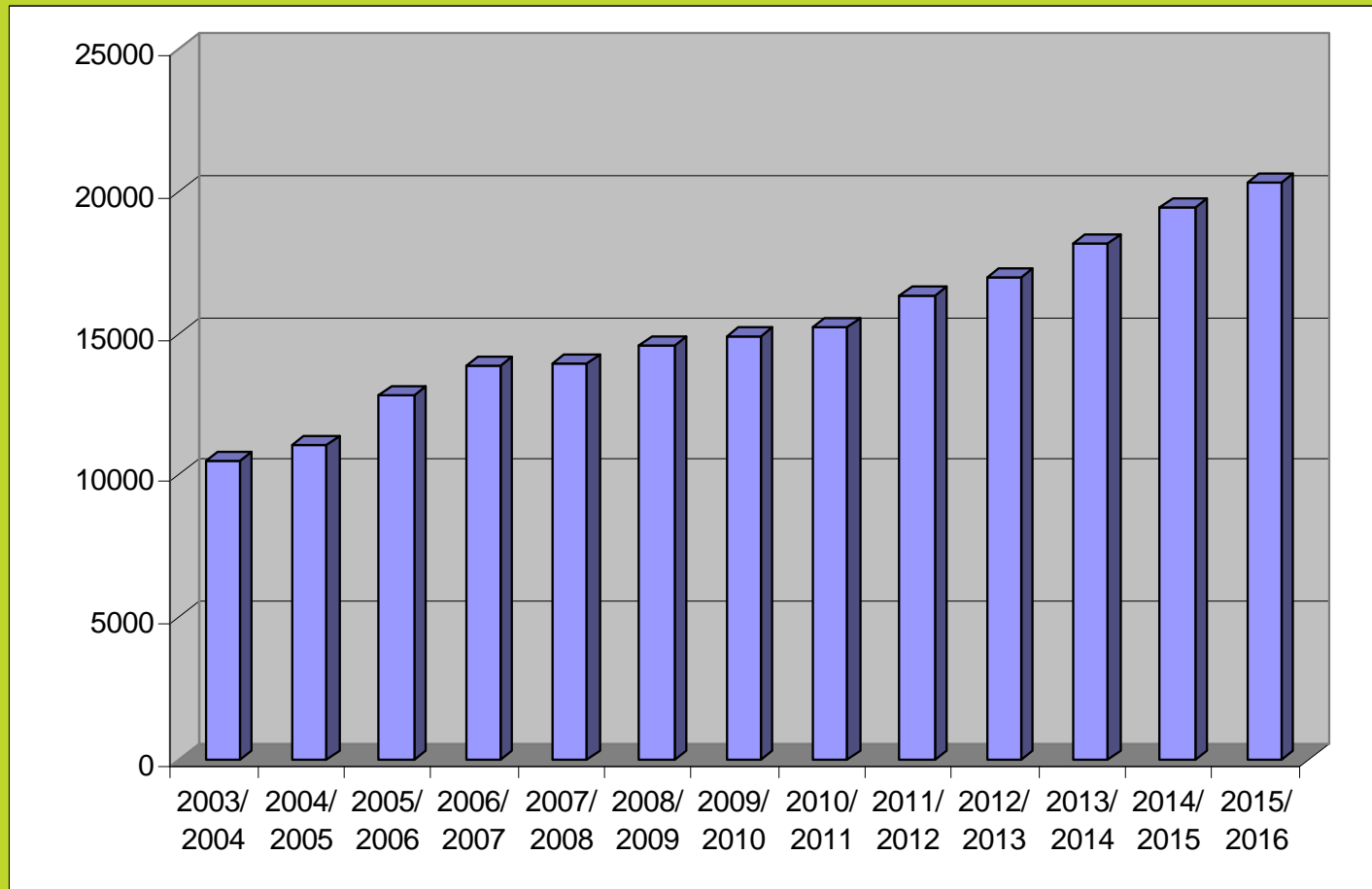
Promotion of Purpose Built Student Accommodation (PBSA)

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

