

Appendix 3 Schedule of Student Accommodation

This Appendix addresses student accommodation and the monitoring of delivery of units.

Context

The plan forecast the delivery of 2,000 student households to be completed between 2010 to 2020 based on a pipeline of completed and committed schemes. Completions of student accommodation surpassed those assumptions in 2017 and in conjunction with the updated national Planning Practice Guidance on counting other forms of accommodation, it has been necessary to count delivery of student accommodation as part of meeting the city's housing needs and land supply.

The national Planning Practice Guidance has sought to clarify how local authorities should consider student accommodation in planning for housing supply and completions:

All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:

- *the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or*
- *the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.*

This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.

Paragraph: 034 Reference ID: 68-034-20190722

Newcastle's student population is concentrated at its two higher education (HE) institutions: Newcastle University and Northumbria University. HESA statistics reveal that the number of students enrolled at both universities has increased by 40% since 2000/01; at Northumbria University, numbers increased from 2001 to a peak of 32,665 in 2008/09, decreasing thereafter. At Newcastle University, there has been a steady increase in the number of students enrolled since 2000/01 rising to 22,700 in 2019-20. Combined HESA data records 56,395 students at Newcastle Universities in 2019-20.

Student households are a key part of Newcastle's housing needs, are included in ONS population and household projections and as such are included in the housing requirement for the city. At the 2011 Census approximately half of the 37,730 full-time students living in Newcastle were in student households (i.e. mainstream accommodation), and 16% were living in communal establishments (i.e. University halls of residence/PBSA). Since then significant delivery of purpose built student accommodation as cluster flats and studios have continued helped meet student housing needs. More recent assessments would indicate that the proportion of students living in PBSA in the City is now higher at 25%, indicating the role of purpose built accommodation in both meeting student needs directly (reducing the reliance on conversions to general housing stock for student accommodation), and by allowing existing properties to return to general residential use.

Housing Supply

The Schedule of Student Accommodation in Figure 1 below in this Appendix sets out the committed student accommodation (with extant planning permission) (collated in bedspaces) that have yet to be completed (at year end 2023/24) contributing to the housing land supply.

A cautious ratio of 3.1 bedspaces for every dwelling released has been applied (excluding studios that are to be counted as a dwelling). Whilst this ratio does not align with the measurements in the Government's Housing Delivery Test (that applies a national ratio of student bedspaces to homes of 2.5, as derived from average student household size from the census of population), it is considered appropriate to use the locally derived census data.

FIGURE 1 SCHEDULE OF STUDENT ACCOMMODATION (SUPPLY)

Note: the calculation for deriving assumed units released by virtue of student accommodation development is PPG compliant

ref	Ward	Location	Site Address	Housing Capacity (Bed-spaces)	studios	Bed-spaces in cluster flats	Units (PPG method)	Planning Ref.	Comments on site status	Deliverability Comments – next 5 years	Delivery Status	Category	2023-24	2024-25	2025-26	2026-27	2027-28	Total 1-5 Years	Beyond
5863	Monument	West	Manor View House, Kings Manor, Newcastle upon Tyne, NE1 6PA	293	75	218	58	2016/0484/01/OUT, 2016/0484/03/RES, 2018/0484/08/RVC - current application	Pavillion extension granted as extension to student scheme, Revised application seeks permission for amendment to approved plans including removal of	Detailed consent	Under construction	A			145			145	0
5870	Monument	East	Newcastle Technopole, Kings Manor	535	37	498	198	2018/0440/01/DET	Detailed Consent	Detailed Consent	Under construction	A			198			198	0
5842	Monument	West	Eastgate House, Manors Central Business Park	303	8	295	103	2018/1606/01/DET also Office PP 2019/1054/01/DET 2018/1606/04/NMA	Detailed consent, expectation that student scheme will be delivered	Detailed consent	Under construction	A					103	103	0
	Monument	East	Knoll Court, Tower St.	8		8	8	2023/0118/01/DET	Erection of 8 studio flats (C3) within existing car park spaces	Detailed consent	Not Started	A				8		8	0
6206	Arthur's Hill	West	Heber St.	441	294	117	332	022196701DET	Minded to Grant	Alternative to Build to Rent Permission	Not Started	B			332			332	0
	Arthur's Hill	West	St James Park Service Strn., Barrack Rd	46 (units)		46		2022/1708/01/OUT	Minded to Grant		Not Started	B							15
													0	0	675	8	103	786	15

PPG Methodology for calculating Units

Site Ref.		5863	5870	5842	Knoll Ct	6206	St James
Studio Units (ratio of 1 bedspace=1 Unit)	A	75	37	8	8	294	0
Cluster accommodation (bedspaces)	B	218	498	295	0	117	46
Assumed Units (3.1 cluster bedspaces per Unit)	C = B/ 3.1	70.3	160.6	95.2	0.0	37.7	0.0
Total No. of Units	A+ C	145	198	103	8	332	15

Monitoring Delivery

Monitoring of the CSUCP Policy CS10 (Delivering New Homes) is recorded and published annually in separate Newcastle City Council Authority Monitoring Reports.

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At the 2011 Census, there were 37,730 full-time students (aged 18+) living in Newcastle¹, 16,445 more than the number counted at the 2001 Census². The ratio of students (aged 18+) to permanent residents (aged 16–74) is one of the highest in England at 17.7%, compared to a national average of 6%. As of 2019, it is estimated that Newcastle had just over 35,500 people in the 19–22 student age-group, an increase of 52% since 2001.

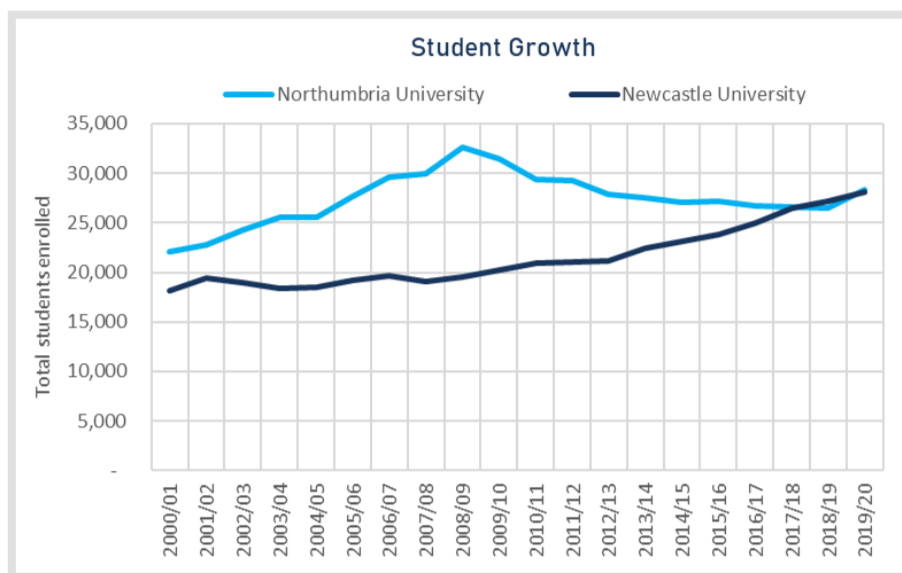


Figure 2: Newcastle HE institutions: total students

Source: HESA

New build PBSA student accommodation has been delivered primarily on the urban core in proximity to the universities’ main facilities. As demand has increased over the period 2010-20 so has delivery of new student accommodation (see Indicator 18 AMR report), with a peak delivery in 2017-18 at 3,000 bedspaces. This indicates that private rented sector and university led PBSA schemes have kept pace with student growth and as such, has reduced the need for house conversions in the neighbourhoods.

Students Living in the Community

Collation of records of student exemptions from council tax payments can provide intelligence on occupation trends and geographic locations. The following data was updated every year during term time between 2016-17 to 2020-21. Each single exemption relates to one or more student occupying a dwelling in the wards within the main areas of the city that are popular for student accommodation. These wards include the area subject to additional controls over Houses in Multiple Occupation (Article 4 direction) (Dene & South Gosforth, Gosforth, Heaton, Monument, North Jesmond, Ouseburn, South Jesmond, Wingrove). The data and graph in Fig 3 below shows stabilisation of student occupancies and a downward trend in numbers.

It is not known at this stage whether the Covid 19 pandemic has impacted on the overall occupancy of student homes, however, as at March 2021 the data does not display a significant variation to the pre pandemic records.

Figure 3A Student Households Occupying Dwellings in Neighbourhoods

Year	16/17 Q4	17/18 Q4	18/19 Q4	19/20 Q4	20/21 Q4
Student Households	3,656	3,588	3,360	3,401	3,139

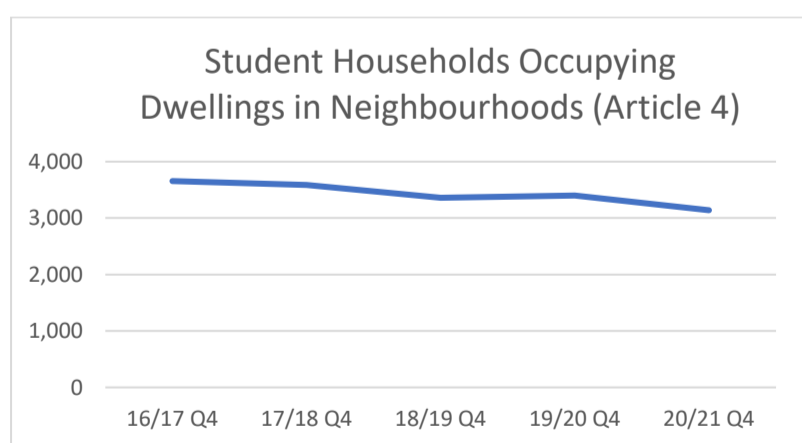


Figure 3B Student Households Occupying Dwellings in Neighbourhoods

There are also some geographic patterns of change. Figure 4 below indicates noticeable reductions in Heaton and Dene and South Gosforth wards since 2016/17 .

¹ 2011 Census table KS501EW
² 2001 Census table TT002

Figure 4 Student Households Change in Occupation Wards

Ward	16/17 Q4	1718 Q4	1819 Q4	1920 Q4	2021 Q4
Dene & South Gosforth	100%	105%	92%	78%	65%
Gosforth	100%	75%	100%	75%	100%
Heaton	100%	99%	88%	82%	64%
Monument	100%	127%	82%	82%	100%
North Jesmond	100%	98%	95%	97%	92%
Ouseburn	100%	99%	87%	92%	79%
South Jesmond	100%	97%	93%	94%	91%
Wingrove	100%	98%	89%	92%	86%
Grand Total	100%	98%	92%	93%	86%