

Appendix 3 Schedule of Student Accommodation Updated (February 2019)

1.0 This schedule has been updated to reflect the updated guidance in PPG (ID 3-042-20180913) (Housing delivery 5 year land supply) in relation to assessment of count of student completions in the housing requirement. The published schedule of student accommodation to support the Submission DAP is as stated below:

Appendix 3 Former Schedule of Student Accommodation (September 2018) (Pre Submission)

HELAA ref	Ward	Location	Site Address	Estimated Housing Capacity	Gross Site Area (ha)	Net Site Area (ha) (Housing)	Achievable for:	Site Status	Planning Status	Suitable for Housing	Available for Housing	Achievable	Deliverable	Developable	Total 1-5 years	Calculated Phasing	2018/19-22/23	2023/24-2027/28	2028/29-2032/33
4290	Byker	East	Ince Building, Hume Street	22	0.09	0.13	Housing	Not started	Not Permitted	Yes	Yes	Yes	No	Yes	0	6-10 years	0	117	0
5869	Monument	East	Clough House, Kings Manor	66	0.22	0.22	Housing	Under construction	Permitted	Yes	Yes	Yes	Yes	No	283	Next 5 years	283	0	0
5870	Monument	East	Newcastle Technopole, Kings Manor	162	0.21	0.21	Housing	Not started	Permitted	Yes	Yes	Yes	No	Yes	535	Next 5 years	535	0	0
1056	Ouseburn	East	Portland Road Phase 2	324	2.58	0.75	Housing	Under construction	Permitted	Yes	Yes	Yes	Yes	No	445	Next 5 years	445	0	0
1290	Ouseburn	East	Land adjoining 9 Stepney Lane	1	0.14	0.14	Housing	Not started	Permitted	Yes	Yes	Yes	Yes	Yes	5	Next 5 years	5	0	0
5116	Ouseburn	East	Portland Road Newcastle upon Tyne	1310	1.74	4.64	Housing	Under construction	Permitted	Yes	Yes	Yes	Yes	No	275	Next 5 years	275	0	0
5864	Ouseburn	East	Uptin House, Stepney Road	111	0.19	0.19	Housing	Not started	Permitted	Yes	Yes	Yes	No	Yes	192	Next 5 years	192	0	0
5866	Ouseburn	East	Former PTS Plumbing Trade Supplies, 50 - 54 Union Street	129	0.18	0.18	Housing	Under construction	Permitted	Yes	Yes	Yes	Yes	No	331	Next 5 years	331	0	0
5909	Walkergate	East	Land at Formerly 48 Chillingham Road	10	0.16	0.16	Housing	Not started	Permitted	Yes	Yes	Yes	No	Yes	0	11-15 years	0	0	10
3077	Arthur's Hill	West	Heber Street and Brewery Offices	90	0.64	0.26	Housing, Mixed Use	Not started	Permitted	Yes	Yes	Yes	No	Yes	0	6-10 years	0	246	0
5404	Arthur's Hill	West	6 and 8 Spring Street and 60 and 62 Pitt Street	10	0.05	0.04	Housing	Not started	Not Permitted	Yes	Yes	Yes	No	Yes	0	6-10 years	0	36	0
6020	Arthur's Hill	West	Wellington House, Wellington Street	70	0.07	0.07	Housing	Not started	Permitted	Yes	Yes	Yes	Yes	No	70	Next 5 years	70	0	0
5758	Monument	West	Former Newgate Shopping Centre, Land south of Newgate and Clayton Street	93	0.73	0.66	Housing	Under construction	Permitted	Yes	Yes	Yes	Yes	Yes	575	Next 5 years	575	0	0

5863	Monument	West	Manor View House, Kings Manor, Newcastle upon Tyne, NE1 6PA	60	0.2	0.2	Housing	Not started	Permissioned	Yes	Yes	Yes	Yes		0	6-10 years	0	407	0
5872	Monument	West	56-66 Jesmond Road West Newcastle upon Tyne NE2 4PQ	6	0.14	0.14	Housing	Not started	Permissioned	Yes	Yes	Yes	Yes	No	6	Next 5 years	6	0	0
Note- formatted by location																TOTAL bedspaces	2717	806	10
																TOTAL Housing Supply (divide by 2.5 for households)	1087	322	4

2.0 Subsequent to the publication of PPG advice the following changes were made to the counting of studios and cluster flats to align with the revised guidance PPG (ID 3-042-20180913) (Housing delivery 5 year land supply);

- Studio units are to be counted as individual completions (as it functions as an independent dwelling) (Row A revised table below)
- Authorities should base calculations for multi bedroom self contained student flats (cluster flats) on the average number of students living in student only households using the published census data at local authority level. (Row B revised table below)
The average number of students living in student only households in Newcastle upon Tyne is 3.1 (see para. 8.26, SHMA (2017)) (Row C revised table below)
- The resultant total assumed supply is the addition of studio units and the calculated dwelling release for cluster flats. (Row D)

Revised Appendix 3.1 Schedule of Student Accommodation Updated (February 2019)

ref	Ward	Location	Site Address	Planning Status	Studios	Clusterflats (bedspaces)	Phasing By Type	Total Bedspaces 1-5 Years	Total Bedspaces 6-10 Years	Total Bedspaces 11-15 Years	
1056/5116	Ouseburn	East	Portland Road Phases	Permitted	0	720	Cluster	568	152	0	
	Ouseburn			Studios	0	0	0				
1290	Ouseburn	East	Land adjoining 9 Stepney Lane	Permitted	0	5	Cluster	5	0	0	
							Studios	0	0	0	
3077	Arthur's Hill	West	South of Heber Street and Brewery Offices	Permitted	9	170	Cluster	0	170	0	
							Studios	0	9	0	
5404	Arthur's Hill	West	6 and 8 Spring Street and 60 and 62 Pitt Street	Permitted	1	35	Cluster	0	35	0	
							Studios	0	1	0	
5758	Monument	West	Former Newgate Shopping Centre, Land south of Newgate and Claytor	Permitted	223	352	Cluster	352	0	0	
							Studios	223	0	0	
5863	Monument	West	Manor View House, Kings Manor, Newcastle upon Tyne, NE1 6PA	Permitted	0	407	Cluster	0	407	0	
							Studios	0	0	0	
5864	Ouseburn	East	Uptin House, Stepney Road	Permitted	92	100	Cluster	100	0	0	
							Studios	92	0	0	
5866	Ouseburn	East	Former PTS Plumbing Trade Supplies, 50 - 54 Union Street	Permitted	91	240	Cluster	240	0	0	
							Studios	91	0	0	
5869	Monument	East	Clough House, Kings Manor	Permitted	21	262	Cluster	262	0	0	
							Studios	21	0	0	
5870	Monument	East	Newcastle Technopole, Kings Manor	Permitted	34	501	Cluster	501	0	0	
							Studios	34	0	0	
5872	Monument	West	56-66 Jesmond Road West Newcastle upon Tyne NE2 4PQ	Permitted	0	6	Cluster	6	0	0	
							Studios	0	0	0	
5909	Walkergate	East	Land at Formerly 48 Chillingham Road	Permitted	0	10	Cluster	0	0	10	
							Studios	0	0	0	
6020	Arthur's Hill	West	Wellington House, Wellington Street	Permitted	70	0	Cluster	0	0	0	
							Studios	70	0	0	
		ROW									
			TOTALS		541	2808		2565	774	10	3349
	A		Total Studio Units					531	10	0	541
	B		Clusterflats (bedspaces)					2034	764	10	2808
	C (B/3.1)		Clusterflats (calculated Units) (divide bedsapces by 3.1)					656	246	3	906
	D (A+C)		TOTAL SUPPLY (DWELLINGS)					1187	256	3	1447

Implications for the HELAA 5 Year Housing Land Supply

3.0 The resultant change to the assumed dwellings released by the delivery of purpose built student accommodation is a minimal decrease overall of 43 dwellings from 1,044 units in the first five years (2018/19- 2022/23). The resultant changes to figures in the main report are listed below.

Fig. 16.1 Housing Supply (changes in red)

	Deliverable	Developable
HELAA Housing Capacity	5883	13,752
Student Accommodation - general needs dwellings released	1187	286
Total	7070	14,038

The deliverable supply capacity is assumed to be slightly increased to 7,070 deliverable dwellings (2018/19- 2022/23).

Figure 24.1 A- The Council's five year land supply: 20% Buffer Applied (changes in red)

	Five year requirement	Figure 20	5160
a	Five year requirement + 20%	Figure 22	6172
b	The estimated five year supply	Figure 16	7070
c	Five year supply as a percentage of requirement (including buffer)	$(b \div a) \times 100$	115%
d	Five year supply (in years)	$b \div (a \div 5)$	5.7

In the scenario where a 20% buffer is assumed there would have been an increase to 5.7 five year supply in years.

Figure 24.1 B- The Council's five year land supply: 5% Buffer Applied changes in red)

	Five year requirement	Figure 20	5160
a	Five year requirement + 5%	Figure 22	5401
b	The estimated five year supply	Figure 16	7070
c	Five year supply as a percentage of requirement (including buffer)	$(b \div a) \times 100$	131%
d	Five year supply (in years)	$b \div (a \div 5)$	6.5

4.0 Figure 21.1 B indicates a slight increase in the assumed five-year supply with a 5% buffer to 6.5 years. The PPG was also updated to provide guidance on the buffer categories for deriving the 5 year housing requirement. Paragraph (ID 3-037-20180913) clarifies the minimum buffer for all authorities, where they are not seeking to confirm a 5 year housing supply (through an annual position statement), and where there delivery of housing over the previous 5 years has not fallen below 85% of the requirement is 5%. Figure 26.1 below indicates that delivery over the last 3 years has been at a rate of 94.4% of the 3 year requirement (based on the CSUCP requirement) (PolicyCS10). Thus, it is concluded that the City has 6.5 years of five year land supply, based on a 5% buffer (HELAA, 2018).

Figure 26.1 Housing Delivery Percentage 2015/16- 2017/18

Years	CSUCP Target (net)	Dwellings Complete (net)	Percentage Delivered of the Requirement (Net)
2015/16	960	762	
2016/17	960	1005	
2017/18	960	951	
Total	2880	2718	94.40%

Note: data for dwellings completed above varies from the housing flow reconciliation data collated for the Housing delivery test due to differing definitions and types of accommodation.

5.0 Figure 26.1 below indicates that delivery over the last 3 years has been at a rate of 94.4% of the 3 year requirement(based on the CSUCP requirement) (PolicyCS10). Thus, it is concluded that the City has 6.5 years of five year land supply, based on a 5% buffer (HELAA, 2018).