

Appendix 3 Schedule of Student Accommodation and Student Delivery

Context

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

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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 2020/21) 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)

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	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Total	
4906	Monument	West	11-12 Skinnerburn	118	118	0	118	2019/0722/01/DET	Detailed consent	Detailed consent				118					118	
5863	Monument	West	Manor View House, Kings Manor, Newcastle upon Tyne, NE1 6PA	293	75	218	58	2016/0484/03/RES	Pavillion extension granted as extension to student scheme	Detailed consent		58							58	
5842	Monument	West	Eastgate House, Manors Central Business	303	8	295	103	2018/1606/01/DET also Office PP 2019/1054/01/DET	Detailed consent, expectation that student	Detailed consent				103					103	
5870	Monument	East	Newcastle Technopole, Kings Manor	535	37	498	198	2018/0440/01/DET	Detailed Consent	Started on site			198						198	
5910	Monument	West	2 Saint James	350	209	134	245	2018/0933/01/OUT	Outline Consent	Assessed as developable							245		245	
6132	Ouseburn	East	Land to the East of Stepney Lane,	226	0	226	73	2009/0046/04/REN	Renewal of planning permission	Assessed as developable								73	73	
											0	58	198	221	0	0	0	0	0	795