

### Appendix 3 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 2024/25) 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-sapces)	Studios	Bed-spaces in cluster flats	Units (PPG method)	Planning Ref.	Comments on site status	Deliverability Comments – next 5 years	2025-26	2026-27	2027-28	2028-29	2029-30	Total 1- 5 Years
5863	Monument	West	Manor View House, Kings Manor, Newcastle upon Tyne, NE1 6PA	288	85	203	150	2016/0484/01/OUT, 2016/0484/03/RES, 2016/0484/08/RVC,	Pavillion extension granted as extension to student scheme	Started on site (demolition and trench dug to keep permission live)		150				150
5870	Monument	East	Hedley House, Newcastle Technopole, Kings Manor	535	37	498	344	2018/0440/01/DET	Detailed Consent	Started on site, (demolition and trench dug to keep permission live)			344			344
5842	Monument	West	Eastgate House, Manors Central Business Park	303	8	295	103	2018/1606/01/DET 2019/1054/01/DET 2018/1606/04/NMA	Detailed consent, expectation that student scheme will be delivered	Started on site, (demolition and trench dug to keep permission live)			103			103
6284	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	8					8
5910	Monument	West	St James Boulevard	350	211	139	252	2018/0933/01/OUT, 2018/0933/02/RES	Under construction	Outline consent, Detailed consent		252				252
6206	Arthur's Hill	West	Heber St.	441	294	117	332	2022/1967/01DET	Detailed Consent	Detailed Consent	332					332
6269	Monument	Wset	Barker and Stonehouse	260	260	0	260	2023/1823/01/DET	Detailed Consent	Detailed Consent	260					260
6103	Ouseburn	East	150-156 New Bridge Street	42	12	98	44	2024/1669/01/DET	Minded to Grant	Minded to Grant					44	44
6279	Monument	Wset	Land at Castle leazes	2011	8	646	654	2024/0999/01/EIA	Minded to Grant	Minded to Grant				300	354	654
											600	402	447	300	398	2147

**PPG Methodology for calculating Units**

<b>PPG Assessment of Units</b>										
Site Ref.		5863	5870	5842	6284.0	6206	5910	6269	6279	6103
Studio Units (ratio of 1 bedspace =1 Unit)	A	85	211	8	8	294	209	260	8	12
Cluster accommodation (bedspaces)	B	203	413	295	0	117	134	0	2003	98
Assumed Units (3.1 cluster bedspaces per Unit)	$C = B / 3.1$	65.5	133.2	95.2	0.0	37.7	43.2	0.0	646.1	31.6
Total No. of Units	A+ C	150	344	103	8	332	252	260	654	44