

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 (see NCC Evidence webpages). There are separate provision target for Newcastle and Gateshead. Delivery has generally exceeded the targets in Newcastle in the last few years with a cumulative over delivery of 1,600 dwellings by 31 March 2019. The over delivery in 2018/19 marks the first year when the completions data takes into account additional dwellings (general needs) released by the ongoing build out of purpose built student accommodation.

This is because the stepped delivery homes target in Policy CS10 for phases 2010-15 and 2015-20 incorporated a deduction to offset the growth of student households (and development of housing provision) in Newcastle. 2,000 student households (derived from 8,000 bedspaces) were forecast to be completed between 2010 to 2020 based on a pipeline of completed and committed schemes. Completions of student accommodation has surpassed those assumptions in 2017 and it has been necessary, therefore to make adjustments to assessments of housing supply and delivery to reflect the amount of accommodation that new student housing releases in the wider housing market.

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

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:

- Studio units are to be counted as individual completions
- 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.
- the resultant total assumed supply resulting from student accommodation is the addition of studio units and the calculated dwelling release for cluster flats.

Housing Supply

Section 4.00 of the HELAA Report identifies the average household size for a student household in the 2011 Census in Gateshead and Newcastle upon Tyne was around 3.1 students per household. In the case of Gateshead and Newcastle upon Tyne the pattern of release of private sector dwellings for general needs on the occupation of new purpose built student accommodation was accepted at the examination of the CSUCP, and thus in accordance with the SHMA (2017) and trends of student bedspaces continuing without growth of student population, student bedspaces can be counted as part of the housing land supply on the basis of around 3.1-4. bedspaces equalling one dwelling.

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 2019/20) contributing to the housing land supply. This adds 1,140 homes to the deliverable and developable supply of housing.

A cautious ratio of 3.1 bedspaces for every dwelling released has been applied (excluding studios that are to be counted as a dwelling), although it is recognised that 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). The HELAA report applies a ratio of 3.1 bedspaces to 1 dwelling ratio as a more cautious approach and aligns to guidance contained in the PPG.

Delivering Student Accommodation and Generating New Homes

Table 1 below, list the student accommodation schemes completed in the city since 2010/11 by the number of bedspaces. This indicates by 2017 8,000 student bedspaces had been realised. Since 2017, a further approximately 3,000 bedspaces have been built including some 1,500 studios. The PPG advises Councils to count each studio as a single dwelling completion and additionally apply the average student household size (from the census of population) to student bedspaces in cluster flats in order to derive an assumed number of dwellings released into the market. Figure 2 calculates the residual completions beyond 8,000 bedspaces delivered and the resulting assumed combined dwellings delivered and released into the market for general needs accommodation.

Figure 22 in the HELAA report records a higher pace of delivery for 2018/19 reflecting the first year where the new homes generated includes assumed dwellings released by virtue of

completions of student accommodation (approximately 1,660 dwellings added to 984 dwellings from new build and changes of use data).

Vacancy Rates and Volume of Student Accommodation

The CSUCP also assumed a target of 3% for vacancy levels by 2020, and the plan monitoring data reflects a fluctuating performance of vacancies overall. In 2016 the vacancy rate had reduced to under 3% yet in 2019 had risen to 4.1% .The recent increase in vacancy is attributed to the increased pace of delivery of purpose built student and built to rent accommodation in recent years. It is likely that the market will settle as demand adjusts to this increased supply, with overall vacancy rates falling to 3 % or below. Additional caution is built into assumed release of new homes as a consequence of the delivery of purpose built student accommodation, with a year delay factored into the monitoring to allow for properties to be re-purposed.

Underpinning the delivery of sufficient quantum of new homes in the City and in helping to ensure existing communities are sustainable places of quality and choice , the local authorities have put in place measures and interventions to bring empty properties back into use, demolishing housing which is no longer in demand and supporting renewal. The Empty Homes Team in Newcastle continue to provide owners of empty homes with a wide range of assistance, and in 2018/19 supported owners to bring 753 long term empty properties back into use.

Conclusion

Thus the monitoring data for new homes delivered into the market is derived with a calendar year delay. In Figure 1 is the assessed contribution of student accommodation to supply. For the year 2020-21 this includes the previous year's student monitoring data (2019-20) (see Figure 2 below for calculated assumed release of homes.)

FIGURE 1 SCHEDULE OF STUDENT ACCOMMODATION (SUPPLY)

ref	Ward	Location	Site Address	Estimated Housing Capacity	Gross Site Area (ha)	Net Site Area (ha)(Housing)	Land Type	Achievable for:	Site Status (mapping)	Planning Status	Ownership Status	Suitable_Housing	Available_housing	Achievable	Deliverable	Developable	Total 1-5 years	Student Bedspace	Studios	PHASING_Calculated	2020-21_	2021-22_	2022-23_	2023-24_	2024-25_	2025-26_	2026-27_	2027-28_	2028-29_	2029-30_	2030-31_	2031-32_	2032-33_	2033-34_	2034-35_	
4906	Monument	West	11-12 Skinnerburn Road	118	0.09	0.09	PDL	Housing	Not started	Permissioned	Not Owned by a Public Authority	Yes	Yes	Yes	Yes	No	118		103	Next 5 years	0	0	118	0	0	0	0	0	0	0	0	0	0	0	0	
5842	Monument	West	Eastgate House, Manors Central Business Park Argyle Street	75	0.24	0.45	PDL	Employment, Housing	Not started	Minded To Grant	Not Owned by a Public Authority	Yes	Yes	Yes	No	Yes	0	303	8	6-10 years	0	0	0	0	0	0	303	0	0	0	0	0	0	0	0	0
5863	Monument	West	Manor View House, Kings Manor, Newcastle upon Tyne, NE1 6PA	94	0.2	0.2	PDL	Housing	Not started	Permissioned	Not Owned by a Public Authority	Yes	Yes	Yes	Yes	No	220	0	72	Next 5 years	0	0	220	0	0	0	0	0	0	0	0	0	0	0	0	0
5870	Monument	East	Newcastle Technopole, Kings Manor	162	0.21	0.21	PDL	Housing	Not started	Permissioned	Not Owned by a Public Authority	Yes	Yes	Yes	Yes	No	535	535	37	Next 5 years	0	535	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5872	Monument	West	56-66 Jesmond Road West Newcastle upon Tyne NE2 4PQ	6	0.14	0.14	PDL	Housing	Under construction	Permissioned	Not Owned by a Public Authority	Yes	Yes	Yes	Yes	No	60	60	0	Next 5 years	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5910	Monument	West	2 Saint James Boulevard, Newcastle	230	0.11	0.11	PDL	Housing	Not started	Permissioned	Not Owned by a Public Authority	Yes	Yes	Yes	No	Yes	0	350	202	6-10 years	0	0	0	0	0	0	0	350	0	0	0	0	0	0	0	0
6132	Ouseburn	East	Land to the East of Stepney Lane, Shieldfield, Newcastle	46	0.74	0.66	PDL	Housing	Not started	Permissioned	Not Owned by a Public Authority	Yes	Yes	Yes	No	Yes	226	0	0	Next 5 years	0	0	0	0	0	0	0	0	226	0	0	0	0	0	0	0
											Sub Total										60	535	338	0	0	0	303	350	226	0	0	0	0	0	0	
											Studios Units										0	37	72	0	0	0	8	202	0	0	0	0	0	0	0	0
											Cluster accommodation (bedspaces)										60	498	266	0	0	0	295	148	226	0	0	0	0	0	0	0
											Assumed Homes Released (3.1 bedspaces: units)(student cluster)										19	161	86	0	0	0	95	48	73	0	0	0	0	0	0	0
											Total New Homes to Add to Supply (1 Year Delay)										360	19	198	158	0	0	0	103	250	73	0	0	0	0	0	0

Figure 2 STUDENT ACCOMMODATION COMPLETIONS 2019/20

STUDENT COMPLETIONS 2019-20 (Bedspaces)			Units	Bedspaces	Completed Bedspaces	Completed studios
5439	Former TTTV site**	Ouseburn	227	227	227	227
5815	Northumbria University Estates Department	Monument	46	46	46	46
5976	Unit 3 Stepney Lane	Ouseburn	1	2	2	0
6038	Tyne Student Living	Ouseburn	81	95	95	80
6069	4 Claremont Road	Wingrove	1	4	4	0
			356	374	374	353
CALCULATED DWELLINGS GENERATED for 2019-20		Bedspaces				
Student completions (bedspaces)			374			
Bedspaces in cluster flats (minus studios)			21			
		DWELLINGS				
Student household Ratio 3.1 bedspaces:1 dwelling						
Calculated Dwellings			7			
Studio 1:1 dwelling			353			
Total Dwellings Generated (Studios + Net Dwellings released)			360			