

Authority Monitoring Report (AMR) – Additional Student update

The latest [2019 AMR](#) was published recently and covers the period 1 April 2018 to 31 March 2019.

Given the demand for student accommodation including on street traditional housing and Purpose Built Student Accommodation (PBSA) it is considered important to have the most up to date information available.

As student data is out of sync with the other AMR data (based instead on the academic year September to September), additional data related to Student Concentration Map (Appendix 3), Student bedspaces completed and projected for Academic Year 2018/19 (Appendix 4) and details of future student accommodation (Appendix 5) have only now been able to be finalised.

Shown on the following pages are a replacement map (appendix 3) and tables for appendix 4 and 5. The three appendices in the current AMR are therefore superseded by the tables in this document.

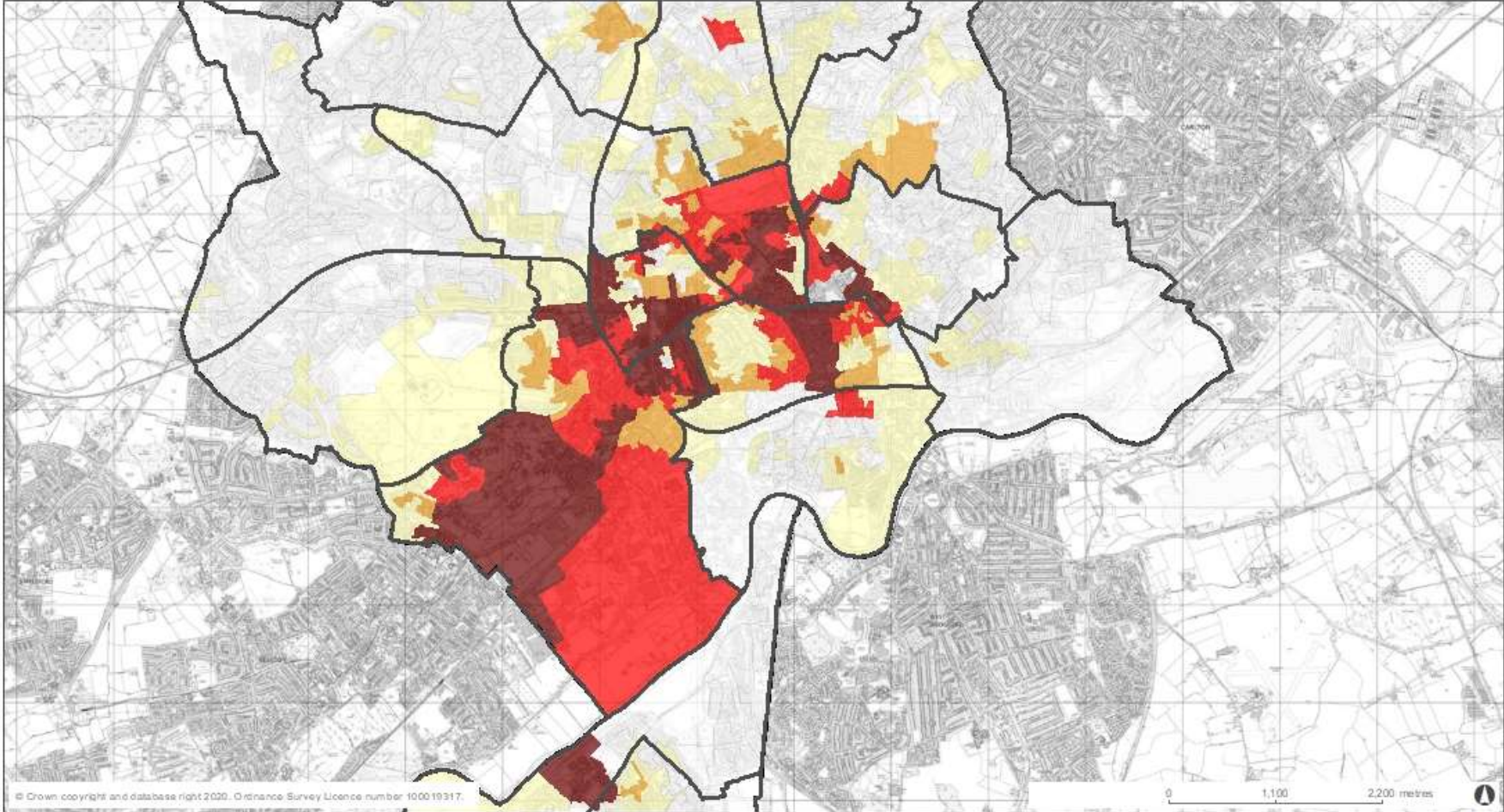
Note on Appendix 3: Student and/or HMO Concentration Map

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation and Appendix 6: Methodology for Determining Areas with a 'Significant Concentration' of Houses in Multiple Occupation/Student Households of the [Local Plan Part 2](#) set out how areas are defined to be a 'significant concentration' of HMOs / Student Households.

Previously the definition for 'Significant Concentration' only applied to households identified using Student Council Tax exemptions. However the new Local Plan allows Environmental Health records of properties known to be in use as HMOs to be also used. The map therefore in appendix 3 combines both of these.

APPENDIX 3: STUDENT AND/OR HMO CONCENTRATION MAP

Percentage of households occupied solely by students and or HMOs (2019/20 data)



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Key

- 0% - 2%
- 2.1% - 10%
- 10.1% - 25%
- 25.1% - 50%
- 50.1% and above

Wards

© Policy/CRP - New Structure Policy & Strategy on Transport, Housing & Strategic Investment in HMOs subject to 2019_2020 subject to 18/02/19_30 for WH/Local INITIALS - TEAM 13/02/2020



APPENDIX 4: STUDENT BEDSPACES COMPLETED AND PROJECTED

The Table below shows the total number of students along with the number of Purpose Built Student Accommodation and remaining number of students who need accommodating in the City. For future years (2020-2023) additional bedspaces are based on extant or anticipated planning permissions (see appendix 5) and a 2% increase in the total number of students.

	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017*	2017/ 2018	2018/ 2019	2019/ 2020*	2020/ 2021*	2021/ 2022*	2022/ 2023
Total number of full-time students (Sept-Sept) ^[1]	52,214	52,103	50,956	50,512	52,636	54,418	56,418	51,701	49,261	50,246	51,251	52,276
Number of students who need accommodation within the City (excluding those who live outside the City ^[2] or are 'home' students) ^[3]	35,230	35,190	34,489	35,660	37,122	38,550	39,759	40,778	41,727	42,562	43,413	44,281
Total completed purpose built student bedspaces ^[4] (including university owned and managed bedspaces)	16,292	16,951	18,190	19,191	19,693	21,082	22,058	22,780	24,117	26,089	29,359	31,051
Remaining students who will need to be accommodated in private flats or houses in the City	18,938	18,239	16,299	16,469	17,429	17,468	17,701	17,998	17,610	16,473	14,054	13,230

Notes

[1] Full time students within the City from the two Universities. There is a discontinuity in the data at 2018 and 2019 following work with the Universities to ascertain more accurate figures.

[2] Prior to 2018/19, the number requiring accommodation was estimated using HESA survey data: 2010/11 to 2013/14 - 80.1% U of N and 65.7% NTU; 2014/15 to 2017/18 - 77.8% for UoN and 75.6% for NTU. From 2018/19 the figures are based on better intelligence from the Universities.

[3] Prior to 2018/19, those living at home or with parents /guardians was estimated using survey data from HESA which suggested that 7.8% of NTU and 5% of UoN students that are based in Nottingham City lived at 'home' with either their parent(s) or guardian(s) or within their own home and therefore do not need accommodating within student accommodation. From 2018/19, the figures are based on better intelligence from the Universities.

[4] This includes both NTU and UoN accommodation and all privately owned purpose built student bedspaces. Figures for 2020-21 onwards are based on approvals (or submitted schemes) and not a projection forward from past rates. Some of these schemes may not come forward/get approval. Some other minor adjustments to number of PBSA amended as more information has become available including through the PBSA vacancy survey.

APPENDIX 5: DETAILS OF FUTURE STUDENT ACCOMMODATION

The following tables show the number of bedspaces from extant (and known proposed) Purpose Built Student Accommodation schemes. The tables do not include any pre-application consultation schemes or schemes on Local Plan allocations that do not have permission/applications on. The first table sets out the schemes that were complete for 2019/20 academic year occupation (comprising of more than 25 bedspaces). The later tables show an estimate of when extant/likely schemes are anticipated to be complete by for the following three academic years. There is no guarantee that these schemes will come forward in the suggested timeframes all get planning permission but it gives an indication of the likely pipeline of schemes into the future.

Completed 2019/20 Academic Year Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
The Laceworks, Queens Road, NG2 3AS	222	17/02705/PVAR3
Miura, Prestige Student Living, 31 Curzon Street/24-34 Street Marks Street, NG3 1DE	211	19/01631/PFUL3 & Original 14/01925/PFUL3
St Marks Court, 12-14 St Marks Street, NG3 1DE	53	17/00141/PFUL3
Graystacks 2, 171A Castle Boulevard, NG7 1GY	84	17/00748/PFUL3
New Brook House, 385 Alfreton Road, NG7 5LR	93	18/01994/PACPD
Phase 2 Temporary Accommodation, University Boulevard, NG7 2RD	129	18/02037/PFUL3
Radford Mill, Ilkeston Road, NG7 3HD	483*	16/02301/PFUL3
Hood's Hideout, 66 - 72 Hounds Gate, NG1 6BA	56	17/01882/PFUL3
Smaller schemes less than 25 bedspaces	42	Various
Total	1337	

* Not all beds were available for September 2019 occupation

2020/21 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Medici, 1 Hockley, NG1 1FH	129	13/01435/PVAR3
The Student Lodge, Site Of 43A Gregory Boulevard, NG7 6BE	33	17/02657/PFUL3
96-98 North Sherwood Street, NG1 4EE	30	19/01467/PACPD
Hockley Point (Former Sneinton House Hostel) - extension to existing, NG1 1ED	55	19/01774/PFUL3
Boulevard Wharf, Land North Of Canal (Castle Wharf) Castle Boulevard, NG7 1FN	66	17/00882/PFUL3
Sandhills (Former Christian Centre), 79-85 Talbot Street, NG1 5GL	330	17/01620/PFUL3
The Nest, 100 - 104 Derby Road, NG1 5FB	57	17/01999/PFUL3
Mega Close, Claire Court, 43-55 Lower Parliament Street, NG1 3DB	92	18/00227/PFUL3
Vita, 25 Station Street, NG2 3AJ	321	18/00926/PFUL3
Stanley House, 56 Talbot Street, NG1 5GL	107	18/02215/PFUL3
Straits Village (Former Aura), 123 Huntingdon Street, NG1 3NG	301	18/00449/PFUL3
Study Inn (Lambert House), Talbot Street, NG80 1LH	288	19/01662/PACPD, 19/02426/PFUL3 & 19/02429/PFUL3
Smaller schemes less than 25 bedspaces	163	Various
Total	1972	

2021/22 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Former Police Warehouse, North Sherwood Street/Shakespeare Street, NG1 4EZ	44	12/01581/PFUL3
Land North East Of Victor House Crocus Street, NG2 3DE	0^	18/00131/PFUL3 Replacement application 19/02663/PFUL3
Avenue D And Avenue E Sneinton Market, NG1 1DX	36	17/02557/PFUL3
Site Of Adam House And Burton House Player Street, NG7 5PP	211	19/02261/PFUL3
The Vantage (Former Plumb Centre) Waterway Street West, NG2 1NL	420	18/00819/PFUL3
Former York House, Mansfield Road, NG1 3FB	472	19/01482/PVAR3 (revised scheme)
149-169 Lower Parliament Street, NG1 1DP	176	18/02624/PFUL3
Land Adjacent 28 Union Road, NG3 1FH	57	19/00557/PFUL3

34 Tennyson Street, NG7 4FU	60	19/00771/PFUL3
Southwell Hall, Wollaton Road, NG8 1BB	280	19/02650/PFUL3
Deakins Place, NG7 3FT	702	19/01998/PFUL3
Radmarsh Road/Derby Road, NG7 2GJ	222	19/02325/PFUL3
16-22 St Marks Street, NG3 1DE	58	19/02337/PFUL3
1 Howard Street And 24-26 Glasshouse Street, NG1 3LT	69	19/01256/PFUL3
Temporary Car Park (Former Almshouses), NG1 1GS	67	17/01992/PFUL3
Former Gala Club, St Anns Well Road, NG3 1ED	396	19/02566/PFUL3
Total	3270	

^ Original application for 420 student beds and residential but current application is for solely residential therefore 0 beds assumed

2022/23 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Nottingham School Of Martial Arts, NG7 3FX	41	19/00393/POUT
3 Triumph Road, NG7 2GA	204	19/02581/POUT
Former Forest Mill, Alferton Road, NG7 3JL (Local Plan allocation SR34)	0~	16/02524/POUT
Car Park Junction Of Cowan Street Bath Street And 1A Brook Street Nottingham	91#	18/00565/POUT
The Island, City Link, NG2 4LA	666	18/01354/POUT
Unite, Derby Road, NG7 2GS	690	
Total	1692	

~ Scheme has outline planning permission for residential. It is anticipated that there will be an element of student provision but numbers unknown.

Scheme has outline for student or residential and so may not come forward for student.