



New Southwark Plan
BACKGROUND PAPER

Student Housing

December 2019

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1. Executive summary

- 1.1 Whilst London as a whole has a recognised need for more student bed spaces, we have one of the largest provisions of student homes in London with approximately 7,800 bedrooms in the borough. In Southwark we welcome student accommodation in the area as we recognise the need for it along with the diversity and vitality it brings to our borough. We have contributed significantly to the provision of student accommodation have a number of live applications for student accommodation which could also contribute further to London's supply.
- 1.2 The need for more student accommodation in Southwark needs to be balanced with making sure we have enough sites for other types of homes, including social rented and intermediate homes and family homes given our identified need.
- 1.3 We require student housing schemes to provide 35% affordable housing for direct lets and nomination schemes. Direct let schemes and nomination schemes where they are not providing rooms at affordable student rents are also required to provide 27% of student rooms at affordable student rent. It is important that we seek affordable housing provision on student accommodation schemes given the acute need of affordable housing in the borough and to ensure they do not compromise the delivery of affordable homes.
- 1.4 Where affordable housing cannot be provided on-site or off-site, contributions to affordable housing will be required. These contributions received through Section 106 agreements will go towards the delivery of council homes and we are proactive in delivering these new homes.
- 1.5 This background paper details the policy context for student accommodation in London as well as outlining the delivery of student accommodation in Southwark.

2. Policy context

- 2.1 The London Strategic Housing Market Assessment 2017 (SHMA) confirms that 17,372 bedrooms of non-self contained student accommodation have been completed in London since 2011 as recorded in the London Development Database. It sets out a ratio of 3 student rooms equates to one market home which contributes to housing supply, this has since changed in the Draft London Plan to 2.5:1 units.
- 2.2 The SHMA determines the requirements for student accommodation. It compares the current provision with the gross projected need, and identifies a net need of approximately 88,500 additional PBSA bedspaces between 2016 and 2041, or 3,500 when annualised over the 25-year period.
- 2.3 The National policy sets out that housing need for students should be assessed and reflected in policies (National Planning Policy Framework 2019).
- 2.4 The Planning Practice Guidance (Housing needs of different groups – July 2019) states that ‘strategic policy-making authorities need to plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Encouraging more dedicated student accommodation may provide low cost housing that takes pressure off the private rented sector and increases the overall housing stock’.
- 2.5 Strategic policy-making authorities are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside university-provided accommodation. Local Planning Authorities will also need to engage with universities and other higher educational establishments to ensure they understand their student accommodation requirements in their area’ (Paragraph: 004 Reference ID: 67-004-20190722).
- 2.6 London Plan (2016) Policy 3.8: Housing Choice sets out that consideration should be given to the local requirements for student housing.
- 2.7 Paragraph 3.52 highlights that there is uncertainty over future growth in the London student population and its specialist accommodation needs, including the unmet

demand. There could be a requirement for some 20,000 -31,000 places over the 10 years to 2025. It is highlighted that the Strategic Housing Land Availability Assessment has identified a pipeline of circa 20,000 student bed spaces between 2015-2025.

2.8 Paragraph 3.53 highlights that addressing demands should not compromise capacity to meet conventional dwellings, especially affordable family homes, or undermine policy to secure mixed and balanced communities. It also recognises four London boroughs, which includes Southwark, that have accommodated 57% of provision for new student accommodation in London and this may raise challenges locally.

2.9 The Mayor's Housing SPG (March 2016 updated August 2017) sets out that the London Plan encourages a more dispersed distribution of new student accommodation to relieve pressure on central boroughs. It sets out that affordability is considered to be a key issue for students finding accommodation, therefore there is a requirement for affordable accommodation.

2.10 The Mayor's Academic Forum was set up through the London Plan 2011 to support implementation of the London Plan policies (at that time) relating to student housing. A report was prepared – Strategic planning issues for student housing in London, Recommendation 2014.

2.11 The concerns over those policies in the London Plan 2011 related to:

- *the loss of capacity for conventional homes, especially affordable family homes;*
- *the need to secure mixed and balanced communities;*
- *the scope for identifying land suitable for student accommodation; and,*
- *the way these issues are expressed in parts of inner London “where almost three quarters of the capacity for new student accommodation is concentrated”.*

2.12 The Forum comprises representatives of boroughs, universities, private and voluntary sector accommodation providers and students. It is chaired and serviced by the GLA. It has met on five occasions with a view to contributing to refinement of London Plan policy through the 2014 Further Alterations to the London Plan (FALP). The Mayor's Academic Forum's Study also forms part of the evidence base for the Draft London Plan.

2.13 The Forum looked at the concerns and through further research, they set out seven recommendations to address these. These are, inter alia:

- The long term student growth assumptions they have provided should inform assessments of future accommodation requirements.
- The long term student housing provision monitoring benchmarks they have provided should inform further preparation of the Further Alterations to the London Plan, with between 2,000-3,100 additional bed spaces a year the suggested target for the plan. These figures assume the numbers of bed spaces needed to meet the housing requirements of 26-33% of the growth in full time student population in purpose built accommodation.
- The Mayor reconsiders his policy on the application of affordable housing requirements to specialised student housing and introduces a new clause, which, subject to viability, requires those providers who have not entered into an undertaking with a specific academic institution (s), to deliver an element of student accommodation that is affordable for students in the context of average student incomes and rents for broadly comparable accommodation provided by London universities.
- The Mayor should encourage a more dispersed pattern of provision which will provide scope to extend the potential market area for student housing; reduce its land costs, potentially improve affordability; enhance the contribution of universities to local economies through co-location of student housing with teaching, research and other facilities as well as indirectly through increased footfall/spend; contribute to town centre regeneration and renewal including through high density redevelopment; and reduce pressures on boroughs where demand for student housing is demonstrably compromising provision of conventional homes.
- To support and sustain longer term provision, the Plan should provide encouragement for development in 'new' areas with good transport accessibility, and supporting more positive partnership working between boroughs, developers and universities to identify need and allocate capacity to address this. The Mayor should also consider how publically owned land might be released for student housing to support his broader regeneration objectives as well as reducing pressure on conventional private rented accommodation.
- The Mayor should retain London Plan policy requiring boroughs to meet strategic and local need for student accommodation and if necessary, make it clear that

'strategic' means need generated by institutions located beyond the borough boundaries where development is proposed.

It also sets out that 'universities and private providers are concerned about the application to student housing of the London Plan requirement that 10% of conventional homes be wheelchair accessible' They provided evidence indicating that demand from student wheelchair users was limited and that 'specialist' accommodation as currently provided was not attractive for occupation by other students. It was noted that it is for boroughs to determine the % of wheelchair accessible units over and above the Building Regulations 5% requirement, in light of their local circumstances - the Housing SPG explicitly excludes student housing from the London Plan housing standards and to avoid duplication of standards it does not refer to the Building Regulations requirement'.

2.14 A number of these recommendations have been carried forward to the Draft London Plan.

2.15 Policy H17 of the Draft London Plan (2019) purpose built student accommodation, requires boroughs to address local and strategic need for purpose-built student accommodation, provided that:

1. At the neighbourhood level, the development contributes to a mixed and inclusive neighbourhood;
2. The use of the accommodation is secured for students;
3. The accommodation is secured through a nomination agreement for occupation by students of one or more higher education providers;
4. The maximum level of accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance. It also differentiates between the fast track route and the viability tested route. To follow the fast track route at least 35% of the accommodation must be secured as affordable student accommodation or 50% where the development is on public land or industrial land appropriate for residential uses.
5. The accommodation provides adequate functional living space and layout.

- 2.16 Following receipt of the Inspector's Report to the Mayor of London on the Draft London Plan in October 2019, the Inspector has recommended that the requirement in point 3 above is removed and that this is 'encouraged' not required.
- 2.17 Policy H17 also encourages boroughs, student accommodation providers and higher education providers to develop student accommodation in locations well-connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes.
- 2.18 Paragraph 4.17.2 sets out that the overall strategic requirement for purpose built student accommodation is 3,500 bed spaces to be provided annually over the Plan period.
- 2.19 Paragraph 4.17.3 confirms that the strategic need is not broken down into borough-level targets as the location of need will vary over the Plan period with changes in higher education providers estate and expansion plans, availability of appropriate sites, and changes in Government policy that affect their growth and funding.
- 2.20 Paragraph 4.17.3 sets out that the student accommodation must either be operated directly by a higher education provider or the development must have an agreement in place from initial occupation with one or more higher education providers, to provide housing for its students, and commit to have such an agreement for as long as the development is used for student accommodation. This agreement is known as a nomination agreement which is secured through a condition or legal agreement.
- 2.21 4.17.3A states that where all the bedrooms in the PBSA development are provided at a rental cost that qualify as affordable student accommodation as defined in paragraph 4.17.7 and maintained in perpetuity through legal agreement or condition, there is no requirement for it to have a nomination agreement with a higher education provider.
- 2.22 Paragraph 4.17.10 sets out that the initial annual rental cost for the element of affordable accommodation should not exceed the level set out in the Mayor's Annual Monitoring Report for the relevant year.
- 2.23 In terms of monitoring, Paragraph 4.1.8A of the Draft London Plan sets out that net non-self-contained accommodation for students should count towards meeting

housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home.

2.24 Policy P5 is also used for assessing co-living schemes. Policy H18 of the Draft London Plan, large-scale purpose-built shared living sets out the requirements for large-scale purpose-built shared living (use class: sui generis).

2.25 It requires large-scale purpose built shared living development to meet the following criteria:

- i. It is of good quality and design
- ii. It contributes towards mixed and inclusive neighbourhoods
- iii. It is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency
- iv. It is under single management
- v. Its units are all for rent with minimum tenancy lengths of no less than three months
- vi. Communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and offer at least:
 - a. Convenient access to a communal kitchen
 - b. Outside communal amenity space (roof terrace and/or garden)
 - c. Internal community amenity space (dining rooms, lounges)
 - d. Laundry and drying facilities
 - e. A concierge
 - f. Bedding and linen changing and/or room cleaning services
- vii. The private units provide adequate functional living space and layout, and are not self-contained homes
- viii. A management plan is provided with the application
- ix. It delivers a cash in lieu contribution towards conventional C3 affordable housing. Boroughs should seek this contribution for the provision of new C3 off-site affordable housing as either an:
 - a. Upfront cash in lieu payment to the local authority, or
 - b. In perpetuity annual payment to the local authority

In both cases developments are expected to provide a contribution that is equivalent to 35% of the residential units, or 50% where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 to be provided at a discount of 50% of the market rent. All large scale

purpose-built shared living schemes will be subject to the Viability Tested Route set out in Policy H6, however, developments which provide a contribution equal to 35% of the units at a discount of 50% of the market rent will not be subject to a Late Stage Review.

- 2.26 Paragraph 4.18.3 sets out that large-scale purpose-built shared living developments are generally of at least 50 units.
- 2.27 The Southwark Strategic Housing Market Assessment Update 2019 (SHMA) considers the need of student accommodation. It confirms that there are over 21,000 students aged 20 or over in the borough during term time and there are 23,500 places at major Higher Education (HE) institutions in Southwark. At least 50% of these students live in private rented accommodation; 15% live with their parents. According to estimates there are likely to be around 7,800 bedspaces within purpose built student accommodation in the borough.
- 2.28 The SHMA recommends that as the student numbers in London are not growing as fast as originally projected that our policy position is suitable and is not required to be changed.
- 2.29 The SHMA also considers the need of affordable housing in the borough. It confirms that there is a significant need of affordable housing in the borough of 2,077 net homes annually. This is a significant increase from the SHMA undertaken in 2014 which identified a need of 799 affordable homes annually in the borough. Given the acute need of affordable housing in the borough, this is one of our priorities. This is reiterated in the Council Plan and the Housing Strategy.
- 2.30 We have made a commitment to deliver 11,000 new council homes in Southwark by 2043, with 2,500 to be delivered by 2022. To achieve this, we have established a New Council Homes Delivery Programme which demonstrates our commitment to the delivery of affordable homes in the borough.
- 2.31 Of these new homes 654 have been delivered, 223 are under construction and a further 539 council homes have planning permission. A further 1,426 are in various stages of design development. Payments in lieu received through Section 106 agreements go towards the delivery of these council homes and we are proactive in delivering these new homes.

- 2.32 It is important to manage the delivery of student bedrooms in the borough to ensure this does not compromise the delivery of general needs homes and affordable homes in the borough.
- 2.33 The Southwark Core Strategy (2011) Strategic Policy 8 – Student homes, sets out that development will meet the needs for student housing whilst balancing the building of student homes with other types of housing such as affordable and family housing. We will achieve this through allowing development of student homes within the town centres, and places with good access to public transport services, provided these do not harm the local character. We require 35% of student developments as affordable housing in line with policy 6 and figure 28 in the Core Strategy (refer to the housing background paper).
- 2.34 The Affordable Housing SPD 2008 provides further guidance on policies within the development plan in relation to affordable housing.
- 2.35 Paragraph 6.1 considers housing to meet specific needs, including student accommodation. It highlights that these types of specialist housing need to be available at a level that is affordable to the people that they are intended to house. As such, the requirement for affordable housing will not normally be applied to these types of housing. As our priority is to provide conventional housing that meets general needs, we have to make sure that any other types of housing is needed for those people that it is intended to house. Notwithstanding this, since this SPG was adopted, Core Strategy Strategic Policy 8 was adopted in 2011 requiring the provision of 35% affordable housing on student housing schemes.
- 2.36 Paragraph 6.2 considers student housing. It recognises that student housing needs to be delivered at levels that meet the needs for this type of housing without limiting opportunities for the development of general needs affordable housing. It sets out that applicants will need to demonstrate that there is a need for student accommodation, including:
- A letter from a recognised local educational establishment which confirms that they need and require the level of student accommodation proposed.
 - Confirmation that the accommodation will be affordable to students based on information from the local education establishment that housing will be used by.

- Details of the long-term lease, management and maintenance arrangements of the student accommodation.
- 2.37 Paragraph 3.6 sets out the sequential approach for the provision of affordable housing. We require all affordable housing to be provided on the development site. In exceptional circumstances it may be justified by the applicant that it is not possible to provide the affordable housing on-site or demonstrated that significant benefits will be gained by providing new units in a different location, such as to meet housing needs by creating more family housing. In this case, we will accept off-site provision, where affordable housing is provided on another site or sites in the local area.
- 2.38 In very exceptional circumstances, where affordable housing cannot be provided on-site or off-site, we will accept payment towards providing affordable housing instead of the affordable housing being built as part of the development, known as in-lieu payment or commuted sum.
- 2.39 Appendix 1 of the SPG sets out the value areas for affordable housing. These range from at the very north of the borough along the river, this is determined on a case by case basis, the remaining part of the north of the borough has to pay £100,000 per habitable room and the southern part of the borough has to pay £80,000 per habitable room. These figures are also applied to the provision of affordable housing on student accommodation schemes where required.
- 2.40 The Draft Affordable Housing SPD 2011 was prepared in 2011 and went through two rounds of public consultation.
- 2.41 Paragraphs 3.3.4 - 3.3.5 consider the provision of affordable housing in student developments. It sets a requirement of the provision of affordable housing for schemes of 30 or more student bedspaces and living spaces, or the development is over 0.5 hectares (whichever is smaller).
- 2.42 The SPG references Core Strategy Strategic Policy 8 which applies to all student schemes above this threshold. This is to ensure we can meet the needs of universities and colleges for new student housing whilst balancing the building of both student accommodation and affordable and family accommodation. We require the provision of affordable housing on student accommodation schemes given the acute need of affordable housing in the borough.

- 2.43 Paragraph 4.3.3 sets out that the same policies and guidance that applies to conventional affordable housing applies to the affordable housing element of student development.
- 2.44 As sets out in the 2008 Affordable Housing SPD, the 2011 SPD sets out the sequential approach for affordable housing. The requirement is for affordable housing to be provided on site, in exceptional circumstances it can be provided off-site and in very exceptional circumstances it can be provided as an in lieu payment. This assessment requires the provision of a viability appraisal.
- 2.45 Paragraph 6.3.9 provides further information on the in lieu payment which is a minimum of £100,000 per habitable room. The exact amount required is determined using a robust viability assessment.
- 2.46 New Southwark Plan Submission Version Policy P5 has been amended as set out below, with new text underlined and removed text with a ~~strikethrough~~. These amendments have been made to ensure the policy is readable and also as a result of consultation responses received to the Proposed Submission Version. These amendments are minor. It sets out that development for purpose-built student housing must:
- ~~1. Provide adequately sized bedrooms and functional indoor communal living space commensurate with the intended number of occupiers sharing the communal space; and~~
 2. Provide 10% of student rooms as easily adaptable for occupation by wheelchair users; and
 3. When providing direct lets at market rent, provide 35% of the Gross Internal Area of the floorspace as conventional affordable housing, as per policy P4, as a first priority. In addition to this, 27% of student rooms must be let at a rent that is affordable to students as defined by the Mayor of London; or
 4. When providing ~~affordable~~ student rooms for nominated further and higher education institutions at affordable student rents as defined by the Mayor of London, provide ~~as much~~ 35% conventional affordable housing subject to viability as viable, as per policy P4.

Reasons

There is a need for more student accommodation across the whole of London. However this needs to be balanced with making sure we have enough sites for other types of homes, including affordable and family homes. Whilst London as a whole has a recognised need for more student bed spaces, we have one of the largest provisions of student homes in London.

Our Strategic Housing Market Assessment highlights an acute need for more family and affordable housing. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing or a contribution towards affordable housing from student housing development we can make sure we work towards meeting the strategic need for student accommodation and our local need for affordable homes including affordable family homes.

Where nomination schemes or schemes developed directly by the university are providing all of the student rooms at affordable rents they will be required to provide as much conventional affordable housing as viable. Where all of the student rooms are not at affordable rents, they will be required to provide at least 27% of rooms at affordable rents and as much conventional affordable housing as viable.

Affordable student rents will be set using the Mayor of London's guidance.

Development proposals for 'collective—living' will be considered in the same way as direct let student accommodation and similarly trigger a requirement for self-contained affordable housing for 35% affordable housing. However, where this requirement can be exceeded additional affordable housing will be conventional affordable housing rather than affordable student rooms.

2.47 In addition to the amendments above, definitions have been added to the glossary on 'student', 'a higher education provider' and 'higher education study' which reflect the definition in the Draft London Plan.

2.48 Point 1 has been removed as we currently do not have standards to define 'adequately sized bedrooms and functional indoor communal living space'.

- 2.49 Points 3 and 4 have been amended to ensure they are clear.
- 2.50 The reasons text has also been expanded to provide further guidance on the policy.
- 2.51 We do not have a location and accessibility point due to the consultation responses received to the Plan. In addition to this, the borough is considered to be very accessible and therefore the restriction on location and accessibility is not necessary.
- 2.52 In addition, we would encourage students to use active travel as well as public transport which therefore limits the need for a location requirement within the policy. The Movement Plan (April 2019) sets out our approach to improve peoples' experience of travel to, within and around the borough. Under Mission 3 it sets an action to deliver infrastructure to support active travel. This will be through:
- *Creating clear and connected walking and cycling routes that are integrated and well-maintained, recognising the relationship between streets, parks, public places such as housing estates. Including benches, access to toilets, rest points and water fountains, cycle and scooter parking.*
 - *Continuing to deliver the cycle and walking networks.*
 - *Supporting and enable active travel for all supporting a wide variety of cycles and cycle parking such as hand cycles as well as new modes of movement such as e-scooters.*
 - *Extending the cycle hire schemes across the borough.*
- 2.53 We continue to require the provision of 35% affordable housing on all student schemes and 27% affordable student rooms on direct let schemes, nomination schemes or schemes directly by the university that are not providing all rooms at affordable student rent. The affordable housing is required given the acute need of affordable housing as identified within the SHMA 2019, as detailed above.
- 2.54 BNPP has undertaken further viability testing as set out in the NSP Housing and Affordable Workspace Viability Testing Update 2019. This tests the viability of Policy P5 and the requirement to provide 35% affordable housing and 27% of affordable student rooms at a rent which is affordable to students.

- 2.55 The testing confirms that schemes can viably deliver both conventional affordable housing along with up to 27% affordable student rooms (as per the GLA's calculation).
- 2.56 The testing confirms that within the 2017 Update Study at the highest benchmark land value the scheme is unviable at 35% affordable housing, even with 0% affordable student rooms. Further sensitivity testing was undertaken and confirmed that if there was a small reduction in the conventional housing provision delivered by the scheme circa 2% is viable and generates a surplus. Further sensitivity testing of this viable scenario has identified that as well as 33% conventional affordable housing, the scheme can deliver 2% affordable student rooms.
- 2.57 Should the priority be for the provision of affordable student rooms and we apply our affordable housing policy flexibly, testing demonstrates that 27% of affordable student homes can be provided along with between 25-35% conventional affordable housing.
- 2.58 The viability testing concludes that:

'given the above results as well as the context of range of rental values and lease lengths being sought in the borough in different schemes, we consider the Council's current policy approach is reasonable. In instances where applicants can demonstrate that viability is challenging, the council's approach of applying their affordable housing and student accommodation policies flexibly i.e. subject to viability, will ensure that schemes will still be able to come forward whilst delivering a maximum quantum of conventional affordable housing and affordable student GLA accommodation'.

- 2.59 The affordable housing should be provided on site, if this is not possible, it should be off-site affordable housing and in the last case, it should be provided as in lieu payments as set out in the Affordable Housing SPD as detailed above.
- 2.60 If a payment in lieu is agreed, this will be calculated on a habitable room basis, 35% of the whole development.
- 2.61 All bedrooms and studios provided within student accommodation schemes will be calculated as habitable rooms. Where the rooms do not contain cooking or living

spaces, and these are provided for clusters of flats, kitchens over 11 sqm and living/dining rooms will be counted as habitable rooms as per the habitable room calculation set out within Policy P1.

- 2.62 Where communal social spaces are provided (games rooms etc), these are considered to be recreational spaces and not habitable spaces, and therefore these should not be counted as habitable rooms. In general, they would not serve a habitable purpose, especially if the flats are mainly self-contained studios.
- 2.63 Recreational communal space may be provided within the student accommodation. Where we consider that there is a risk that some of this space may be converted into student rooms at a later stage, a clause in Section 106 agreements will be added to require a payment in lieu to be provided.
- 2.64 The Viability Study 2019 tests revised payments in lieu. It states *‘Based on the Council’s approach that “there can be no financial advantage to the developer in not delivering the affordable housing on-site” and in light of the results of our testing we suggest that the Council considers adopting a nuanced approach to the affordable housing contributions, subject to viability, as follows:*
- *CIL Zone 1: £250,000 per Habitable Room;*
 - *CIL Zone 2: £130,000 per Habitable Room; and*
 - *CIL Zone 3: £82,000 per Habitable Room’.*
- 2.65 This revised payment in lieu has not been formally implemented, it will be in due course. This would significantly increase the contributions we receive to build more social rented and intermediate housing.

3. Demand and supply of student accommodation

- 3.1 The Draft London Plan sets the overall strategic requirement for purpose built student accommodation of 3,500 bed spaces to be provided annually over the Plan period which is informed by the London Strategic Housing Market Assessment 2017.
- 3.2 The Student Accommodation Survey 2015 which forms part of the evidence base for the Draft London Plan reports that students were asked their preferred choice of accommodation for the next year, 41% of respondents said flat/house rented through a letting agent, 17% said a flat/house rented from a private landlord, 19% said a university hall of residence, 19% said a flat/house managed by the university and 3% said other hall of residence and 1% said a resident landlord. This confirms that more than half of students do not intend to live in university accommodation or halls of residence.
- 3.3 The Southwark Strategic Housing Market Assessment Update 2019 (SHMA) confirms that there are over 21,000 students aged 20 or over residents in the borough during term time and there are 23,500 places at major Higher Education (HE) institutions in Southwark. At least 50% of these students live in private rented accommodation; 15% live with their parents. According to estimates there are likely to be around 7,800 bedspaces within purpose built student accommodation in the borough.
- 3.4 The SHMA recommends that as the student numbers in London are not growing as fast as originally projected that our policy position is suitable and is not required to be changed.
- 3.5 The London SHMA confirms that 17,372 bedrooms of non-self contained student accommodation have been completed in London since 2011 as recorded in the London Development Database.
- 3.6 The Mayor's most recent Annual Monitoring Report 12 (2016/17) (September 2018) at Table 3.21 confirms that a total of 2,744 student hall bedrooms have been approved in London in 2016/17 as set out in **Table 1**. Southwark has approved a limited number of student accommodation developments due to the number of applications received at this time.

Table 1: net approvals of student accommodation in London

Net student accommodation bedrooms approvals	2014/15	2015/16	2016/17
Barking and Dagenham	0		0
Barnet	0	11	0
Bexley	168	30	18
Brent	699	1501	1,665
Bromley	0	0	0
Camden	361	60	-277
City of London	0	0	0
Croydon	0	0	0
Ealing	0	0	459
Enfield	10	0	-347
Greenwich	33	0	0
Hackney	0	0	0
Hammersmith and Fulham	0	8	306
Haringey	0	0	0
Harrow	0	0	0
Havering	0	0	0
Hillingdon	0	29	0
Hounslow	0	0	0
Islington	833	-7	0
Kensington and Chelsea	-27	0	0
Kingston upon Thames	610	158	17
Lambeth	309	-21	466
Lewisham	0	864	0
London Legacy DC	445	0	511
Merton	0	0	0
Newham	0	0	0
Redbridge	0	0	0
Richmond upon Thames	0	0	0
Southwark	8	0	0
Sutton	0	0	0

Tower Hamlets	110	-8	-8
Waltham Forest	0	0	0
Wandsworth	463	0	0
Westminster	10	0	-66
London	4,032	2,625	2,744

Source: LDD for 2014/15 and 2015/16, GLAs AMR 2018 of 2016/17

3.1 **Table 2** confirms that Southwark has contributed 1,221 student bedrooms in London between 2014-2017. This is a significant number of rooms and is the fifth highest provision in London for this timeframe, just behind Brent, Camden, Ealing and Lambeth.

Table 2: net completions of student housing in London

Net student accommodation bedrooms completions	2014/15	2015/16	2016/17
Barking and Dagenham	0	-378	0
Barnet	0	0	0
Bexley	0	168	0
Brent	<u>34</u>	<u>450</u>	<u>1,501</u>
Bromley	-96	0	0
Camden	<u>1,161</u>	<u>498</u>	<u>248</u>
City of London	0	0	0
Croydon	0	0	0
Ealing	<u>100</u>	<u>659</u>	<u>323</u>
Enfield	0	0	10
Greenwich	385	0	0
Hackney	0	1,016	0
Hammersmith and Fulham	736	0	8
Haringey	0	0	0
Harrow	0	0	0
Havering	0	0	0
Hillingdon	0	0	0
Hounslow	0	0	0
Islington	0	492	-9
Kensington and Chelsea	0	0	-27
Kingston upon Thames	202	130	11
Lambeth	<u>447</u>	<u>1,093</u>	<u>-69</u>
Lewisham	0	0	611
London Legacy DC	50	759	0
Merton	0		0
Newham	951	0	0

Redbridge	0	0	0
Richmond upon Thames	0	0	0
Southwark	832	117	272
Sutton	0	0	0
Tower Hamlets	0	417	46
Waltham Forest	0	0	0
Wandsworth	0	-198	597
Westminster	0	0	0
London	5,091	5,223	4,384

Source: London Development Database

Provision of student bedrooms in Southwark

3.2 **Table 3** sets out the planning applications that have been approved and either completed or started on site in Southwark since 2004; there are 15 applications in total. This totals 3,447 net student bedrooms in the borough. 14 of these schemes have been completed (2,677 bedrooms) and one is under construction (13-AP-1429 at Surrey Docks - 770 bedrooms).

Table 3: student schemes completed / under construction in the borough 2005-2019

Map Ref	Borough Reference	Net Student Bedrooms	Address	Permission Date	Status	Nomination or direct let	Affordable housing provision / student rent
1	05-AP-0069	123	Rear Of Southwark College, Harris Street, SE5 7RU	28/06/2005	Completed	Direct let	N/A
2	08-AP-2403	278	Castle Industrial Estate, Elephant Road, New Kent Road/ Deacon Way, SE17 1LA	22/12/2008	Completed	Direct let – interest from King’s College London and University of the Arts	N/A – some AH contribution for housing element of scheme.
3	08-AP-2809	162	6 Paris Gardens, 20-21 Hatfields, SE1 8ND	11/02/2009	Completed	Direct let – some specifically for the Central Ballet School	N/A – (some affordable student rent)
4	08-AP-2888	24	Buildings 12,13, 14, 23 [Ex-15], William Booth Training College, Champion Park, SE5 8BQ	20/01/2009	Completed	Nomination – Salvation Army	N/A
5	09-AP-1069	232	120-138 Walworth Road, SE17 1JL	15/07/2010	Completed	Direct let	N/A - (mechanism for some affordable student rent units)
6	09-AP-1089	276	Kings College Hall, 10, Champion Hill, SE5 8AN	28/01/2011	Completed	Nomination – King’s College Hospital	N/A
7	10-AP-0262 (08-AP-1330)	233	Land At Corner Of Lavington Street, Great Suffolk Street, SE1	07/05/2010	Completed	Direct let	N/A
8	10-AP-1255	671	61-63 Great Suffolk Street, SE1 0BU	09/08/2010	Completed	Direct let	N/A

9	10-AP-1394	146	268-282 Waterloo Road, SE1 8RQ	15/09/2010	Completed	Direct let	N/A
10	10-AP-2623	125	South, West, Central And East House, 30-32 & 33-35, Peckham Road, SE5 8PX	06/12/2010	Completed	Nomination – University of the Arts London	N/A
11	10-AP-3316	150	Land at Ewer Street, SE1 0NR	16/12/2011	Completed	Direct let	£615,000 affordable housing provision
12	11-AP-0868	221	2-10 Steedman Street, Walworth Road, SE17 3AF	30/03/2012	Completed	Nomination – University of the Arts London	Affordable student rent – agreement
13	13-AP-0744	28	Mansion Wharf House (Former Lendale House), Lower Road, SE16 2XG	22/05/2013	Completed	Direct let	N/A
14	13-AP-1429	770	Former Mulberry Business Park, Canada Street, Quebec Way, SE16	17/09/2013	Under construction	Nomination – King's College London	33 affordable homes – 23 social rent, 10 shared ownership
15	14-AP-3812	8	17 Brook Hall, Flodden Road, SE5 9LH	21/12/2014	Completed	Nomination – University of the Arts London	N/A
Total:		3,447					

Source: London Development Database

- 3.3 There are currently eight live planning applications in Southwark, these are set out at **Table 4** below. These are located throughout the Borough. Some of these are nomination schemes and some are direct lets. All but two are awaiting determination. The remaining applications were approved at planning committee in May 2019 and September 2019 are awaiting the legal agreement (18/AP/0900 at London Bridge and 18/AP/1604 Canada Water – this is a hybrid application and the quantum of student accommodation is to be determined through reserved matters).
- 3.4 Negotiations on these schemes are on-going. If they were all to be approved and delivered this would deliver 2,162 net student bedrooms in the borough. This would increase our provision to 5,585 student bedrooms if they were all approved and developed. This would be around 67% of London’s entire annual target in the Draft London Plan for the delivery of student bedrooms only in Southwark.
- 3.5 Both the completed student accommodation schemes and the live planning applications are illustrated in **Map 1** below.
- 3.6 It is recognised that the provision of this student accommodation contributes to our housing supply as set out within national policy and the Draft London Plan.

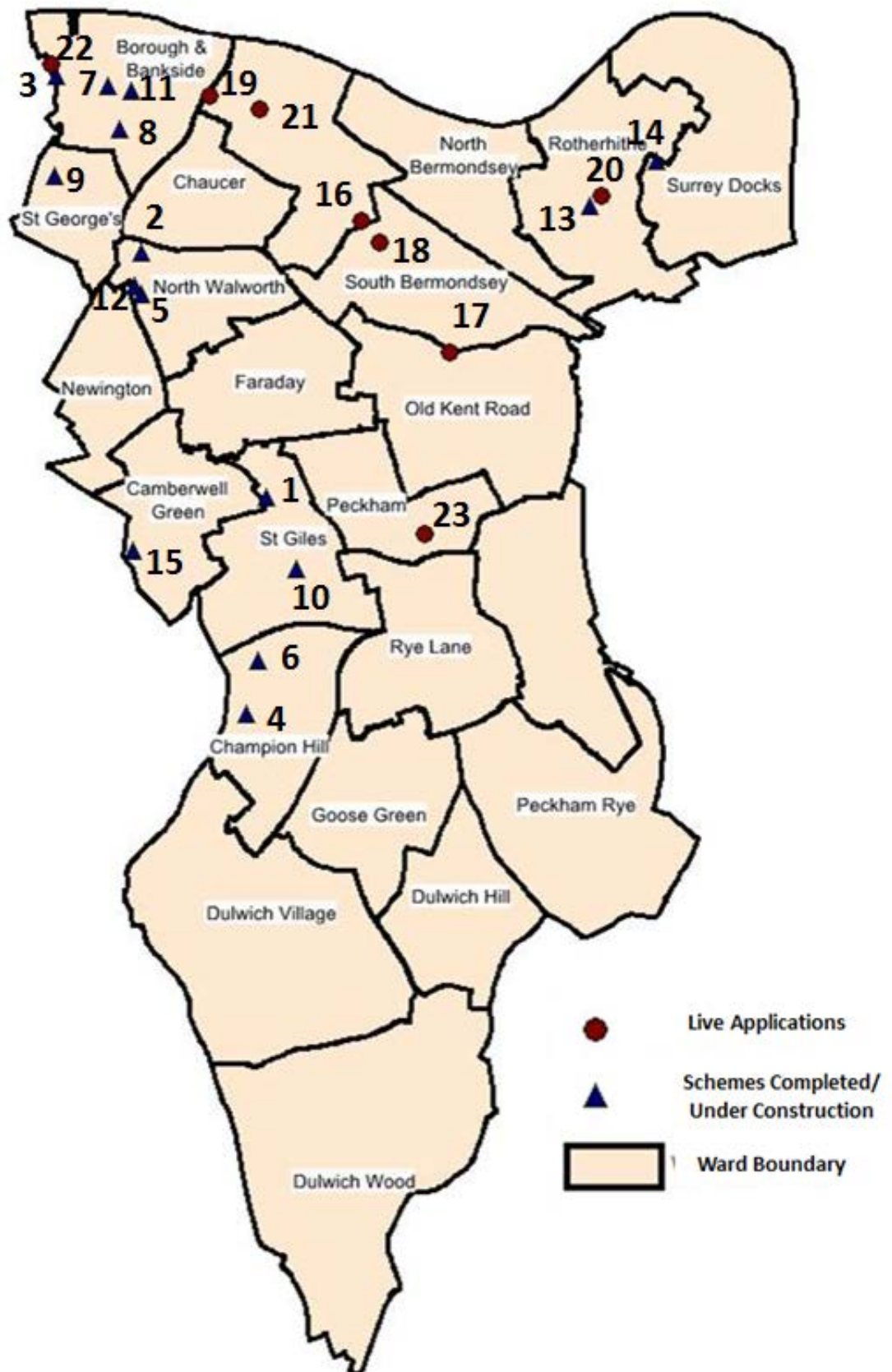
Table 4: live planning applications in the borough for student accommodation

Map ref	Borough Reference	Net Student Bedrooms	Address	Current Permission Status	Nomination or direct let	Affordable housing provision/student rent
16	17/AP/3281	186	11-13 Spa Road, London, SE16 3RB	Validated 18 September 2017. Awaiting determination.	Direct let	Under negotiation
17	18/AP/0156	250	272 St James's Road, London, SE1 5JX	Validation February 2018. Appealed against non-determination	Direct let	Not agreed, subject to Appeal
18	18/AP/2295	143	77-89 Alscot Road, London SE1 3AW	Validated 30 July 2018 - awaiting determination	Nomination – letter from LSE	Under negotiation
19	18/AP/0900	905	Capital House, 42-46 Weston Street, London SE1 3QD	Approved at planning committee 14 May 2019 subject to legal agreement.	Direct let	Contribution of £34.1 million – policy compliant
20	18/AP/1604	TBC	Land bounded by Lower Road, Redriff Road, Quebec Way and Surrey Quays Road and Site at Roberts Close, SE16	Approved at planning committee 30 September 2019 subject to legal agreement. Student accommodation is in outline therefore number of units not confirmed.	Unknown	N/A
21	19/AP/0405	417	King's College London, land rear of 89-111 Borough High Street, London, SE1	Validated in January 2019, awaiting determination	Nomination - King's College London	Under negotiation
22	19/AP/1829	54	6 Paris Gardens & 20-21 Hatfields, London, SE1 8DJ	Validated July 2019 - awaiting determination	Direct let	Under negotiation

23	19/AP/2087	393	Eagle Wharf, 90-96 Peckham Hill Street, London, SE15 5JT	Validated October 2019, awaiting determination	Nomination – University of the Arts	Under negotiation
Total:		2,162				

Source: Planning Register

Map 1: shows the location of the completed / nearing completion schemes and live planning application for student accommodation



4. Student accommodation in Southwark

4.1 **Table 5** shows the existing student accommodation in Southwark, it is based on desk-top research by officers using the London Development Database, University and the student accommodation provider websites. This table broadly aligns with the findings in the Southwark Strategic Housing Market Needs Assessment 2019.

4.2 It should be noted that some of these halls of residence will be duplicated from Table 2 where they have been completed in the last 15 years (2004-2019).

Table 5: existing student accommodation in Southwark

Address		Bedspaces
Southbank University		
Dante Road	2 Dante Place, London, SE11 4RX	442
David Bomberg House	282-302 Borough High Street, London, SE1 1 JJ	296
McLaren House	1 St George's Circus, London, SE1 0AP	614
New Kent Road	83 New Kent Road, London, SE1 6RD	83
		1435
King's College		
Orchard Lisle House and Iris Brook House	Orchard Lisle & Iris Brooke location: Talbot Yard, London SE1 1XT	81
Wolfson House	Student accommodation, Wolfson House, 49 Weston Street, SE1 3RB	270
Great Dover Street Apartment	Former Mulberry Business Park, land bounded by Canada Street, Quebec Way and Harmsworth Quays Print Works, London SE16	770
Mooraker Point	61-63 Great Suffolk Street, SE1 0BU	671

Champion Hill Residence	Kings College Hall, 10, Champion Hill, SE5 8AN	740
Julian Markham House	114 Walworth Road	50
		2582
University of Arts : Camberwell College of the Arts and London College of Communications		
Brooke Hall	17 Brook Hall, Flodden Road, SE5 9LH	104
Gardens House	37-39 Peckham Road, Camberwell, SE5 8UH	164
Portland House	30-35 Peckham Road, Camberwell SE5 8UH	114
Highline Building	10 Steedman St, Walworth, London SE17 3AF	221
		603
Independent Halls of Residence		
Manna Ash House	8-16 Pocock St, London, SE1 BW	253
Mansion Wharf	101 Lower Road, Rotherhithe, London, SE16 2 XG	111
iQ Bankside	51 Ewer Street, London. SE1 0NR	150
Southbank Chapter London	17 Great Suffolk Street	233
iQ Paris Gardens	6 Paris gardens, Southbank, London, SE1 8ND	162
Academic House	Herne Hill, London, SE24 9QH	69
Portchester House	New Kent Rd, Elephant & Castle London SE1 6SH	243
Dashwood Studios	120-138 Walworth Rd, Walworth, London SE17 1JL	232
Homes for Students Camberwell Town Hall	31 Peckham Rd, Camberwell, London SE5 8UB	125
Unite Students Wellington Lodge	268-282 Waterloo Rd, South Bank, London SE1 8RQ	146
Sidney Webb House (London School of Economic and Political Science)	159 Great Dover Street, London, SE1 4WW	460

Bernard Myers House	4-6 Havil St, Camberwell, London SE5 7RU	123
William Booth College,	Champion Park, Camberwell, London SE5 8BQ	24
Bankside House (LSE)	24 Sumner Street, London SE1 9JA	598
Butler's Wharf Residence (LSE)	11 Gainsford Street, London, SE1 2NE	280
		3338
TOTAL		7829

Source: LDD, University websites, officer research