

Authority Monitoring Report (AMR) – Additional Student update

The latest [2020 AMR](#) was published recently and covers the period 1 April 2019 to 31 March 2020.

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 The three appendices in the current AMR are therefore superseded by the tables in this document.

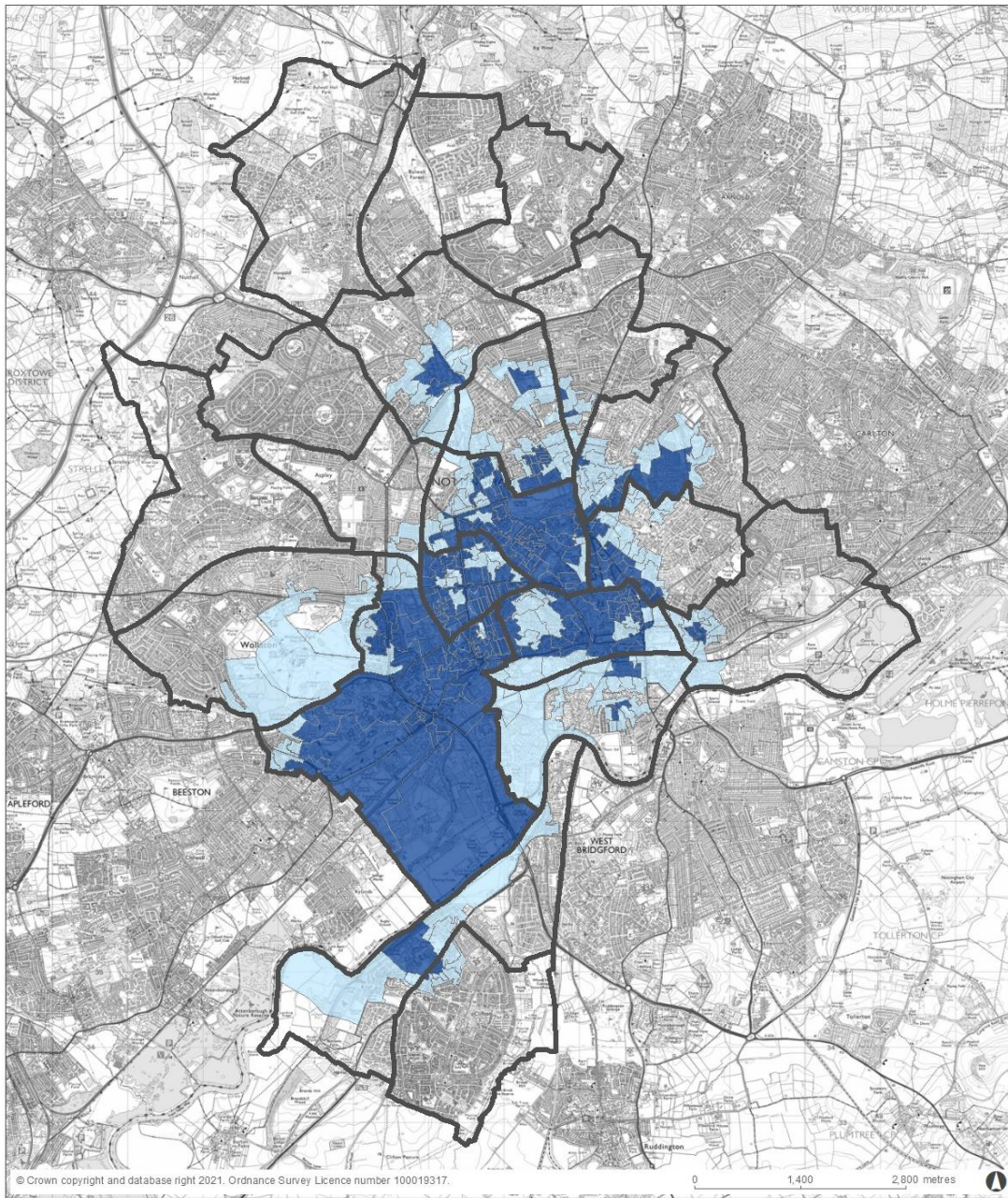
Note on Appendix 3: Student and/or HMO Concentration Map

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 and shows all parts of the city with concentration over 10% (**dark blue**) plus adjoining areas (**light blue**) which might also be above the 10% using the calculations in appendix 6 of the [Local Plan Part 2](#).

APPENDIX 3: STUDENT AND/OR HMO CONCENTRATION MAP

% of Households Occupied by Students and/or HMOs, and Contiguous Areas (November 2020)



Key **Student and or HMO Households**

-  10.1% - 100%
-  Contiguous Output Areas
-  Wards



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.

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025
Total number of full-time students (Sept-Sept) ^[1]	50,956	50,512	52,636	54,418	56,418	51,701	49,261	52,455	53,504	54,575	55,666	56,779
Number of students who need accommodation within the City (excluding those who live outside the City ^[2] or are 'home' students) ^[3]	34,489	35,660	37,122	38,550	39,759	40,778	41,727	44,154	45,037	45,938	46,857	47,794
Total completed purpose built student bedspaces ^[4] (including university owned and managed bedspaces)	18,190	19,191	19,693	21,082	22,058	22,780	24,117	25,768	27,136	30,611	31,253	32,619
Remaining students who will need to be accommodated in private flats or houses in the City	16,299	16,469	17,429	17,468	17,701	17,998	17,610	18,085	17,901	15,327	15,604	15,175

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. From 2021 onwards a 2% increase in student numbers has been assumed based on past trends.

[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 2021-22 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.

[5] Due to the Covid pandemic, the 2020/21 figures are likely to be anomalous data.

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 2020/21 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 four 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 2020/21 Academic Year Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
96-98 North Sherwood Street	30	17/01004/PFUL3
Boulevard Wharf, Land North Of Canal (Castle Wharf) Castle Boulevard	66	17/00882/PFUL3
Mansion Place (Former Hockley Point)	59	19/01774/PFUL3
Medici*	129	13/01435/PVAR3
The Gas Works & Clare Court	92	18/00227/PFUL3
Sandhills (Former Christian Centre)	330	17/01620/PFUL3
Site Of 43A Gregory Boulevard	33	17/02657/PFUL3
Stanley House	107	18/02215/PFUL3
Study Lodge, Lambert House	288	19/02426/PFUL3
The Nest	57	17/01999/PFUL3
Vita	321	18/00926/PFUL3
Other schemes (less than 25)	139	Various
Total	1651	

* Some delay in completion and temporary planning permission granted (21/00271/PFUL3) to use part of the scheme for non-student occupation until end of August 2021

2021/22 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Straits Village (Former Aura)*	301	18/00449/PFUL3
Avenue D and Avenue E Sneinton Market, Sneinton Market, NG1 1DX	36	17/02557/PFUL3
York House, Mansfield Road, NG1 3FB	472	18/02566/PFUL3
Former Nottingham School Of Martial Arts, Ilkeston Road, NG7 3FX	41	19/00393/POUT
The Vantage (Former Plumb Centre), Waterway Street West, NG2 1NL	420	18/00819/PFUL3
Other schemes (less than 25)	98	Various
Total	1368	

* Scheme delayed until September 2021

2022/23 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
1 Howard Street And 24-26 Glasshouse Street, NG1 3LT	69	19/01256/PFUL3
149-169 Lower Parliament Street, NG1 1DP	215	18/02624/PFUL3
16-22 St Marks Street, NG3 1DE	58	19/02337/PFUL3
34 Tennyson Street, NG7 4FU	60	19/00771/PFUL3
Land Adjacent 28 Union Road, NG3 1FH	50	19/00557/PFUL3
Deakins Place	702	19/01998/PFUL3
Former Gala Club, St Anns Well Road, NG3 1ED	396	19/02566/PFUL3
Radmarsh Road/Derby Rd, NG7 2GJ	222	19/02325/PFUL3
Site Of Adam House & Burton House, Player St, NG7 5PP	197	19/02261/PFUL3
Southwell Hall, University Of Nottingham, Wollaton Road, NG8 1BB	280	19/02650/PFUL3
Temporary Car Park (Former Almshouses), London Road/Canal Street, NG1 1GS	67	17/01992/PFUL3
Upper Floors, 3-23 Wheeler Gate, NG1 2NA	41	19/02056/PFUL3
The Printworks (Car Park South Side Traffic Street), NG1 7FZ	522	20/00592/PFUL3
Former Leather Works, Denman Street, NG7 3FP	73	21/00001/PFUL3
22 to 26 Lister Gate, NG1 7DD	156	20/02686/PFUL3
112-128 Derby Road and 181-195 Wollaton Street	48	20/02495/PFUL3
63 Maid Marian Way, Nottingham, NG1 6AJ	121	21/00174/PFUL3
The Nottingham Legend, Lower Parliament Street, NG1 1GD	40	21/00192/PFUL3
203A Ilkeston Road, NG7 3FW	158	21/00400/PFUL3
Total	3475	

2023/24 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Car Park Junction Of Cowan Street Bath Street And 1A Brook Street, NG1 1DY	91 [#]	18/00565/POUT
3 Triumph Road, NG7 2GA	270	19/02581/POUT
Site Of Former Service Station, 266 Ilkeston Road, NG7 3EA	32	21/00055/POUT
10 - 26 Union Road And 3 St Marks Street, NG3 1FH	249	21/00085/POUT
Total	642	

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

2024/25 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Land At Site Of Forest Mill, Alfreton Road, NG7 3JL	0 [~]	16/02524/POUT
Boots Island Site, City Link,	666	18/01354/POUT
406 And 408 Derby Road And Northern Dairies LTD Radmarsh Road, Nottingham, NG7 2GS	700	20/00141/PFUL3
Total	1366	

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