

PBSA Occupancy Survey Academic Year 2022-23

Since 2014 the Council has carried out a vacancy survey of PBSA which has confirmed that there have been consistently very low rates of vacancies in all types of PBSA within the city. This survey has been an important piece of evidence and has given the Council the confidence to continue to pursue its policy of promoting PBSA in appropriate locations whilst many commentators considered that too much student accommodation has been created.

Summary from the 2022-23 survey;

- 33 providers responded representing approx. **90% of the known PBSA bedspaces** within Nottingham.
- Reported **vacancy rate for the 2022-23 academic year is 0.8%**.
- Giving rising costs, it is not surprising that **55% of the PBSA providers said that they will be increasing rents in 2023/24**.
- **27%** said that they will be **carrying out refurbishment**.
- **24%** were considering offering **a range of different incentives** to attract students to return.
- **20%** of providers are considering adding **additional bedspaces to their scheme(s)**.
- **18%** looking at **improved social facilities**.
- **12%** are **not proposing any changes**.
- **14%** of providers are considering **adding additional scheme(s)**.
- **9%** said they are considering **lowering rents**.
- **9%** are **adding new scheme(s)**.
- **3%** said they will add **additional bedspaces**.

The previous year's vacancy survey results are shown below.

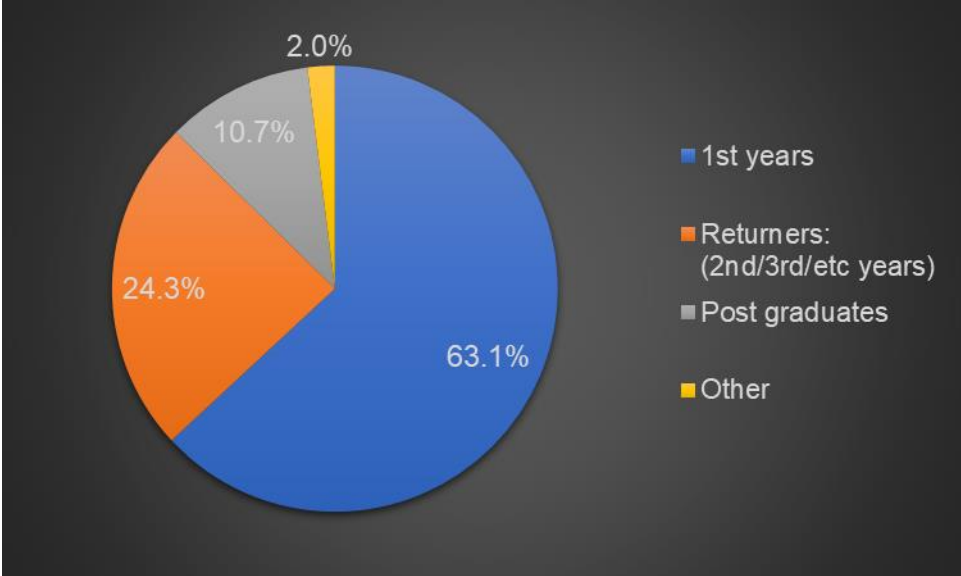
Results from the PBSA vacancy surveys

Academic Year	Reported Vacancy Rate %
2014-15	1.6%
2015-16	0.7%
2016-17	1.2%
2017-18	0.5%
2018-19	0.3%
2019-20	0.6%
2020-21	N/A*
2021-22	1.1%
2022-23	0.8%

* Due to pandemic, alternative survey carried out – this found that 84% of providers expected the PBSA market to return to 'normal'/past trends post Covid.

As part of the survey the providers are also asked to confirm the breakdown of the type of students who live in their schemes including 1st years, returners, postgraduates as well as the origins of the students, either home or international. The two pie charts below show these breakdowns from the latest survey.

PBSA occupancy broken down by type of student (year of study)



PBSA occupancy broken down by type of student origin

