

Lambeth Local Plan 2015

Student Accommodation Assessment 2018/2019

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1. Introduction

- 1.1 This document reports on purpose-built student accommodation in Lambeth that was completed, under construction or had a valid planning permission during the 2018/19 financial year, ending 31st March 2019.
- 1.2 Data on housing supply in the borough other than student accommodation will be published separately in the Lambeth Housing Development Pipeline Report 2018/19.

2. Summary of student accommodation

- 2.1 Table 1 below summarises the number of bed spaces within existing purpose-built student accommodation in Lambeth and those coming forward through the development pipeline. Two purpose-built student accommodation schemes were completed during 2018/19. A mixed used scheme created 578 student rooms alongside leisure uses at 30-60 South Lambeth Road. Another scheme provided 454 student rooms as part of a mixed use scheme covering the wider Vauxhall Square area. This increased the total number of existing student bed spaces to 3,998 across twelve student accommodation facilities. As of March 2019, three schemes were under construction (948 bed spaces).

Table 1. Student Accommodation Summary

Status	No. of bed spaces*
Total existing	3,998
Total development pipeline	948
Under construction	948
Schemes with planning permission	(0)

*This is a conservative estimate, taking account of rooms with multiple occupancy only where known.

- 2.2 Purpose-built student accommodation, both existing and in the pipeline, is concentrated in the north of the borough (see Figure 1). This is likely to be due in part to the location of King's College London (KCL) at Waterloo and excellent public transport connections, particularly from Vauxhall and Waterloo.

3. The London Plan monitoring benchmark

- 3.1 The London Plan sets a monitoring target for overall housing provision. The target for Lambeth set in the London Plan 2016 (Consolidated with Alterations Since 2011) for the period 2015-2025 was a minimum of 15,594 (an annual target of 1,559). This is made up of 1,490 units of conventional housing and non-self contained units, and 70 vacant properties brought back into use. There is no disaggregated benchmark for monitoring of non-self contained accommodation (which includes student accommodation), as in previous versions of the London Plan. Housing targets are derived from the London Strategic Housing Land Availability Assessment 2013 (SHLAA).
- 3.2 There is no strategic requirement for boroughs to identify sites for student housing, and no specific top down target.

3.3 The London Plan requires boroughs to consider strategic as well as local needs for new student accommodation. The Mayor's Academic Forum produced an assessment of the future need for purpose-built student accommodation places, which informed the London Plan 2015. The London Plan 2015 showed that the requirement for purpose-built student accommodation over the 10 years to 2025, including the unmet demand, could be for 20,000 – 31,000 places. The Plan's 20,000 place capacity for specialist student accommodation was identified as part of the Strategic Housing Land Availability Study 2013. The Draft London Plan 2017 (as amended July 2019) outlined an overall strategic requirement for purpose built student accommodation (PBSA) in London. This was established through the work of the Mayor's Academic Forum, and a requirement for 3,500 PBSA bed spaces to be provided annually over the Plan period has been identified.

4. Higher education provision in Lambeth

4.1 There are two known providers of higher education in Lambeth.

4.2 King's College London is a higher education institution funded by the Higher Education Funding Council for England (HEFCE). There were 32,270 students studying at King's College London in 2017/18¹, across five campuses. Two of these campuses are located wholly in Lambeth: Waterloo and St Thomas' campuses. A further campus, Denmark Hill, is located partially in Lambeth and partially in LB Southwark. KCL provides accommodation for students in halls of residence (see Table 7) close to the teaching campuses. There are also places available to King's students in the Intercollegiate Halls of Residence.

4.3 Lambeth College is a further education college which offers higher education courses. The College has two main centres in Clapham and Vauxhall and a smaller centre close to Brixton.

4.4 London South Bank University is located close to the borough boundary, within LB Southwark. The University of the Arts London also has campuses within LB Southwark that are close to the borough boundary, at Elephant & Castle and Camberwell.

5. Student accommodation summary March 2019

5.1 Student scheme approvals

5.1.1 Two applications relating to student accommodation were approved during 2018/19. One of these allowed two additional student rooms to an existing permission (15/04360/FUL) on Lambeth Road. The other allowed a new large scale mixed use redevelopment at Rudolph Place in Vauxhall. This includes provision for 841 student bedspaces comprised of a range of studios and cluster flats. Further information regarding both of these permissions is outlined in the table below.

¹ Higher Education Statistics Agency data, 2017/18 (<https://www.hesa.ac.uk/news/17-01-2019/sb252-higher-education-student-statistics/location>)

Table 2. Student accommodation approvals during 2018/19

Planning Reference and Decision date	Address	Development Description	Original quantum of student rooms	Newly approved quantum
16/03954/FUL 28/06/2018	Units 1 To 18 Rudolf Place SW8 1RP	Demolition of the existing buildings and the redevelopment of the site incorporating the erection of a building comprising part basement, ground, plus 37 storeys and part basement, ground, part 6 storeys for student accommodation comprising 841 bed spaces, 3,583sqm of B1 office accommodation (including 517sqm of plant and back house space at basement level), a 201sqm Class A3 cafe/restaurant, amenity space, a rooftop multi-use games area (MUGA) cycle parking, disabled car parking and associated works.	0	841
18/05202/NMC 15/01/2019	Arches 176 - 177 And 202 Lambeth Road London SE1	Application for a non-material amendment following a grant of Planning Permission 15/04360/FUL (Redevelopment of the site involving the demolition of the existing outbuilding adjacent to MSSC building and the erection of a four to six storey building to accommodation 1,158 sq.m of office space (Class B1) at ground and basement levels, student ancillary areas, plant and 131 student bedspaces (Sui Generis) on the upper levels together with refurbishment of three existing railway arches to accommodate 282 sq.m of flexible commercial floorspace (Use Class A1, A2, B1(a) and (b)) and the change of use of the existing MSSC building to use as 9 self-contained residential units (Use Class C3) along with associated external alterations and ancillary parking and landscaping) granted on 01.11.2018. Amendment sought: internal reconfigurations to propose an additional two student units, amended window, door and cladding design and other alterations.	131	133
TOTAL			131	974

5.1.3 Table 3 shows the number of developments providing student accommodation and additional bed spaces approved through the grant of planning permission annually since 2010/11. It should be noted that some sites have had multiple permissions granted in subsequent years. This means that there is an element of double-counting.

Table 3. Student accommodation annual approvals 2010/11 – 2018/19

Year	Number of schemes	Additional bedspaces	
		Gross	Net
2010/11	1	92	92
2011/12	2	352	352
2012/13	5	2,147	2,147
2013/14	1	859	859
2014/15	2	885	816
2015/16	1	5	5
2016/17	1	12	-10
2017/18	1	578	25
2018/19	2	974	843

5.2 Student room completions

5.2.1 Two purpose-built student accommodation schemes were completed during the 2018/19 financial year. One scheme was at 30-60 South Lambeth Road. This accommodation was provided as part of a 32 storey mixed-use redevelopment that also comprises new leisure uses (swimming pool & gymnasium). The other scheme was at Vauxhall Square. This scheme provided 454 student rooms and is part of a mixed use scheme covering the wider Vauxhall Square area. No student accommodation was lost during the 2018/19 financial year.

Table 4. Student room completions 2018/19

Planning Reference and decision date	Address	Link to University	Other Uses	Type	Bed spaces
17/01047/NMC (10/04/2017)	30-60 South Lambeth Road	King's College London	D2 leisure uses (swimming pool and gymnasium)	Studio, cluster and shared facility units	578
15/05619/VOC (12/05/2016)	Land Bounded By Wandsworth Road To The West, Parry Street To The North	None specified	A3, A4 , A5	Self-contained flats and cluster flats (with shared facilities)	454
Total					1,032

5.2.2 Table 5 shows the number of student room completions 2010/11 to 2018/19. 2,589 gross student bed spaces have been completed in the last 5 years. As a result the number of student bed spaces in Lambeth has grown significantly to 3,998 in March 2019.

Table 5. Student accommodation completions 2010/11 – 2018/19

Year	Additional bed spaces	
	Gross	Net
2010/11	0	0
2011/12	0	0
2012/13	0	0
2013/14	420	420
2014/15	447	149
2015/16	1,093	1,093
2016/17	0	0
2017/18	17	17
2018/19	1,032	1,032
Total	3,009	2,711

5.2 Student rooms under construction

5.2.1 As of March 2019, three student accommodation schemes were under construction (see Table 6 below). One of these schemes will result in the loss of KCL student rooms, however this scheme appears to have stalled. Furthermore, in November 2018 work began on the construction of 131 new student studio bedrooms on a nearby site on Lambeth Road. This will replace all of the rooms lost, and provide additional new student rooms. A recent permission (18/05202/NMC) allowed a further two student rooms on this site to take the total approved number of student rooms up to 133. Overall, the schemes under construction in 2018/19 will deliver a net total of 948 new student bed spaces in Lambeth.

Table 6. Student accommodation under construction

Planning Reference and Decision Date	Address	Link to University	Other Uses	Type	Bed spaces
16/03954/FUL 28/06/2018	Units 1 To 18 Rudolf Place SW8 1RP	King's College London/ University of London	B1 space, A3 café/restaurant	Micro studios, studios, disabled studios and cluster flats (micro ensuite rooms and ensuite rooms)	841
18/05202/NMC 15/01/2019	Arches 176 - 177 And 202 Lambeth Road London SE1	The occupation of the student units is restricted to certain educational institutions, however the final occupiers are still to be finalised	Office floorspace (Class B1) at ground and basement levels, flexible commercial floorspace (Use Class A1, A2, B1(a) and (b)) and residential units (Use Class C3)	Studio units	133

15/03900/FUL (24/03/2016)	214 Lambeth Road	King's College London	None	Studio units	-26
TOTAL					948

5.3 Unimplemented planning permission for student accommodation (including permissions pending section 106 agreement)

5.3.1 As of March 2019, there are no unimplemented planning permissions for student accommodation in Lambeth. Therefore, the overall development pipeline stands at 948 student bed spaces.

6. Existing student accommodation in Lambeth

6.1 Existing purpose-built accommodation provides 3,998 bedspaces for students at twelve locations in Lambeth, as set out in Table 7. The majority of these are concentrated in the north of the borough.

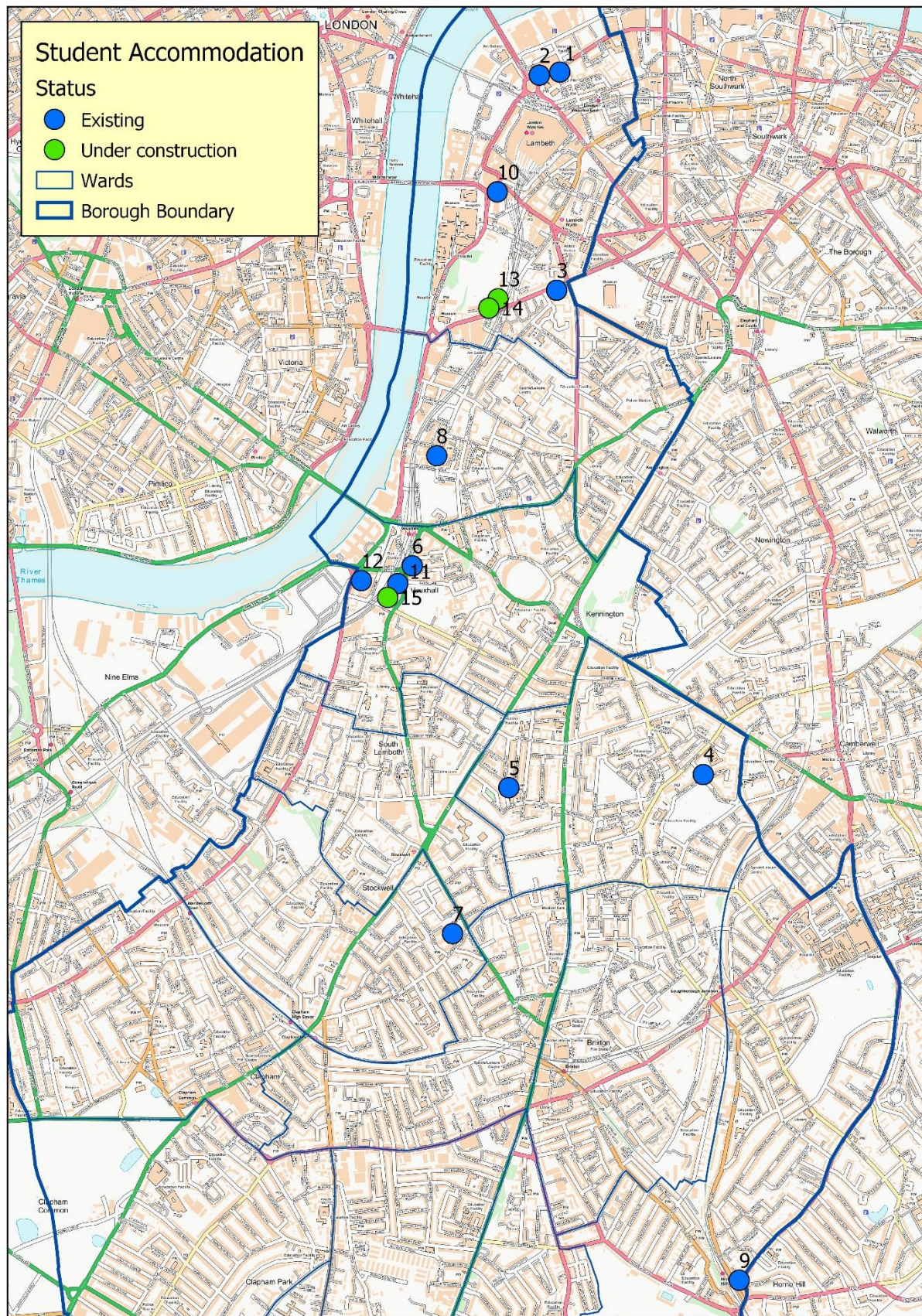
6.2 Three of these student residences are University owned and operated, one by King's College London (Stamford Street) and another by University of Notre Dame (Conway Hall). The third is owned by the University of Westminster, which has three campuses in central London and one in Harrow. The Atlas is privately owned but operated by King's College London. A further eight facilities provide privately owned and operated accommodation which is let directly to students. One residence, the Glassyard Building in Stockwell Green, is operated privately but has a nomination agreement in place which means that 270 of the 340 rooms are reserved for students at the University of the Arts. Westminster Bridge Student Accommodation is privately operated but has nomination agreements in place with King's College London and London School of Economics, located in the Aldwych area of Central London.

Table 7. Existing student accommodation in Lambeth 2019

Institution/Operator		Residence	Address	Bed spaces
1.	King's College London	Stamford Street	127 Stamford Street	556
2.	University of Notre Dame	Conway Hall	51-55 Waterloo Road	232
3.	University of Westminster	International House	1-5 Lambeth Road	83
4.	Collegiate AC	Halsmere Studios	10 Halsmere Road	79 ⁺
5.	Horizons	Durand House	Hackford Road	44 ⁺
6.	Victoria Halls	The Hub	21-25 South Lambeth Road	92 ⁺
7.	Fresh Student Living	Glassyard Building	Stockwell Green	340
8.	Fresh Student Living	Spring Mews	Spring Mews, 10 Tinworth Street	378
9.	Collegiate AC	Academic House	128 Herne Hill	69
10.	Urbanest	Westminster Bridge	203 Westminster Bridge Road	1,093
11.	King's College London	The Atlas	30-60 South Lambeth Road	578
12.	Urbanest	Urbanest Vauxhall	5 Miles Street	454
TOTAL				3,998

⁺ A proportion of rooms have capacity to be single or multiple occupancy (i.e. twin rooms) and therefore the number of bed spaces within these facilities will vary year on year.

Figure 1. Map of purpose-built student accommodation in Lambeth March 2019



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<u>Key</u>	
Existing:	Under construction:
1. Stamford Street Apartments	13. Arches 176 – 177 And 202 Lambeth Road
2. Conway Hall	14. 214 Lambeth Road
3. International House	15. Units 1 to 18 Rudolph Place
4. Halsmere Studios	
5. Durand House	
6. The Hub	
7. Glassyard Building	
8. Spring Mews	
9. Academic House	
10. Westminster Bridge Accommodation	
11. The Atlas	
12. Urbanest	

7. Rental levels

- 7.1 Table 8 provides a summary of the room types and comparative rental costs of purpose-built student accommodation in Lambeth. Figures in the table were sourced from the respective websites of the accommodation providers.
- 7.2 Rents, not unexpectedly, vary depending on the type of unit provided and the location, ranging from £169 per person per week for a non-ensuite at Stamford Street (operated by King's College London) to £640 per week for a one-bed 'diamond' flat at Spring Mews. In most cases the accommodation provided by the Universities themselves is cheaper than privately operated direct let units.
- 7.3 In comparison, the median rent for a room in the private rented sector across Lambeth is £137.50 per week (London median £138.46) and for a studio £220 (London median £219) (GLA London Rents Map, updated January 2019²).
- 7.4 The Mayor's Academic Forum was established through the 2011 London Plan to support implementation of London Plan Policy. It is chaired and serviced by the GLA and is composed of representatives from the boroughs, universities, private and voluntary sector accommodation providers and students. In a report published in March 2014 the Forum reported that universities and students consider affordability to be the key issue in student housing provision in London, particularly for purpose-built, direct let accommodation ('Strategic planning issues for student housing in Lambeth', March 2014). It recommended that the London Plan should introduce a requirement for such accommodation to include an element of provision that is affordable for students. This requirement is set out in paragraph

² <https://www.london.gov.uk/what-we-do/housing-and-land/renting/london-rents-map>

3.53B of the London Plan 2016 (consolidated with alterations since 2011) and is also set out in Policy H17 of the Draft London Plan 2017 (as amended July 2019). The requirement for affordable student accommodation will apply when a provider of student accommodation does not have an undertaking (such as a nominations agreement) with a specified academic institution(s). Guidance on how affordable student accommodation can be defined, delivered and retained is set out in the Mayor's Housing Supplementary Planning Guidance 2016. Similarly recognising there are issues surrounding the affordability of purpose-built student accommodation, the Lambeth Local Plan 2015 requires applications for new student housing to provide evidence that proposed rental levels are supported by Higher Education Institutions.

- 7.5 In 2018/19, Lambeth secured 95 affordable student rooms through planning agreements as part of the 16/03954/FUL permission.

Table 8. Rental Levels for Purpose-built Student Accommodation (April 2019)

Address	Bed spaces	Type	University	Rent p/w single occupancy		Tenancy	Owner / operator
				min	max		
Stamford Street Apartments, 127 Stamford Street	552	En-suite single bedrooms and couples bedrooms with shared kitchens.	King's College London	£169	£399 (51 weeks)	40 weeks	King's College London
Conway Hall, 51-55 Waterloo Road	232	Student flats	University of Notre Dame	£250	£250	50 weeks	University of Notre Dame
Halsmere Studios, 10 Halsmere Road	79	Studios and twin studios	All	£237	£315	51 weeks	Collegiate AC
International House, 1-5 Lambeth Road	83	Cluster flats, shared bathrooms and kitchens	University of Westminster	*	*	*	University of Westminster
Glassyard Building, 7a Stockwell Green,	340	Studios and cluster flats	All, 258 rooms reserved for University of Arts	£290	£346	51 weeks	Fresh Student Living
The Hub, 21-25 South Lambeth Road	92	Studios (single and twin occupancy)	All	£287	£327	42 or 51 weeks	Victoria Halls
Durand House, Hackford Road, off Liberty Street, London	44	Studios and cluster flats	All	£280	£315	Variable (12-40 weeks)	Horizons
Spring Mews, 10 Tinworth Street	378	Studios and cluster flats	All	£290	£640	51 weeks	Fresh Student Living
Academic House, 128 Herne Hill	69	Studios and cluster flats	All	£210	£265	51 weeks	Prestige Student Living
Westminster Bridge Student Accommodation, Westminster Bridge Road	1093	Studios and cluster flats	All	£277	£539	51 weeks	Urbanest
Urbanest Vauxhall	454	Self-contained flats and cluster flats (with shared facilities)	All	£255	£489	51 weeks	Urbanest
The Atlas	578	Studio, cluster and shared facility units	King's College London	**	**	**	Student Source

*Accommodation not being let as Student Accommodation in May 2019 when the update of rental levels was undertaken. **No prices available at the time of writing

8. Conclusions

- 8.1 The analysis of existing purpose-built student accommodation in Lambeth and the development pipeline identifies that in 2018/19 there were 3,998 existing bed spaces in the borough within eleven student accommodation facilities.
- 8.2 Purpose-built student accommodation, both existing and proposed, is concentrated in the north of the borough (see Figure 1). This is likely to be due in part to the location of King's College London (KCL) at Waterloo and excellent public transport connections, particularly from Vauxhall and Waterloo.
- 8.3 There has been a significant increase in student accommodation provision in Lambeth over the past five years. The development pipeline remains strong, with three schemes under construction and set to provide 948 bed spaces.
- 8.4 The Lambeth Local Plan, adopted in September 2015, introduced a new policy dealing with the provision and loss of student accommodation. Previous plans were silent on this. The council will monitor, through this report and the Housing Implementation Strategy, the impact the new policy has on the supply of purpose-built student accommodation in the borough.
- 8.5 Average rents have continued to rise such that in London, and in Lambeth, rents for purpose-built student accommodation are significantly higher than for conventional housing in the private rented sector. This does not necessary include the quality of accommodation, services or levels of privacy that private halls of residence provide.