

Lambeth Local Plan

Student Accommodation Assessment 2021/22

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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 2021/22 financial year, beginning 1st April 2021 and ending 31st March 2022.
- 1.2 Data on housing supply in the borough other than student accommodation is published separately in the Lambeth Housing Development Pipeline Report 2021/22.

2. Summary of student accommodation at end of March 2022

- 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. One new purpose-built student accommodation scheme, comprising 841 bed spaces, was completed during 2021/22. As of end of March 2022, there was one scheme relating to student accommodation with planning permission that remained unimplemented (net 272 bed space).

Table 1. Student Accommodation Summary

Status	No. of bed spaces*
Total existing	4,981
Total development pipeline	272
Under construction	0
Schemes with planning permission	272

*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. Monitoring against London Plan requirement

- 3.1 Paragraph 4.15.2 of the London Plan 2021 identifies a requirement for 3,500 PBSA bed spaces to be provided annually over the Plan period. [Student population projections and accommodation need for new London Plan 2017](#) provides the evidence for this figure. The strategic need for PBSA is not broken down into borough-level targets as the location of this 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.
- 3.2 The London Plan sets a monitoring target for overall housing provision. The target for Lambeth for the period 2019/20 – 2028/29 is a minimum of 13,350 (an annual target of 1,335). There is no disaggregated benchmark for monitoring of non-self-contained accommodation (which includes student accommodation). The London Plan states 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. Net non-self-

contained accommodation for older people (C2 Use Class) should count towards meeting housing targets on the basis of a 1:1 ratio, with each bedroom being counted as a single home. All other net non-self-contained communal accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home (para 4.1.9 London Plan). Housing targets are derived from the London Strategic Housing Land Availability Assessment 2017 (SHLAA). There is no strategic requirement for boroughs to identify sites for student housing, and no specific top down target for PBSA.

4. Higher education provision in Lambeth

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

4.2 King’s College London (KCL) is a higher education institution funded by the Higher Education Funding Council for England (HEFCE). There were 38,445 students studying at King’s College London in the academic year 2020/21¹, 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 at end of March 2022

5.1 **Student scheme approvals in 2021/22**

5.1.1 No planning applications relating to student accommodation were approved during 2021/22.

5.1.2 Table 2 shows the number of developments providing student accommodation and additional bed spaces approved through the grant of planning permission annually since 2012/13. 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 between years.

Table 2. Student accommodation annual approvals 2012/13 – 2021/22

Year	Number of schemes	Additional bedspaces	
		Gross	Net
2012/13	5	2,147	2,147

¹ Higher Education Statistics Agency data, 2020/21 ([Table 1 - HE student enrolments by HE provider 2020/21 | HESA](#))

Year	Number of schemes	Additional bedspaces	
		Gross	Net
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
2019/20	1	0	0
2020/21	1	272	272
2021/22	0	0	0
Total	15	5,732	4,957

5.2 Student room completions in 2021/22

5.2.1 One development of purpose-built student accommodation comprising 841 bed spaces was completed during 2021/22. No student accommodation was lost during 2021/22.

Table 3. Student accommodation completed during 2021/22

Planning Reference and Decision Date	Address	Link to University	Other Uses	Type	Bed spaces
16/03954/FUL (28/06/2018) As amended by 18/05187/NMC (21/10/2019)	Units 1 To 18 Rudolf Place SW8 1RP	A s106 agreement has been entered into, restricting the occupation of the student units to specific educational institutions.	Office floorspace (Use Class E (G(i)), cafe/restaurant (Use Class E (b), amenity space, a rooftop multi-use games area.	Studio units	841
TOTAL					841

5.2.2 Table 5 shows the number of student room completions for each year between 2012/13 - 2021/22. 2,023 (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 4,981.

Table 4. Student accommodation completions 2012/13 – 2021/22

Year	Additional bed spaces	
	Gross	Net
2012/13	0	0
2013/14	420	420
2014/15	447	149
2015/16	1,093	1,093
2016/17	0	0

Year	Additional bed spaces	
	Gross	Net
2017/18	17	17
2018/19	1,032	1,032
2019/20	0	0
2020/21	133	133
2021/22	841	841
Total	3983	3685

5.3 Student rooms under construction at end of March 2022

5.3.1 From 2021/22, units under construction only relate to the gross number of student rooms approved as part of relevant planning permissions which started on site before the end of March 2022. There is no 'net' data for permissions under construction because when permissions relating to existing student rooms start work on site, these are recorded as rooms lost (in the completions data).

5.3.2 As of end of March 2022, no student room permissions are under construction in Lambeth.

5.4 Unimplemented planning permissions for student accommodation at end of March 2022

5.4.1 As of end of March 2022, there was one unimplemented planning permission for student accommodation in Lambeth, comprising an additional 272 bed spaces.

Table 5. Unimplemented permissions for student accommodation at end of 2021/22

Planning Reference and Decision Date	Address	Link to University	Other Uses	Type	Bed spaces
19/02643/OUT (11/2/2021)	Lambeth College, Vauxhall Centre, Belmore Street, SW8 2JY	Lambeth College	College, shared workspace	Bedrooms, cluster flats and studio flats	272
TOTAL					272

Therefore, the overall development pipeline stands at 272 student bed spaces.

6. Existing student accommodation in Lambeth

6.1 Existing purpose-built accommodation provides 4,981 bedspaces for students at fourteen locations in Lambeth, as set out in Table 7. The majority of these are concentrated in the north of the borough.

6.2 Four of these student residences are University owned or operated, two by King’s College London² and one by University of Notre Dame³. International House is owned by the University of Westminster, which has three campuses in central London and one in Harrow. A further nine 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 6. Existing student accommodation in Lambeth 2022

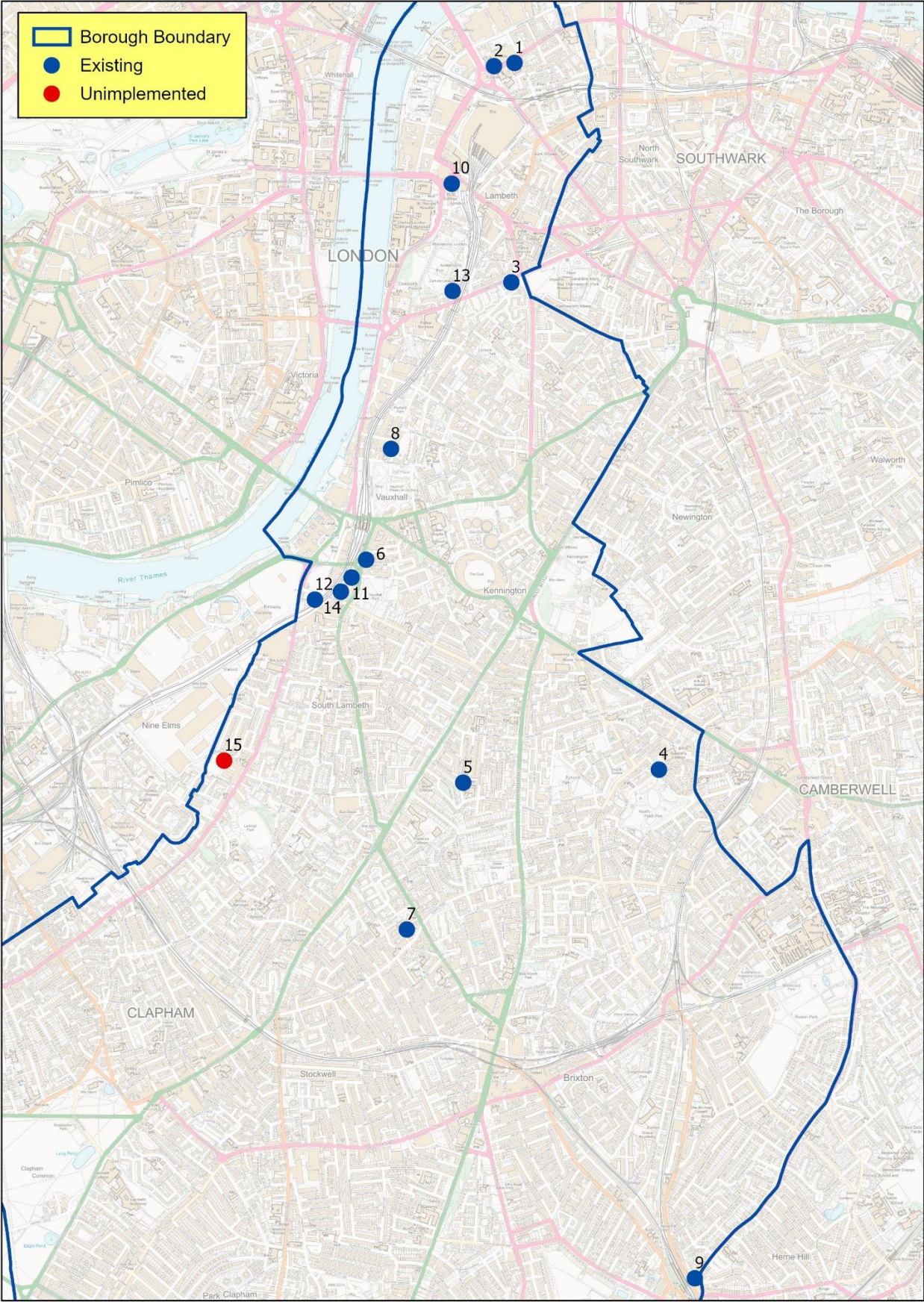
	Institution/Operator	Residence	Address	Bed spaces
1.	King’s College London	Stamford Street	127 Stamford Street	556
2.	University of Notre Dame	Conway Hall	51-55 Waterloo Road	241
3.	University of Westminster	International House	1-5 Lambeth Road	83
4.	Collegiate AC	Halsmere Studios	10 Halsmere Road	79 ⁺
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 (let to)	The Atlas	30-60 South Lambeth Road	578
12.	Urbanest	Urbanest Vauxhall	5 Miles Street	454
13.	Chapter Living	Chapter Westminster	202 Lambeth Road	133
14.	Downing Students	Vega	18 Rudolph Place, Miles Street	841
TOTAL				4,981

⁺ 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.

² Stamford Street (owned and operated by King’s College London) and The Atlas (privately owned but operated by King’s College London)

³ Conway Hall

Figure 1. Map of purpose-built student accommodation in Lambeth as of end of March 2022



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Key

Existing:

1. Stamford Street Apartments
2. Conway Hall
3. International House
4. Halmere 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
13. Pound Field
14. Vega London

Not started

15. Lambeth College

7. Rental levels

7.1 Table 9 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 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 £700 per week for a one-bed 'diamond' flat at Spring Mews.

7.3 In comparison, the median rent for a room in the private rented sector across Lambeth is £167 per week (London median £150), and £263 per week for a studio (London median £219) (London Rental Statistics, ONS⁴). Therefore, in many cases the accommodation provided by the student accommodation providers is more expensive than privately operated direct let units.

⁴ [Private rental market summary statistics in England 1 April 2021 to 31 March 2022 - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

- 7.4 London Plan 2021 Policy H15 A requires that new student housing developments deliver the maximum level of accommodation as affordable student accommodation. Full policy requirements and associated guidance on how affordable student accommodation can be defined, delivered and retained is set out in London Plan Policy H15 and the supporting text to the policy.
- 7.5 There are issues surrounding the affordability of purpose-built student accommodation in Lambeth. Lambeth Local Plan 2021 policy H7 cross refers to London Plan Policy H15 A, and requires evidence that the proposed rental levels for the student accommodation are supported by the linked Higher Education Providers (HEPs). Policy H7 also requires that the majority of the bedrooms in the development including all of the affordable student accommodation is secured through a nominations agreement for occupation by students of one or more HEP, for the lifetime of the scheme, as required by London Plan policy H15.
- 7.6 In 2021/22, 95 affordable rooms completed as part of the wider 841 rooms student completion at Rudolph Place.

Table 7. Rental Levels for Purpose-built Student Accommodation (September 2022)

Address	Bed spaces	Type	University	Rent p/w single occupancy		Tenancy	Owner / operator
				min	max		
Stamford Street Apartments, 127 Stamford Street	550	En-suite single bedrooms and couples bedrooms with shared kitchens.	King's College London	£169	£315	40 weeks	King's College London
Conway Hall, 51-55 Waterloo Road	232	Student flats	University of Notre Dame	*	*	50 weeks	University of Notre Dame
Halsmere Studios, 10 Halsmere Road	79	Studios and twin studios	All	£269	£392	Flexible	Hello Student
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, 270 rooms reserved for University of Arts	£243.50	£253	50 weeks	Fresh Student Living
The Hub, 21-25 South Lambeth Road	92	Studios (single and twin occupancy)	All	£245	£334	44 or 51 weeks	Host
Durand House, Hackford Road, off Liberty Street, London	84	Studios and cluster flats	All	£249	£315	Flexible	Horizons
Spring Mews, 10 Tinworth Street	378	Studios and cluster flats	All	£280	£700	28-51 weeks	University Living
Academic House, 128 Herne Hill	69	Studios and cluster flats	All	£245	£333	44 weeks	Universal Student Living
Westminster Bridge Student Accommodation, Westminster Bridge Road	1093	Studios and cluster flats	All	£319	£850	Flexible	Urbanest
Urbanest Vauxhall, 5 Miles Street, Vauxhall	454	Self-contained flats and cluster flats (with shared facilities)	All	£329	£444	Flexible	Urbanest
The Atlas, 52 South Lambeth Road, Vauxhall	578	Studio, cluster and shared facility units	King's College London	£289	£415	40 or 51 weeks	Downing Students

Pound Field, 200A Lambeth Road, SE1 7LR	133	Studios	All	£390	£473	44 weeks	Downing Students
Vega, 18 Rudolph Place, Miles Street, Vauxhall	841	Studios and cluster flats	All	£180 affordable / £314	£492	30 for affordable, 36 or 43	Downing Students

* Conway Hall provides accommodation for students from the University of Notre Dam's main campus in the United States who study abroad – these students are not directly charged for using Conway Hall

**International House was not being let as student accommodation when the update of rental levels was undertaken in autumn 2022.

8. Conclusions

- 8.1 The analysis of existing purpose-built student accommodation in Lambeth and the development pipeline identifies that as of end of March 2022 there were 4,981 existing bed spaces in the borough within fourteen 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. Looking forward the development pipeline is comprised of one unimplemented permission for 272 bed spaces.
- 8.4 The Lambeth Local Plan 2021, contains a policy (H7) which relates to the provision and loss of student accommodation and reflects the London Plan 2021 position. The council will monitor, through this report, the impact this policy has on the supply of purpose-built student accommodation in the borough.