



London Borough of Lambeth

Student Accommodation Assessment 2015-16

September 2016

1. Introduction

- 1.1 This document reports on all new purpose-built student accommodation in the borough that was completed, under construction or had a valid planning permission during the 2015/16 financial year.
- 1.2 Data on housing supply in the borough other than student accommodation is published separately in the Lambeth Housing Development Pipeline Report.

2. Summary

- 2.1 Table 1 below summarises the number of bedspaces within existing purpose-built student accommodation in Lambeth and those coming forward through the development pipeline. In 2015/16 there were: 2,718 existing bedspaces in the borough within nine student accommodation facilities; one scheme currently under construction providing 553 bedspaces, and five schemes with planning permission that would collectively deliver a further 581 bedspaces.

Table 1 Student accommodation summary 2015/16

| | No. of bedspaces* |
|----------------------------------|--------------------------|
| Total existing | 2,718 |
| Total pipeline | 1,134 |
| Under construction | (553) |
| Schemes with planning permission | (581) |

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

- 2.2 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 to the location of Kings College 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 2015 London Plan 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 targets.
- 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 shows 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.

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 27,645 students studying at King's College London in 2013/14¹, 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. King's College provides accommodation for students in halls of residence close to the teaching campuses (see Table 1). 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 also 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. Existing Student Accommodation in Lambeth

- 5.1 Existing purpose-built accommodation provides 2,718 bedspaces for students at nine locations in Lambeth, as set out in Table 2. The majority of these are concentrated in the north of the borough.
- 5.2 Two of these student residences are University owned and operated, one by King's College London. The other is operated by the University of Westminster, which has three campuses in central London and one in Harrow. A further five 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 258 of the 328 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.

¹ Higher Education Statistics Agency data, 2013/14 (<https://www.hesa.ac.uk/>)

Table 2 Existing student accommodation in Lambeth 2015/16

| Institution/Operator | Residence | Address | Bed spaces |
|-----------------------------|---|---------------------------------|-------------------|
| Kings College London | Stamford Street Apartments | 127 Stamford Street | 552 |
| University of Westminster | International House | 1-5 Lambeth Road | 83 |
| Collegiate AC | Halsmere Studios | 10 Halsmere Road | 79 ⁺ |
| Horizons | Durand House | Hackford Road | 44 ⁺ |
| Victoria Halls | The Hub | 21-25 South Lambeth Road | 92 ⁺ |
| Fresh Student Living | Glassyard Building | Stockwell Green | 328 |
| Fresh Student Living | Spring Mews | Spring Mews, 10 Tinworth Street | 378 |
| Collegiate AC | Academic House | 128 Herne Hill | 69 |
| Urbanest | Westminster Bridge Student Accommodation* | 203 Westminster Bridge Road | 1093 |
| | | TOTAL | 2718 |

⁺ 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.

* Completed during 2015/16

- 5.3 One new student accommodation facility was completed in 2015/16: Westminster Bridge Student Accommodation in Waterloo. This provides 1,093 additional student bedspaces, which makes it by far the largest purpose build student residence in Lambeth. It has as a mixture of cluster units and studios.
- 5.4 No student accommodation was lost during the 2015/16 financial year. However, in May 2016 work began on converting The Rectory (a former King's College student residence) to a single residential dwelling. The building was vacant during 2015/16 so has not been included in Table 2 above.
- 5.5 There was a net increase in purpose-built bedspaces in the borough from 1,653 in 2014/15 to 2,718 in 2015/16. Table 3 below shows the number of additional bedspaces completed annually since 2010/11.

Table 3 Student accommodation completions 2010/11 – 2015/16

| Year | Additional bedspaces completed | |
|----------------|---------------------------------------|------------|
| | 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 |

6. Lambeth's student accommodation pipeline

- 6.1 In March 2016 there was one student accommodation scheme under construction (see Table 4 below). A further four student housing schemes with extant planning permissions would, if implemented, collectively provide a further 581 student rooms (see Table 5 below).

Table 4 Student accommodation under construction 2015/16

| Planning Reference | Address | Type | Bed spaces | Other Uses | Link to University |
|---------------------------------------|--------------------------|---------------|------------|---|--------------------|
| 11/04181/FUL (approved 04/03/2013) | 30-60 South Lambeth Road | Cluster units | 553 | D2 leisure uses (swimming pool and gymnasium) | None specified |
| | | TOTAL | 553 | | |

Table 5 Student accommodation unimplemented permissions 2015/16

| Planning Reference | Address | Type | Bed spaces | Other Uses | Link to University |
|---------------------------------------|--|---------------|------------|--|--------------------------|
| 14/05597/VOC (approved 11/03/2015) | Vauxhall Square development, Wandsworth Road | Studios | 454 | 520 dwellings, office, retail, 437-bed hotel, cinema; gym; new public square and children's play area. | None specified |
| 13/01343/FUL (approved 30/08/2013) | Land adjacent to 202 Lambeth Road | Studios | 100 | A1, B1 and D1 | None specified |
| 14/00730/FUL (approved 02/09/2014) | 14-15 Stockwell Green | Cluster units | 22 | 6 live-work units | University of the Arts |
| 15/05866/FUL (approved 12/02/2016) | 51-55 Waterloo Road | Cluster unit | 5 | | University of Notre Dame |
| | | TOTAL | 581 | | |

6.2 Table 6 below shows the number of developments (schemes) providing student accommodation and additional bedspaces 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' in Table 6.

Table 6 Student accommodation annual approvals 2010/11 – 2014/15

| 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 |

Figure 1 Map showing the location of purpose-built student accommodation in Lambeth March 2016



7. Rental levels

- 7.1 Table 7 provides a summary of the room types and comparative rental costs of purpose-built student accommodation in Lambeth.
- 7.2 Rents, not unexpectedly, vary depending on the type of unit provided and the location, ranging from £155 per person per week for cluster accommodation at Stamford Street (operated by King's College London) to £850 per week for a duplex penthouse studio at the newly completed Westminster Bridge Student Accommodation. In all 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 £135 per week (London median £125) and for a studio £209 (London median £209) (GLA London Rents Map, updated May 2016).
- 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 3.53B of the London Plan 2015. 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 2015. 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 Future monitoring reports will report on the amount of affordable student accommodation secured through planning agreements.

Table 7 Rental levels for purpose-built student accommodation (updated September 2016)

| Address | Bed spaces | Type | University | Rent p/w single occupancy | | Tenancy | Owner / operator |
|---|------------|---|--|---|---|------------------------|---------------------------|
| | | | | min | max | | |
| International House, 1-5 Lambeth Road | 83 | Cluster flats, shared bathrooms and kitchens | University of Westminster | £37 per night | * | * | University of Westminster |
| Halsmere Studios, 10 Halsmere Road | 79 | Studios and twin studios | All | £249 | £329 | 51-52 weeks | Collegiate AC |
| Glassyard Building, 7a Stockwell Green, | 328 | Studios and cluster flats | All, 258 rooms reserved for University of Arts | £176 (UAL rooms) £260 (all, studios) | £186 (UAL rooms) £320 (all, studios) | 51 weeks | Fresh Student Living |
| The Hub, 21-25 South Lambeth Road | 92 | Studios (single and twin occupancy) | All | £275 | £315 | 42 or 51 weeks | Victoria Halls |
| Stamford Street Apartments, 127 Stamford Street | 552 | En-suite single bedrooms and couples bedrooms with shared kitchens. | Kings College London | £155 | £199 | 40 weeks | Kings College London |
| Durand House, Hackford Road, off Liberty Street, London | 44 | Studios and cluster flats | All | £245 | £280 | Variable (12-40 weeks) | Horizons |
| Spring Mews, 10 Tinworth Street | 378 | Studios and cluster flats | All | £260 | £365 | 51 weeks | Fresh Student Living |
| Academic House, 128 Herne Hill | 69 | Studios and cluster flats | All | £195 | £241 | 51 weeks | CRM Students |
| Westminster Bridge Student Accommodation, Westminster Bridge Road | 1093 | Studios and cluster flats | | £249 | £850 | 51 weeks | Urbanest |

* Accommodation not being let as Student Accommodation in September 2015 when the update of rental levels was undertaken.

8. Conclusions

- 8.1 The analysis of existing purpose-built student accommodation in Lambeth and the development pipeline identifies that in 2015/16 there were: 2,718 existing bedspaces in the borough within ten student accommodation facilities; one scheme currently under construction providing 553 bedspaces, and; five schemes with planning permission that would collectively deliver a further 581 bedspaces.
- 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 to the location of Kings College 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 number of existing student bedspaces in the borough has increased by 218% per cent since 2012 – from 855 bedspaces to 2718. The development pipeline remains strong, with one scheme under construction at March 2016 and a further five with planning permission yet to commence construction.
- 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, though it is acknowledged that this does not necessary include the quality of accommodation, services or levels of privacy that private halls of residence provide. Future reports will monitor the provision of affordable student accommodation secured through planning agreements, having regard to new policy introduced through the Further Alterations to the London Plan in March 2015.