

Lambeth Local Plan

Student Accommodation Assessment 2017

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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 2016/17 financial year, ending 31st March 2017.
- 1.2 Data on housing supply in the borough other than student accommodation is published separately in the Lambeth Housing Development Pipeline Report 2016/17.

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. No new purpose-built student accommodation was completed during 2016/17, but five schemes were under construction (1,093 bedspaces) and one scheme had planning permission, yet to be implemented (5 bedspaces). At March 2017 there were 2,718 existing student bed spaces in the borough within nine student accommodation facilities (completed in previous years).

Table 1 Student Accommodation Summary

Status	No. of bed spaces*
Total existing	2,718
Total development pipeline	1,098
Under construction	(1093)
Schemes with planning permission	(5)

*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 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 28,900 students studying at King's College London in 2016/17¹, 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 2017

5.1 Student Scheme Approvals

- 5.1.1 There was one planning approval for student accommodation during 2016/17 (see Table 2). The scheme (16/04309/VOC) was a variation of an existing permission (14/00730/FUL) that was originally granted in September 2014. The original permission included 22 student bed spaces in the form of shared rooms. The variation proposed to reconfigure the student accommodation to provide 12 bed spaces in the form of cluster bed accommodation. This resulted in an overall net loss of 10 units from the originally approved scheme.
- 5.1.2 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.

¹ Higher Education Statistics Agency data, 2015/16 (<https://www.hesa.ac.uk/data-and-analysis/publications/higher-education-2015-16>)

Table 2. Student Accommodation Approvals during 2016/17

Planning Reference and Decision date	Address	Development Description	Original quantum of Development	Newly approved quantum
16/04309/VOC (06/12/2016)	14 - 15 Stockwell Green SW9 9JF	Variation of condition 2 of planning permission 14/00730/FUL Granted on 02.09.2014. Change of use at first floor level from employment office space (use class B1) to six work - live units (sui generis) and 347 sqm of student accommodation (sui generis) to deliver 22 shared room student bed spaces.	22 student bedspaces provided in 14/00730/FUL	Bedspaces reconfigured under 16/04309/VOC to provide 12 student bedspaces
TOTAL			22	12

Table 3. Student Accommodation Annual Approvals 2010/11 – 2016/17

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

5.2 Student Room Completions

5.2.1 No new student accommodation facilities were completed during the 2016/17 financial year. In turn, no student accommodation was lost during the 2016/17 financial year.

5.2.2 Table 4 shows the number of student room completions 2010/11.

Table 4. Student Accommodation Completions 2010/11 – 2016/17

Year	Additional bedspaces	
	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

5.2 Student Rooms Under-construction

5.2.1 In March 2017 there were five student accommodation scheme under construction (see Table 5 below). One of these schemes will result if the loss of KCL student rooms. However, in July 2016 work began on the construction of 100 new student studio bedrooms on a nearby site on Lambeth Road. This will replace all of the rooms lost, and provide additional new rooms, for KCL students. Overall, the schemes under construction in 2016/17 will deliver a net total of 1,093 new student bed spaces in Lambeth.

Table 5. Student Accommodation Under-construction

Planning Reference and Decision Date	Address	Link to University	Other Uses	Type	Bed spaces
11/04181/FUL (04/03/2013)	30-60 South Lambeth Road	None specified	D2 leisure uses (swimming pool and gymnasium)	Cluster units	553
13/01343/FUL (30/08/2013)	Land Adjacent to 202 Lambeth Road	King's College London	Three A1/ B1 commercial units and D1	Studio units	100
15/03900/FUL (24/03/2016)	214 Lambeth Road	King's College London	None	Shared space	-26
15/05619/VOC (12/05/2016)	Land Bounded By Wandsworth Road To The West, Parry Street To The North	None specified	A3, A4 , A5	Shared space	454
16/04309/VOC (06/12/2016)	14 - 15 Stockwell Green	University of Arts	B1 offices	Cluster units	12
TOTAL					1093

5.3 Unimplemented Planning Permission for Student Accommodation (including permissions pending Section s106 agreement)

5.3.1 A further student housing scheme with extant planning permission would, if implemented, provide a further 5 student rooms (see Table 6).

Table 6. Unimplemented Planning Permission for Student Accommodation

Planning Reference and Decision Date	Address	Link to University	Other Uses	Type	Bed spaces
15/05866/FUL (12/02/2016)	51-55 Waterloo Road	University of Notre Dame		Cluster unit	5
TOTAL					5

6. Existing Student Accommodation in Lambeth

6.1 Existing purpose-built accommodation provides 2,718 bedspaces for students at nine locations in Lambeth, as set out in Table 7. The majority of these are concentrated in the north of the borough.

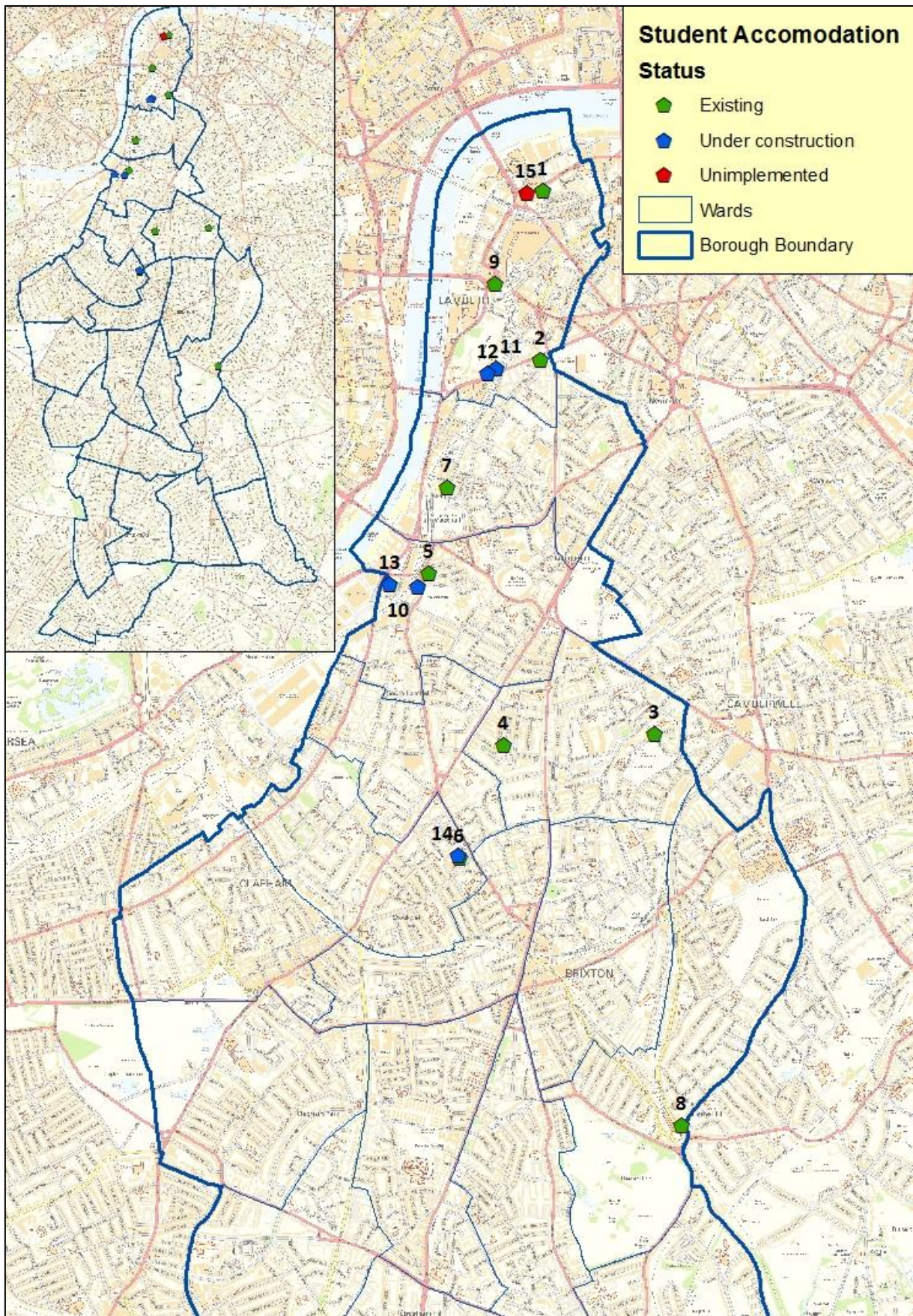
6.2 Two of these student residences are University owned and operated, one by King's College London. The other is operated by the University of Westminster, which has three campuses in central London and one in Harrow. A further five facilities provide privately owned and operated accommodation which 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.

Table 7. Existing Student Accommodation in Lambeth 2017

Institution/Operator	Residence	Address	Bed spaces
King's 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.

Figure 1. Map of purpose-built student accommodation in Lambeth March 2017



Key

Existing:

1. Stamford Street Apartments
2. International House
3. Halsmere Studios
4. Durand House
5. The Hub
6. Glassyard Building
7. Spring Mews
8. Academic House
9. Westminster Bridge Accommodation

Under construction:

10. 30-60 South Lambeth Road
11. Land Adjacent to 202 Lambeth Road
12. 214 Lambeth Road
13. Land Bounded By Wandsworth Road
& Parry Street
14. 14 – 15 Stockwell Green

Unimplemented:

15. 51-55 Waterloo Road

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 £199 per person per week for an en-suite at Stamford Street (operated by King’s College London) to £725 per week for a luxury 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 £146 per week (London median £130) and for a studio £207 (London median £219) (GLA London Rents Map, updated May 2017).
- 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 2016 (consolidated with alterations since 2011). 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 In 2016/17 no affordable student accommodation was secured through planning agreements.

Table 8. Rental Levels for Purpose-built Student Accommodation (June 2017)

Address	Bed spaces	Type	University	Rent p/w single occupancy		Tenancy	Owner / operator
				min	max		
Halsmere Studios, 10 Halsmere Road	79	Studios and twin studios	All	£254	£337	51-52 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,	328	Studios and cluster flats	All, 258 rooms reserved for University of Arts	£270	£330	51 weeks	Fresh Student Living
The Hub, 21-25 South Lambeth Road	92	Studios (single and twin occupancy)	All	£281	£321	42 or 51 weeks	Victoria Halls
Stamford Street Apartments, 127 Stamford Street	552	En-suite single bedrooms and couples bedrooms with shared kitchens.	King's College London	£199	£215	40 weeks	King's College London
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	£380	51 weeks	Fresh Student Living
Academic House, 128 Herne Hill	69	Studios and cluster flats	All	£199	£260	51 weeks	CRM Students
Westminster Bridge Student Accommodation, Westminster Bridge Road	1093	Studios and cluster flats	All	£289	£725	51 weeks	Urbanest

*Accommodation not being let as Student Accommodation in September 2016 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 2016/17 there were: 2,718 existing bed spaces in the borough within nine student accommodation facilities; five schemes currently under construction and set to provide 1093 bed spaces, and one scheme with planning permission that would deliver a further 5 bed spaces.
- 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 number of existing student bed spaces in the borough has significantly increased since 2012. The development pipeline remains strong, with five schemes under construction at March 2017 and a further scheme 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. This does not necessary include the quality of accommodation, services or levels of privacy that private halls of residence provide.