

Lambeth Local Plan

Student Accommodation Assessment 2017/2018

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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 2017/18 financial year, ending 31st March 2018.
- 1.2 Data on housing supply in the borough other than student accommodation is published separately in the Lambeth Housing Development Pipeline Report 2017/18.

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 2017/18 both of which delivered additional student rooms at an existing premises. One schemes delivered five additional student rooms at Conway Hall and the other delivered 12 additional student rooms at the Glassyard Building. Five schemes were under construction (1,106 bed spaces). As of March 2018, there were 2,966 existing student bed spaces across ten student accommodation facilities.

Table 1 Student Accommodation Summary

Status	No. of bed spaces*
Total existing	2,966
Total development pipeline	1,106
Under construction	(1,106)
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 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 30,565 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 2018

5.1 Student scheme approvals

5.1.1 Two applications relating to student accommodation were approved during 2017/18, one of which is still pending section 106 agreement (Rudolph Place - see section 5.3). The other approved scheme (17/01047/NMC) was a non-material change to an existing permission (11/04181/FUL) that was originally granted in March 2013. The original permission included 553 student bed spaces in the form of cluster arrangements. Since the original permission, non-material amendments had resulted in a proposed mix of studio, cluster and trio (shared amenity) units (see Table 2). The latest permission reconfigures the number and layout of student accommodation to provide 25 extra student rooms (578 in total) by amending the layouts of three studio units at each floor to become 4-person/bed clusters with shared facilities.

¹ Higher Education Statistics Agency data, 2016/17 (<https://www.hesa.ac.uk/data-and-analysis/publications/higher-education-2016-17>)

Table 2. Student accommodation approvals during 2017/18

Planning Reference and Decision date	Address	Development Description	Original quantum of student rooms	Newly approved quantum
17/01047/NMC	Land At 36-60 South Lambeth Road	Redevelopment of the existing site to provide a 32 storey mixed-use building comprising new leisure uses (swimming pool & gymnasium) and 553 units for student residential accommodation. Provision of refuse and cycle storage, disabled parking and associated landscaping.	553	578 (+25)
TOTAL			553	578

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 – 2017/18

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

5.2 Student room completions

5.2.1 Two purpose-built student accommodation schemes were completed during the 2017/18 financial year. Both involved increasing the number of student rooms at an existing student accommodation facility (Conway Hall and the Glassyard building). No student accommodation was lost during the 2017/18 financial year.

Table 4. Student room completions 2017/18

Planning Reference and Decision Date	Address	Link to University	Other Uses	Type	Bed spaces
15/05866/FUL (12/02/2016)	Conway Hall, 51-55 Waterloo Road	University of Notre Dame	None	Flat	5
16/04309/VOC (06/12/2016)	Glassyard Building, 14 - 15 Stockwell Green, SW9 9JF	University of Arts	Live/work units	Cluster units	12
Total					17

5.2.2 Table 5 shows the number of student room completions 2010/11 to 2017/18. 1,977 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 2,966 in March 2018.

Table 5. Student accommodation completions 2010/11 – 2017/18

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

5.2 Student rooms under construction

5.2.1 In March 2018, four student accommodation schemes were under construction (see Table 6 below). One of these schemes will result in 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 2017/18 will deliver a net total of 1,106 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
17/01047/NMC (10/04/2017)	30-60 South Lambeth Road	None specified	D2 leisure uses (swimming pool and gymnasium)	Studio, cluster and shared facility units	578
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
TOTAL					1,106

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

5.3.1 As of March 2018, there is one permission pending section 106 agreement for student housing at Rudolph Place (16/03954/FUL). If implemented this scheme would deliver a further 841 student bed spaces. Therefore, subject to a section 106, the student pipeline stands at 1,947 bed spaces.

6. Existing student accommodation in Lambeth

6.1 Existing purpose-built accommodation provides 2,966 bedspaces for students at ten 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. A further seven 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

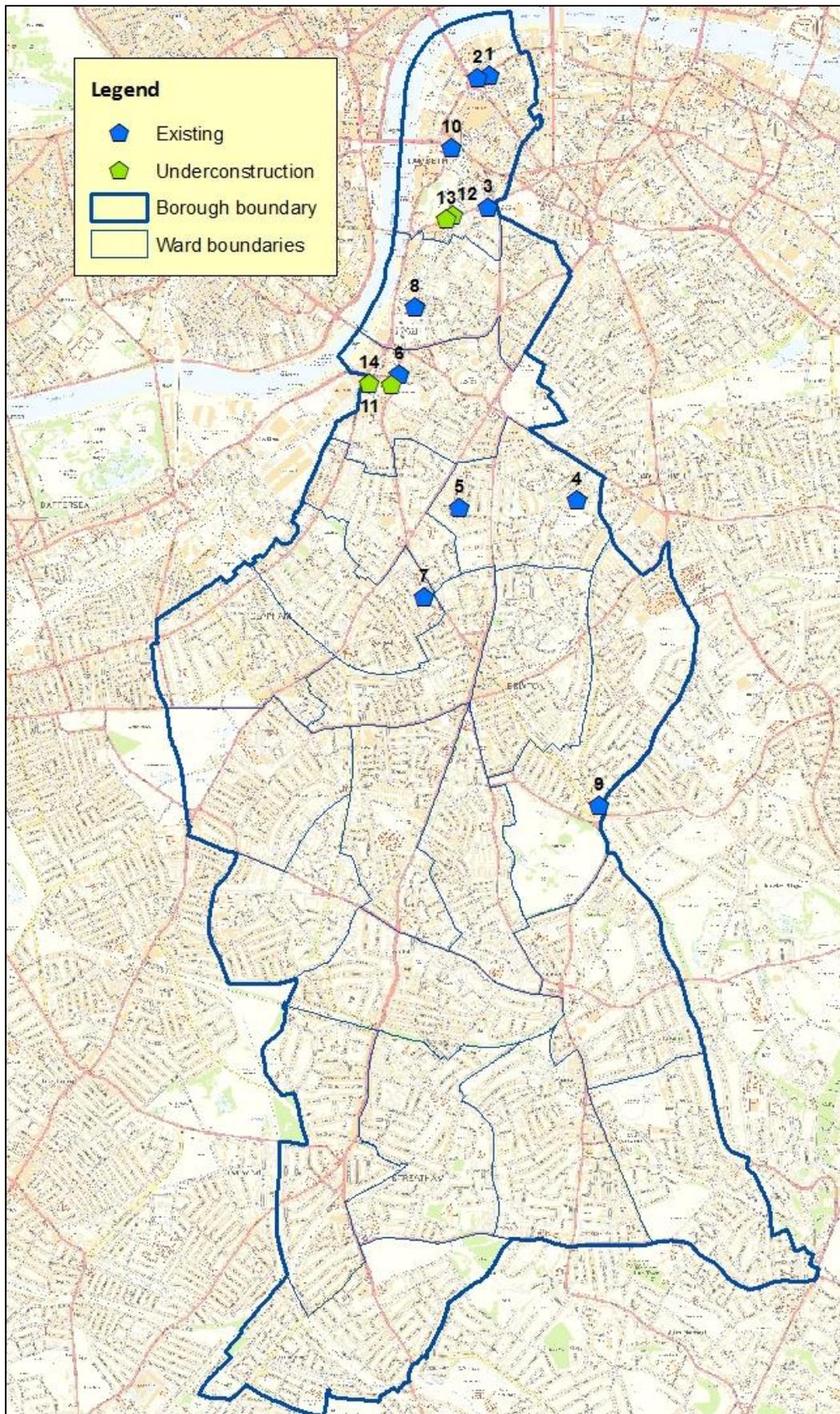
College London and London School of Economics, located in the Aldwych area of Central London.

Table 7. Existing student accommodation in Lambeth 2018

	Institution/Operator	Residence	Address	Bed spaces
1.	King's College London	Stamford Street Apartments	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
TOTAL				2,966

⁺ 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 2018



Key

Existing:

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

Underconstruction:

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

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 £159 per person per week for a non-ensuite 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 £120 per week (London median £136) and for a studio £208 (London median £208) (GLA London Rents Map, updated April 2018²).
- 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

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

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 2017/18 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		
Stamford Street Apartments, 127 Stamford Street	552	En-suite single bedrooms and couples bedrooms with shared kitchens.	King's College London	£159	£221	40 weeks	King's College London
Conway Hall, 51-55 Waterloo Road	232	Student flats	University of Notre Dame				University of Notre Dame
Halsmere Studios, 10 Halsmere Road	79	Studios and twin studios	All	£255	£337	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	£188	£336	51 weeks	Fresh Student Living
The Hub, 21-25 South Lambeth Road	92	Studios (single and twin occupancy)	All	£297	£324	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	£282	£391	51 weeks	Fresh Student Living
Academic House, 128 Herne Hill	69	Studios and cluster flats	All	£200	£250	51 weeks	Prestige Student Living
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 May 2018 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 2017/18 there were: 2,966 existing bed spaces in the borough within ten student accommodation facilities and five schemes currently under construction and set to provide 1,106 bed spaces. A further 841 student bed spaces have been granted (pending section 106 agreement) at Rudolph Place.
- 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 2013. The development pipeline remains strong, with four schemes underconstruction at March 2018.
- 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.