

## Student Accommodation

### Housing Evidence Base Briefing Note 28 (BN28)

#### Summary

The Local Plan recognises the importance of supporting the growth of further and higher education in Cornwall as a significant contributor to the local economy and labour market. This has led to tension in specific areas between the needs of the student population and those of local households.

#### National Policy and Context

The National Planning Policy Framework (NPPF)<sup>i</sup> (paragraph 50) states that 'to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community ...; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand'.

National Planning Practice Guidance (NPPG) has been made available to guide the 'Housing and Economic Development Needs Assessment'<sup>ii</sup> and this guidance includes an element on how the needs for all types of housing should be addressed including student accommodation.

#### Local Policy and Context

The Local Plan recognises the importance of supporting the growth of further and higher education in Cornwall as a significant contributor to the local economy and labour market. This has led to tension in specific areas between the needs of the student population and those of local households. In order to help redress this imbalance and provide for existing and future need, the provision of specialised student accommodation in appropriate and sustainable locations in addition to meeting the needs of the local resident population will be supported. In Falmouth and Penryn towns and Mabe in particular, whilst there are limited opportunities every effort should be made to deliver good quality, managed accommodation within the towns and in locations close to the university. Such provision will help to reduce the reliance on existing housing stock in the community for use by students.

Cornwall Council intends to add the following Policy to the Cornwall Local Plan: Strategic Policies document:

*'Policy 2a: 4 The provision of bed spaces within purpose-built student accommodation should be commensurate with the scale of expansion of the university in Falmouth with Penryn.'*

#### Definitions

Communal Establishments are generally divided into two categories:

- Medical and Care Establishments: including hospitals, mental health institutions, children's homes and care homes with or without nursing care;
- Other Establishments: including defence establishments, prisons, educational facilities, hotels, hostels and detention centres.

#### Key Facts

There are just over 5,000 students studying higher education in the Falmouth Penryn area.

Two-thirds of students live in private accommodation.

Source: Census

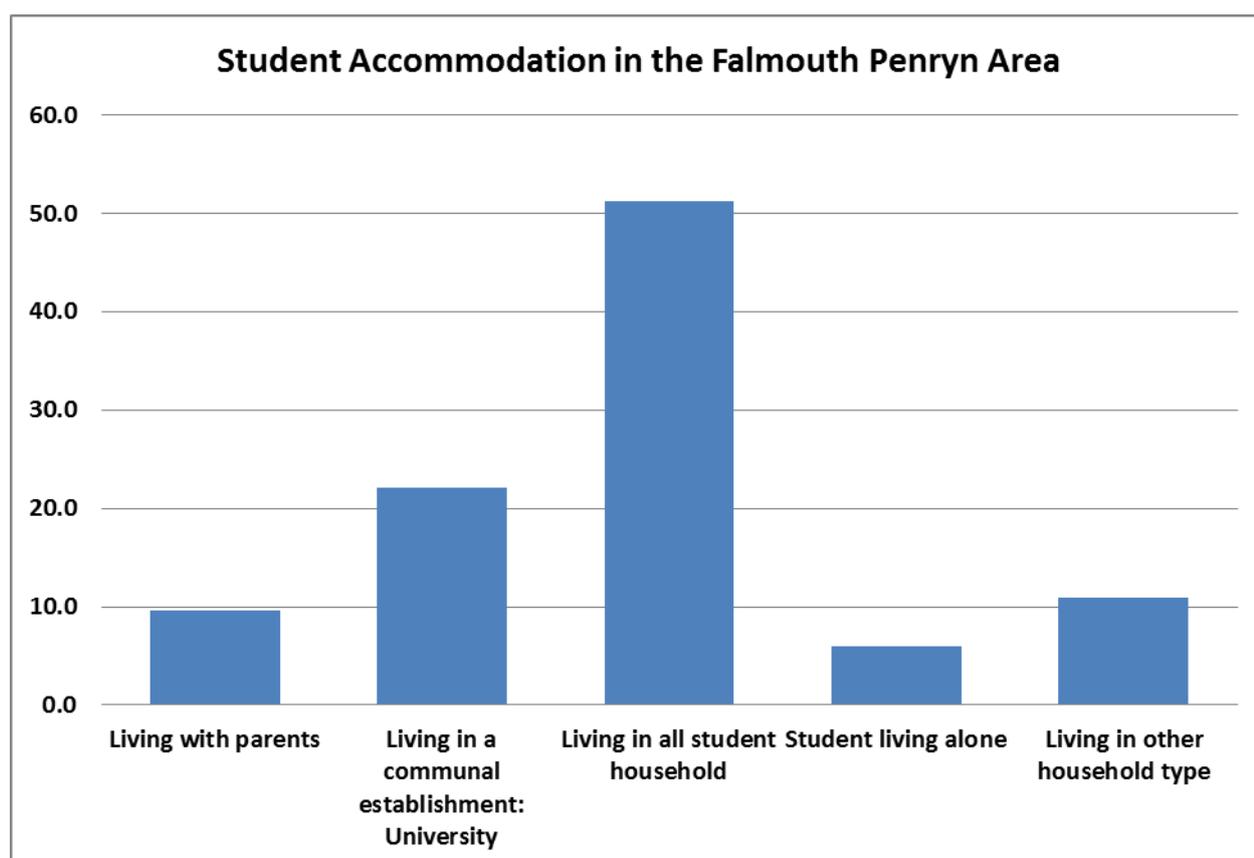
Student accommodation facilities fall within the second category of communal establishment.

## Student Numbers in the Falmouth Penryn Area

There were approximately 5,100 students<sup>iii</sup> studying at higher education institutions in the Falmouth Penryn area in 2010/11 of which about 600 (12%) were estimated to be living at home. On campus and other specifically provided student accommodation provided space for a further 1,650 (32%) students which left about 2,900 students needing accommodation in the local area at that time.

The 2011 Census<sup>iv</sup> does provide us with some information on the types of accommodation that full time students live in. There are students aged 18 or more recorded across the whole of Cornwall but for the main higher education campus in the Falmouth Penryn area (parishes of Budock, Falmouth, Mabe, Mawnan, Mylor, Penryn and St Gluvias) the Census indicates that some 5,100 full time students aged 18 or more were living in the following types of accommodation:

**Please note:** It is impossible to determine if these students aged 18 or more are still at school, attending higher education institutions in the Falmouth Penryn area or are studying at other further and higher education institutions in Cornwall. All we know is that they are full time students, are aged 18 or more and live in the Falmouth Penryn area. There is a similar number of students between the two Falmouth Penryn datasets but one will include part time students whilst the other will exclude these but include full time students who are still of school age i.e. 18.



Council Tax<sup>v</sup> records also provided some useful data on student accommodation in 2011. Class N gives a Council Tax exemption to properties occupied solely by students. In the wider Falmouth and Penryn area there were a total of 432 properties that had an exemption relating to class N:

- 328 of these were in Falmouth and included some large student blocks such as Maritime and The View;

- 91 were in Penryn;
- 13 were within the wider Falmouth Penryn area;
- 90 of the total number of properties were licenced as HMO's which meant they contained 5 or more tenants.

## Use in Cornwall Local Plan

A varied housing mix is part of the context for housing and as such is included in general housing papers including:

- Housing Topic Paper (February 2011) accompanied the Core Strategy Options Report - <http://www.cornwall.gov.uk/Default.aspx?page=32790>
- Housing Topic Paper (January 2012) accompanied 'Our Preferred Approach for a Core Strategy' - <http://www.cornwall.gov.uk/Default.aspx?page=32791>

## Examination Findings

No examination findings specifically relating to student accommodation have been identified to date.

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<sup>i</sup> DCLG (2012) National Planning Policy Framework - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>ii</sup> DCLG (2014) Housing and Economic Development Needs Assessment

<sup>iii</sup> ONS (2015) 2011 Census LC4411 Student Accommodation by Age

<sup>iv</sup> Cornwall Council (2011) Class N exemptions