Assessment of Student Residence and Housing Market Conditions in Nottingham

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A.1: Housing market conditions in areas of student population in Nottingham

Housing market conditions in the areas with the largest student populations in the city have changed in recent years. Specifically, there has been a significant increase in the number of households in private rented accommodation and a corresponding decline in the volume of owner occupiers. House prices in these areas tend to be higher than average. While they have reduced slightly since 2008, this has not been enough to make local housing any more affordable.

The restrictions on mortgage lending and the requirement for larger deposits have depressed demand from first-time buyers, who would traditionally have been the main source of owner occupation demand in the areas concerned. For this reason, along with the specific profile of the housing types in those areas, finding alternative demand to shared private rented housing presents a significant challenge.

The continuing problems with access to home ownership and the increasing rent levels have produced growing demand for shared housing from young workers and professionals, as well as from students.

A.2: Purpose of the study

In Nottingham, as elsewhere, there has been a long-standing debate about the place of students in local communities, including their numbers, the population balance, their contribution and issues of cohesion and tension. In the absence of any reliable body of information, this has often been characterised by conjecture, supposition and unsubstantiated claims. In the context of recent shifts in housing market conditions and the availability of Article 4 Directions, it is important that those engaged in the debate take stock of what is happening and of which solutions might best fit current and future circumstances.

The purpose of this study is to provide a reliable evidence base so that debate can be better informed. In particular, filling the intelligence gap is essential to engaging with the question: what interventions might work in halting and reversing disuse and in supporting 'balanced and sustainable communities' – or in countering community dysfunction?

A.3: Policy and market context

Higher education

Since 2008 there has been a relative flattening-out in full-time student numbers, following two decades of fast and uninterrupted expansion. In the short to medium term the prospect of significant contraction for many universities is very real, the strongest headwinds being:

- Deep cuts in funding for the sector with a strong likelihood of more to come
- Tighter controls on student numbers
- The stratifying effects of marketisation in the sector
- Possible continuation of the downward trend in postgraduate and part-time student recruitment
- Intensifying global competition for international students at a time when government immigration and visa control policy are compromising the attractiveness of the UK as a student destination
- The demographic downturn in 18 – 20 year-olds to 2020
- The still-unknown consumer response to the question of investment in higher education during an unprecedented squeeze on the budgets of middle and lower income households.

Student accommodation: Supply and demand in Nottingham

The numbers of students entering higher education in Nottingham have declined. Between 2010/11 and 2012/13 (disregarding the aberrant interim year) there was a significant drop in the key segment of full-time home undergraduates entering Year 1 in 2012/13, down 1,330 (17.7%) on the previous year, but, more importantly, down 633 (9.2% on 2010/11) and the lowest intake since 2007/08.

A fall in home undergraduate intake numbers (down 586 (10.2 %)) was also a factor in an overall drop in intake of 758 (6.9%) at the University of Nottingham.

The combined planned intakes show a strong plateau effect for the period until 2017/18. This is largely an expression of high uncertainty about the future in a volatile environment. This feeds through to student population forecasts as the recent peaks and troughs pass out.

By 2016/17 full-time student numbers in Nottingham are set to fall by 2,422 (4.8%) from their current level. From their high point in 2011/12 numbers are projected to fall by 4,069 (7.8%).

These percentages will feed through to student residential demand in direct proportion. For illustrative purposes, if seven out of every 10 full-time students in Nottingham had a residential need, demand would reduce by about 1,700 in the period to 2016/17.

Supply of student accommodation

Provision in Nottingham has undergone major transformation in recent years. Since 2008 the number of bed spaces in purpose-built accommodation has risen from 15,012 to 17,553. Of these, 4,590 (26.15%) are directly provided by institutions; 5,889 (33.5%)are operated under lease (UPP); and the remaining 7,074 (49.3%) are let directly in the market by commercial providers. This new level of provision has taken market share from the off-street sector.

Added to this, Nottingham City Council has on its books planning applications or pre-applications for further developments amounting to a further 3,000 bed spaces.

The proportion of new students living in purpose-built accommodation (university-maintained and leased from, or directly supplied by, private providers) grew only marginally between 2008 and 2012. The major increase in students moving from off-street shared housing to purpose-built accommodation took place in the years between 2002 and 2007, during which time the number of students in purpose-built accommodation doubled. The growth in purpose-built accommodation continues in 2013, outside the main scope of this study.

In Nottingham, from the turn of 2001 and since, the institutions and the local authority managed the supply of purpose-built accommodation effectively to meet the increasing residential demand created by rising full-time student numbers with the universities taking the lead in supporting construction. This has led to a slow, but steady contraction of student houses in multiple occupation (HMOs) in residential areas.

Recently, however, purpose-built student accommodation has been developed outside any direct arrangement with the universities and after 2013 all the purpose-built accommodation planned is being let straight into the market in competition with other suppliers.

It is difficult to estimate the number of surplus bed spaces within the market because both larger and smaller suppliers are reluctant to report voids. An analysis of properties advertised on the Unipol database in 2011 showed that there were 2,890 bed spaces still empty in the Nottingham market as at October that year. This compares with 1,777 at the same point in the cycle in 2008. There is no doubt that, with static or declining student numbers and an increased supply of student bed spaces (particularly in new purpose-built accommodation), the surplus is increasing year on year.

Location

University of Nottingham students are concentrated in Lenton, Beeston, Wollaton and Dunkirk and are 10 times more likely than Nottingham Trent students to live in the Lenton area in off-street housing. Proportionally more University of Nottingham students are accommodated in purpose-built residences than NTU students. Nottingham Trent University students are more likely to live close to the city centre (in the city centre itself or in Arboretum, Forest Fields/Hyson Green or Radford) or on the two satellite campuses.

The numbers of students living in Lenton, West Bridgford, The Meadows and St Ann's reduced between 2008 and 2012.

Students living in the city centre increased from 5,210 in 2008 to 9,988 in 2012. The majority of this growth was absorbed in mainstream city centre flats. The new purpose-build developments entering the market in summer/autumn 2013 are likely to effect a further shift in the balance of accommodation types.

Returning students and purpose-built accommodation

Of the students living in privately provided purpose-built accommodation, 28% were returning students or postgraduates, indicating why providers are increasingly targeting returning students as a potential market. However, only 11% of all returning students and 9% of postgraduates live in purpose-built accommodation, suggesting that returning students in the main prefer to live in off-street housing for the majority of their time of study.

These changes in student preferences are being recognised in rental structures in the purpose-built sector as a number of purpose-build providers lower their prices to compete not only more effectively within their own sub-market but also directly with rent levels in the off-street sector.

Those opting for purpose-built provision tend to cite important factors as the more functional aspects associated with this accommodation type, such as on-site management, new facilities and value for money/inclusive bills. They also refer to the social opportunities that larger developments have to offer.

Welfare reform

It is likely that the supply of shared housing will need to increase as a result of welfare reform measures to restrict housing benefit for claimants under 35 to the cost of a room in a shared house.

Localism

The Localism Act 2011 enables local authorities to fulfil their duties to rehouse in private rented housing. This may exert pressure on landlords, unable to let to students, to consider letting to homeless families and other households in housing need.

Housing

The Housing Nottingham Plan aims to:

- Deliver 11,500 net new homes from 2008 to 2020
- Ensure an appropriate mix of dwelling types and sizes and increase family housing to at least 35% of all housing stock
- Ensure that the supply of required HMOs is maintained but does not dominate in particular areas
- Meet the city's housing investment requirements and priorities, including new housing provision with mixed tenure and affordable housing
- Encourage more purpose-built student accommodation to meet what is seen as a shortfall in supply against demand.

While the authority recognises in the plan that many students wish to live in off-street shared housing, it seeks to ensure that further units of family housing are not lost to student HMOs. Integral to the plan is the importance it attaches to making new student developments sufficiently attractive and affordable for students in all years of study to be persuaded that the purpose-built market is a better option than shared housing in communities.

A.4: Findings

Student locations

Analysis of institutional data on student postcodes shows that there have been significant migrations of students within and out of the traditional student heartlands since 2008. Students living in the city centre have increased over that time by 92% to 9,988 with growth taking place in both purpose-built and off-street housing. This city centre growth (which continues into 2013 with an additional 911 purpose-built bed spaces coming on line for Nottingham Trent University) is starting to exert downward pressure on student numbers living in shared off-street housing in traditional locations.

Many of these developments are close to the university campuses and in the city centre, where nearly 7,500 students now live. This has started to exert downward pressure on student numbers in shared off-street housing in traditional locations.

Empty properties

An analysis of data collected by Unipol shows that the number of unlet bed spaces increased by over 1,000 between 2008 and 2013. Most empty bed spaces were in properties for four or five occupants. There has been an increase in the number of empty or underlet bed spaces, in particular in Lenton, Dunkirk, West Bridgford and the city centre.

Local housing market conditions

The increase in the number of students coming to Nottingham has had an impact on local housing markets. In areas which have housed students for some time, there has been a marked increase in private rented housing and a fall in owner occupation.

The housing market conditions in the areas containing large student populations suggest that a return of homes to single occupancy may not be easy. Prices are either similar to, or higher than, the city average and they require at least average incomes to make mortgage costs affordable. At the same time, mortgage restrictions and the requirement for larger deposits to gain mortgage finance is, and will continue to be, a 'brake' on first-time buyer demand. Property types, environmental conditions and amenity levels may also not suit equity-bearing households seeking to move. Private rents are generally higher than average and are largely unaffordable to those on below average incomes.

However, there are signs in some areas that a rebalancing of the local housing market away from shared HMOs and towards more professional renting and home ownership is possible. An analysis of local households and their incomes shows, at an entry level:

Table 1: Affordability of ownership

Joint income needed to afford	one-bed flat	two-bed flat	two-bed house
West Bridgford	£31,390	£56,379	£60,345
The Meadows	£26,724	£40,517	£54,310
Beeston	£27,528	£40,952	£52,155
St Ann's	£31,445	£24,486	£48,793
Arboretum	£32,759	£38,103	£40,690
Lenton	£28,039	£39,139	£42,241
City Centre	£38,784	£66,379	
Wollaton	£25,033	£34,164	£44,819
Dunkirk, Radford	£20,172	£31,986	£40,517
ALL Nottingham	£29,013	£38,918	£47,393

An analysis of the affordability of private rents in the area shows that rents for self-contained private rented housing requires around average income levels, at least. While some properties may be affordable to those with below average incomes, it is clear that the rental differential between shared housing and self-contained lets remains significant and will continue to lead landlords to follow the shared housing market and to extend their interests in the increasing market from young workers unable to afford self-contained rents. This goes some way to explaining the shift of demand towards shared housing that has occurred over recent years.

A.5: Impacts of change

The conjunction of declining demand from students and rising supply in purpose-built accommodation, together with changing locational preferences, is likely to have further impacts on neighbourhoods in Nottingham with high student populations living in shared housing.

In some areas properties becoming vacant may not be immediately taken up by replacement demand from families or other single occupancy households. These areas can have a poor image, making it difficult to attract new family or other single occupancy households. Property prices in these areas are high, as are the price expectations of households, residential and investor. The costs of acquisition and refurbishment for use as alternative housing may also be very high. First-time buyer demand is still being frustrated by restrictive lending policies and deposit requirements. There may be negligible demand for larger properties becoming available for purchase or rent. Often these are on sale at a high price and need substantial investment for refurbishment. Many properties coming onto the market have no gardens and are, for that reason, may be unattractive to families either relocating or with equity from previous housing.

Other areas may return to residential single occupancy, especially where properties have gardens and where student concentrations are not high. In some areas better use of properties, perhaps through conversion to smaller homes, may attract 'family builders' and other single occupancy households. An imaginative mix of new-build, conversion, 'green housing' improvements and external and environmental refurbishment could create new inner urban areas that are attractive to a wide range of households, including those starting their housing careers and those looking for something outside the mainstream.

B: OPTIONS FOR ACTION

On the basis of the findings and analysis in the report, it is recommended that consideration is given to the following options:

- Implementing responses based on a partnership approach, harnessing funding from a variety of sources – because, realistically, there is no public funding option to finance change in the neighbourhoods affected by the shifts in student demand
- Operating on the basis that, if left alone, the housing market in areas with substantial student populations will correct itself and restore balance between multiple and single occupancy households. However, it is likely that reliance on market self-correction may require some complementary and supporting interventions
- Supporting the types of new house-building, conversion and refurbishment that could be used to transform some inner urban areas with large student populations into good quality, mixed housing areas, attractive to a range of households, including students
- Ensuring that home owners planning to move out of areas with concentrations of students are not trapped by a lack of alternative demand. A flexible use of Article 4 powers may be required in order to reflect the realities of different parts of the city. This may mean that in areas with a high percentage of HMOs, new conversions could continue to be sanctioned if it is evident that there is little or no likelihood of alternative demand for properties which become vacant; in areas with relatively fewer HMOs, quotas could be set alongside a presumption against conversion to HMO use in order to support further rebalancing of the market and prevent further incursion.
- Administering better regulation of the development of new purpose-built student accommodation in order to ensure that it demonstrably meets need and demand; is sustainable in the future; and does not cause loss of amenity for existing residents. Planning policy could be revised to require prospective developers to demonstrate:
  — that there is a clear need for new accommodation
  — that the provision would offer something new, not provided by existing accommodation
  — that it is being proposed on the basis of an agreement with a university or with their support
  — how their development would mitigate any potential loss of amenity for residents living close to the proposed development
- Encouragement could be given to new forms of low-rise, purpose-built student accommodation, based on the 'town housing' model used in Lancaster, and aimed in particular at returning students.
- Recycling empty properties and bringing them back into use, either for purchase or letting. This should include encouraging:
  — conversions of larger empty/surplus properties to flats, aimed at first time buyers and young 'family builders'
  — housing associations to buy up empty properties for letting as affordable housing (although the number of feasible cases might be small)
  — landlords owning empty properties to consider leasing them to housing associations for letting as affordable housing or to think about letting them to single occupancy households on benefit / Housing Register applicants
  — local authorities to provide support, in the form of a mortgage scheme, to help first-time buyers to purchase empty properties.
- Supporting investment in terraced housing and in the environment and streetscape of many parts of the area in which this is located to make it more attractive to incoming households. (It is, however, difficult to see where that investment might come from)
- Providing support for landlords willing to let to single occupancy households on the local waiting list, for example through bonds, tenant referencing and floating support
- Securing cross-sector agreement on how best to manage shared housing and the areas in which it is located, given the likelihood of increasing demand for shared housing from young workers and, possibly, benefit recipients under 35
- Promoting more positively areas with student populations, if alternative sources of demand are to be attracted.

1.0 INTRODUCTION

Since the early 1990s, from which time successive governments espoused expansionist policy for the participation of younger people in higher education, there has been continuous debate about the consequences for housing and communities in host towns and cities.

In Nottingham increases in student numbers were paralleled by growth in student housing. A large expansion of purpose-built student accommodation has taken place accompanied by an increased use of HMOs in areas of the city convenient to the two large universities. The pace of change and the management issues associated with high-density student occupation combined to create community tensions and to prompt calls for increasing regulation and the restriction of any future growth. These calls for fewer students in certain neighbourhoods were being voiced at the same time as the city was encouraging continuing growth in higher and further education provision, which, it was recognised, brought significant levels of investment and high-value employment.

1.1: Purpose of the study

Over the past 10 years there have been a number of significant changes which have affected student residential patterns but the evidence base necessary for informed debate about these has been limited. It is in this context that Unipol commissioned re'new to undertake a study to address the current intelligence deficit on the tenure and occupancy of properties in Nottingham; to audit the existing landscape and housing market conditions; and to establish the projectable future shape of tenure and occupancy within these areas and the possible need and options for intervention to achieve what have been described as 'an appropriate demographic balance' or 'sustainable communities' and appropriate flexibility in planning and planning instruments. Specifically the study set out:

1. **To establish reliable information in order to:**
- Facilitate an informed debate on the current and future environment and on options for intervention
- Help stakeholders (Nottingham City Council, the two universities, Unipol and other student accommodation providers/agents) adjust their business models appropriately to account for change
- Ascertain whether owner or family occupation is affordable in these areas for the groups it needs to serve and whether demand exists.

2. **To establish what is happening to both properties and tenure as student houses cease to be occupied by students.**

3. **To comment on:**
- How developments have affected these areas over the last five years
- The probable shape of the rental market within these areas at the present time
- How these areas are likely to change and develop over the next 10 years

4. **To make recommendations on:**
- How these areas can best be developed and nurtured to ensure their continuing viability and vibrancy
- How this might be promoted by stakeholders, including the use of any Article 4 powers and polices, the purchase of empty properties, the role of housing associations in enhancing family accommodation within the areas and the identification of potential local partnerships.

1.2: Methodology

The methodology used for the study comprises a number of intelligence gathering and research exercises:

- Analysis of recent, current and likely future student numbers
- Review of plans for further new-build student accommodation
- Analysis of the addresses of students at the Nottingham universities in 2008 and in 2012
- Analysis of the location and type of empty bed spaces on the Unipol database
- Interviews with local stakeholders including landlords and estate agents
- Analysis of housing market conditions and change in the area drawn from Hometrack and rightmove
- Analysis of potential interventions in the area.

1.3: Current national policy context

1.3.1:Higher education

Changes to national higher education policy in recent years significantly affect the shape and direction of housing markets in cities with large student populations. Chief amongst these have been the legislative and regulatory measures effected by the coalition government since spring 2010 to diverge from, and in some ways roll back, expansionism which had been predicated on the need for greater economic competitiveness in an increasingly global and skills-based market. It is, however, important to note that there had, in any case, been increasing signs of slow-down in expansion in the years immediately preceding the radical change in tack taken by the coalition. Beyond its transitory effects, the impact of legislation and government policy on full-time student numbers and residential requirements is yet to be seen.

1.3.2 Welfare reform

It is likely that the supply of shared housing will need to increase as a result of welfare reform proposals to restrict housing benefit, with effect from April 2012, for claimants under 35 to the cost of a room in a shared house.

1.3.3: Localism

The Localism Act 2011 enables local authorities to fulfil their duty to rehouse in private rented housing. This may exert pressure on landlords, unable to let to students, to consider letting to homeless families and other households in housing need.

1.3.4: Housing markets and strategy

There is strong evidence that, over the last five years, major housing market changes have taken place which have affected the housing options open to households in Nottingham.

Since the credit crunch in 2008 the banking sector has adopted restrictive lending practices. To obtain a mortgage borrowers are required to make significantly larger deposits than was previously the case. At the same time, house prices in many areas are unaffordable to first-time buyers, notwithstanding the price falls seen in some areas and for some property types. Taken together, these factors have conspired to present many first-time buyers with highly challenging or insurmountable obstacles to gaining access to home ownership.

The difficulties faced by those on around average incomes in becoming home owners have led to an increase in renting. However, many of those in the 'squeezed middle' would have difficulties affording full market rents, and many single people in work are deciding to take up shared housing in the private rented sector instead.

The government's intention to define affordable housing as being set at rents at 80% of market levels ('Affordable Rents') reduces prospects for developing additional homes for letting at social rents. Recent proposals to force housing built to replace homes sold under the 'reinvigorated right to buy' to be offered at Affordable Rents make these prospects very remote. This bleak outlook has, furthermore, prompted concerns that letting to benefit claimants at 80% market rents could create a trap in which claimants would only be able to afford the rents while on benefit and would be unable to afford them if they took up low-paid work. Concern has also been registered that relettings at 80% market rents could create a two-tier housing association or council stock.

Affordable Rents could, however, be attractive and affordable to average earners who are unable to buy. They could also provide a 'new' market for housing associations. Products offered through the likes of FirstBuy, New Buy and local authority mortgage schemes, along with rent to mortgage schemes, may become necessary, over an extended period, to enable first-time buyers to find a route into home ownership.

1.4: Local housing context

1.4.1: The local housing market and strategic responses

The Nottingham Local Development Framework Core Strategy recognises that house building in the Nottingham area needs to increase significantly. The strategy sets out a housing requirement of 11,500 (net) new homes between 2012 and 2020. This translates to around 1,400 new homes per year.

The Council has made a city-wide Article 4 Direction, which requires anyone wanting to change the use of a family dwelling to an HMO to apply for planning permission. The primary purpose of the Direction is to manage the future growth and distribution of shared housing across the city. The Council is at pains to stress that HMOs are a vital component in Nottingham's housing market. They deliver a flexible, affordable housing solution for younger working people and also represent the major option for people in receipt of benefits and renting at Local Housing Allowance rates.

The City Council's Planning policy for new student accommodation has aimed to encourage further purpose-built student accommodation in appropriate locations in order both to provide sufficient bed spaces to accommodate all predicted growth in student numbers, and progressively to free up existing student rented houses for occupation by other households. Policy H6 of the Local Plan concerns the development of student housing and seeks to protect existing communities from excessive concentrations of students and to encourage the location of student accommodation in areas away from established neighbourhoods, where development would also assist regeneration objectives.

The policy aims to ensure purpose-built accommodation schemes are in locations which will be attractive to students. Consequently, three general locations were identified where such development would be encouraged – sites:

- On the university campuses
- In the proximity of the university campuses
- On the fringes of the city centre, particularly in the Eastside and Southside Regeneration Zones.

In addition, Policy H6 outlined a number of key issues that should be considered in selecting any site for accommodation:

- Impact on the development or maintenance of balanced communities
- Appropriate location and scale
- Safeguarding the living conditions of neighbouring residents
- Mitigating impacts on car parking for residents
- Management arrangements sufficient to integrate the development into the existing community
- Accessibility to university facilities by a choice of means of transport.

The Nottingham Strategic Housing Market Assessment (SHMA) update for 2012 found that 444 new affordable homes are needed each year to meet emerging need and to clear the backlog (housing register) over the next seven years. It also found that most of the need for affordable housing (59%) will come from around 3,800 emerging households (aged 18 – 35) per year (rather than people already on the housing register). Of these, 45% will be unable to afford accommodation at open market cost. This will increasingly apply pressure on affordable housing and an alternative pressure on private rented housing stock.

The Housing Nottingham Plan, developed by the Nottingham Housing Partnership, identifies the need for improved access to housing for the range of groups requiring it. The plan sets out the aims to deliver 11,500 net new homes from 2008 to 2020 and to increase family housing to at least 35% of all housing stock. It also states the need for more intermediate products and a better tenure mix. It recognises that there is an increasing demand for rented housing and that the private rented sector is growing in importance. However, it also records that the number of complaints about housing conditions in the private rented sector is rising and that more people are in need of housing-related services. The plan states the aim of creating a "Nottingham Standard" for private rented homes and expanding coverage of accreditation; exploring the potential introduction of additional licensing of HMOs; and working with Unipol and DASH to take compliance and enforcement action to tackle poor housing standards and rogue landlords.

The plan recognises the need for an improved housing offer to make the city attractive and to secure increased retention of professionals. As part of this commitment the plan refers to encouraging more purpose-built student accommodation to meet what is seen as a shortfall in supply against demand. While the plan recognises that many students wish to live in off-street shared housing, it sets out to ensure that further units of family housing are not lost to student HMOs.

The plan identifies the fundamental need for new student development to represent a highly attractive and affordable offer if students across all years of study are to be persuaded that the purpose-built market is a more desirable alternative to shared housing in communities. Accordingly, it sets out the aim of bringing about the delivery of more purpose-built accommodation in the next three years. Format, quality, affordability and location are listed as the key criteria for achieving a step-shift in student preferences and choices and for meeting wider sustainable community objectives. The plan also states that there is a need to consider both the longer-term impact on areas where demand for shared student housing reduces and possible interventions to bring about a return to family housing.

1.4.2: Areas of student residence

The main areas of student residence in Nottingham are located between, or around, the city centre (where the main Nottingham Trent University campus is located) and the University of Nottingham Park Campus.

There is substantial provision of purpose-built student accommodation (either university maintained, leased from private providers or directly provided by private providers) on the university campuses.

Outside the campuses, the main areas of shared private rented housing aimed at students are in Lenton, Beeston, Dunkirk and Radford and the city centre, and to a lesser extent in Forest Fields, Arboretum, Hyson Green, West Bridgford, the Meadows and St Ann's.

Lenton Triangle

Housing is mainly larger terraced houses with two or three storeys. At the rear most have small yards and not gardens; at the front most have small gardens. There are some smaller terraced houses in some streets. Bin storage is insufficient for the shared houses.

The size and age of many of the houses would make refurbishment expensive. Prices for these are above the average for Nottingham. Purchase and refurbishment costs would, therefore, make them unattractive to families. The houses have a lack of garden space (they would fail the 'trampoline test'), which would further diminish their appeal to families.

1. Lenton

The Lenton area is located between the city centre and the University of Nottingham Jubilee Campus and consists of a mixture of terraced, semi-detached and detached housing along with flats, either in purpose-built blocks or in converted large houses.

i) Canning Circus

Canning Circus is the starting point for the Lenton area with a number of apartment developments, priced at around £70,000 - £120,000.

ii) Lenton Triangle

The Lenton Triangle is a collection of streets bordered by Derby Road, Ilkeston Road and Lenton Boulevard. Derby Road has a cinema, Sainsbury's and some other shops, but does not have the feel of a 'town centre'.

Lenton Triangle

Prices in general are slightly lower than the Nottingham average (£166,000 compared to £193,000). They range from £90,000 for a one bed flat to £245,000 for a five bed house. The bulk of the stock is three to five bed terraced houses, priced between £130,000 and £180,000.

iii) Lenton – 'the Drives'

The Drives

This area consists of a mix of larger terraced, semi-detached and detached houses and smaller terraced homes. Many of the streets are 'Drives', hence the name. It is located on the other side of Derby Road and Lenton Boulevard and by the Park estate.

It has more of the look of a family housing area: the property types are more typical of family housing and they have bigger gardens than on the Lenton Triangle. Homes previously occupied by families were bought by investors and parents of (mainly University of Nottingham) students during the boom in numbers to meet demand. There is now about 50 – 70% student occupancy.

The costs of refurbishment – especially where properties have been converted for HMO purposes – would reduce their attractiveness to potential family buyers. Prices are above the Nottingham average. They range from £95,000 (three-bed town house) to £380,000 (five bed detached house) but are mostly between £135,000 and £200,000 for a mix of three, four and five bed houses.

Lenton Boulevard displays signs of dereliction – boarded-up shops etc. Social housing on the fringes of the area brings some issues of anti-social behaviour. In both the Lenton Triangle and the Drives, virtually all student residents are from the University of Nottingham. These areas are seen as 'the places to move to' from the campus.

iv) Lenton – Faraday Road

Faraday Rd

Faraday Rd

Faraday Road contains a string of purpose-built student accommodation (including Raleigh Park, Manor Villages and Riverside Point). Between these and the Lenton Triangle lies a patch of residential housing, a proportion of which has become shared private rented housing aimed at students. There is a mix of older terraced housing (Johnson Road, Elmsthorpe Avenue, Dunlop Avenue etc.) and semi-detached housing built in the 1990s (the Heron estate). Prices in these streets range from £125,000 to £220,000.

v) Old Lenton

This area is located between the Drives and Dunkirk. Housing is a mixture of flats and three and four bed houses. Prices range from £125,000 to £200,000. There has been an increase over time of students living in this area.

vi) The Park estate

This estate is located between the city centre (Ropewalk), Lenton Triangle (Derby Road) and the Drives (Harrington Drive and Castle Boulevard). Much of it is a 'gated community' with restricted access through. There is student residence on the outskirts (Barrack Lane, Pelham Crescent, Park Road, Hamilton Drive and Ropewalk) but not in the core of the estate. The housing is a mixture of large semi-detached and detached properties. Prices range from £275,000 (two-bed town/mews house) to over £1,000,000 with most between £350,000 and £750,000.

vii) Castle Marina

This development is a mix of town houses and apartments in a marina setting. There is some retail and leisure amenity. The area is attractive to young professionals and is seen as a step up from Lenton. Prices are between £70,000 (for a one bed flat) to £150,000 - £300,000 for two-bed flats.

2. Radford

The Radford area contains substantial council housing, along with a significant amount of purpose-built student accommodation and shared private rented housing in small and medium size terraced homes, similar to the property types in the Lenton Triangle.

Significantly more students live in the area as a result of the increased provision of purpose-built student accommodation, and demand for off-street properties has remained broadly stable. However, there is some evidence of a small movement of students from the area, particularly those at University of Nottingham. If this trend continues, there may be a growing number of empty properties. The nature and location of the area and the property types within it are making it attractive to South Asian and other new communities, and it may be that properties vacated by students could be taken up by such households.

Prices are significantly lower than the Nottingham average (£120,000 compared to £193,000 for Nottingham). They range from £59,000 for a one bed flat, to £180,000 for a property with four or more bedrooms.

3. Dunkirk

This area is a tightly packed locality of small through-terraced houses. There is a mix of council/social housing, owner-occupied homes and shared student housing. Around half of its population are students.

There are signs of positive investment and property refurbishment by some larger landlords (eg Tomlinson's). In order to remain attractive to students, it is likely that the quality of properties needs to continue to improve.

Prices are significantly lower than the Nottingham average (£113,000 compared to £193,000 for Nottingham). They range from £65,000 for a one bed flat to £150,000 for a property with four or more bedrooms.

Dunkirk

4. Beeston

Beeston is located at the western end of the University of Nottingham's Park Campus. There is substantial provision of purpose-built student accommodation on the western fringe of the campus (Broadgate Park). Adjacent streets contain a stock of shared private rented housing aimed at students.

The housing in the streets adjoining the campus is mainly made up of 1940s and 1950s semi-detached houses. The properties are relatively large and the streets are wide, giving the impression of a residential area. There would appear to be a balance of residential and student households and no issues with 'student domination'.

Prices are slightly lower than the Nottingham average (£179,000 compared to £194,000) and range from £80,000 for a one bed flat to £288,000 for a four or five bed house, but are mostly between £140,000 and £170,000 in a mix of three to five bed terraced houses.

Beeston

Beeston

5. Wollaton

The housing in Wollaton comprises a broad range of housing types. The area contains the University of Nottingham's Jubilee Campus and has high provision of purpose-built accommodation nearby.

Residential housing predominates but there is evidence of purchase by investors, especially of the prefab housing and bungalows on Middleton Boulevard. The Nottingham Action Group has expressed disquiet about this and about incursions of students into the Wollaton Park area.

Prices are lower than the Nottingham average (£146,000 compared to £193,000) and range from £75,000 for a one bed flat to £285,000 for a five bed house, but are mostly between £130,000 and £165,000 in a mix of three to four bed terraced houses and bungalows.

6. Arboretum

Arboretum has a mix of purpose-built student accommodation (especially Raleigh Street) and residential, often three storey, town house/apartment housing, occupied by both owner-occupiers and renters. Some larger properties have been converted to flats. Housing condition is variable and some properties are in need of refurbishment.

The area is, however, attractive and shows potential as a mixed locality aimed at younger professionals, students, young families and mature families wanting to live close to the city centre. It also contains the Nottingham Arboretum.

Prices are slightly lower than the Nottingham average (£171,000 compared to £193,000) and range from £95,000 for a one bed flat to £250,000 for a four or five bed house, but are mostly between £130,000 and £175,000 in a mix of three and four bed terraced houses.

Arboretum

Forest Fields and Hyson Green

Arboretum

Forest Fields and Hyson Green

7. Forest Fields/Hyson Green

Forest Fields and Hyson Green are located to the north of the city centre and consist mainly of terraced homes of varying sizes. The areas have very low popularity amongst University of Nottingham students because they are considered to be too far from its campuses. However, the number of Nottingham Trent students living there has remained buoyant and has even been increasing. Both areas also have a growing South Asian population and households from other new communities.

Prices are appreciably lower than the Nottingham average (£123,000 compared to £193,000) and range from £80,000 for a one bed flat to £165,000 for a four or five bed house, but are mostly between £120,000 and £150,000 in a mix of three to four bed terraced houses and bungalows.

8. St Ann's

St Ann's is located to the east of the city centre. There is new purpose-built accommodation on the fringe of the city centre and St Ann's. The area itself is a mixture of council and social housing with some terraced private rented homes. Intermittently it has been the subject of negative press coverage.

Prices are slightly lower than the Nottingham average (£172,000 compared to £193,000) and range from £91,000 for a one bed flat to £288,000 for a four or five bed house, but are mostly between £135,000 and £180,000 in a mix of three to four bed terraced houses.

9. The Meadows

The Meadows is located to the south east of the city centre. It has a large stock of council housing, built as part of slum clearance programmes, along with smaller terraced homes, privately rented or owned. It has declined in popularity amongst University of Nottingham students, who consider it too far away from its campuses. Fewer Nottingham Trent students live in the Meadows than previously, as new purpose-built accommodation has come into commission.

However, property prices are increasing and there are signs of regeneration in the area. There have been recent eco-housing developments (including Green Street) and the area would appear to have potential as a centre of eco-housing in the future, aimed at professional households.

Prices are around the Nottingham average (£188,000 compared to £194,000) and range from £78,000 for a one-bed flat to £395,000 for a four or five bed house, but are mostly between £130,000 and £190,000 in a mix of three and four bed terraced houses.

10. West Bridgford

West Bridgford is located to the south of the city centre and lies within the Rushcliffe authority. It is a very mixed area and has been very popular with students from Nottingham Trent University in the past, especially those studying at the NTU Clifton campus. However, in recent years student numbers have declined, displaced into new purpose-built accommodation on the Clifton Campus. The area is also heavily dependent on the Unilink bus service to sustain the student population.

It is very popular with young families, drawn by its schools which enjoy a high reputation. The area has a range of amenities that would support a mixed and aspirant population. Prices are higher than the Nottingham average (£258,000 compared to £194,000) and range from £91,000 for a one bed flat to £458,000 for a four or five-bed house, but are mostly between £160,000 and £250,000 in a mix of two, three and four bed houses, terraced, semi-detached and detached.

The Meadows

West Bridgford

West Bridgford

11. Clifton

The Clifton area hosts the NTU Clifton Campus, where the recent addition of purpose-built residences has changed the pattern of where NTU Clifton students are accommodated. Formerly they lived predominantly in West Bridgford and Clifton, often in shared private rented housing. Now, many have moved out of these locations and into new purpose-built residences. The area is dependent on the Unilink bus service to sustain the student population.

12. Brackenhurst

NTU's School of Animal, Rural and Environmental Sciences is based at Brackenhurst in Southwell. New purpose-built accommodation has reduced the number of students living in housing close to the campus.

13. Sutton Bonington

The University of Nottingham's Schools of Biosciences and Veterinary Medicine & Science are based at its Sutton Bonington Campus. Most of the students attending courses here live on campus.

Sutton Bonington

Sutton Bonington

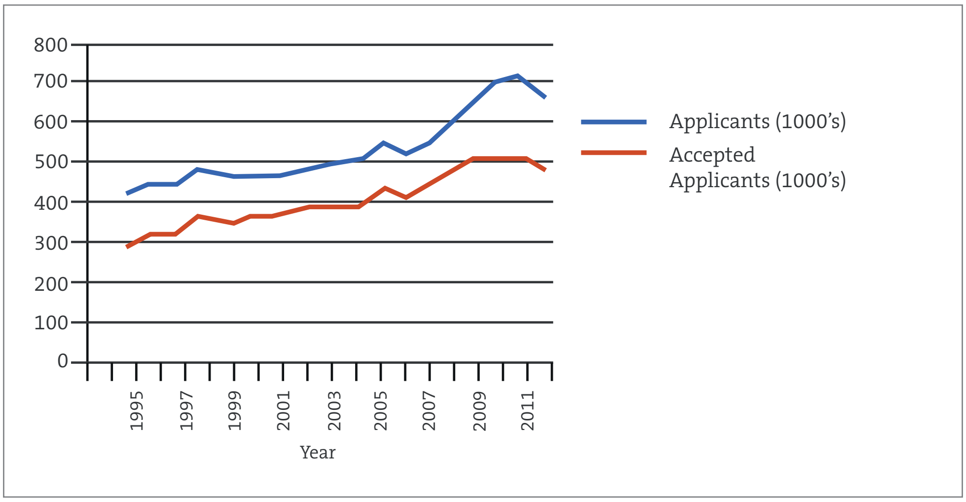
2.0: MAIN FINDINGS

Part 2 of this study reports the main findings of the research undertaken using the methodology outlined above. It considers likely changes in student numbers and the likely impacts on housing requirements; changes in supply of student housing provision; issues relating to surplus bed spaces in student housing and empty properties; changes in student housing demand and reasons for those changes; and housing market conditions and change in areas of Nottingham with long-standing student populations.

2.1: Student numbers: the impact of policy changes in higher education

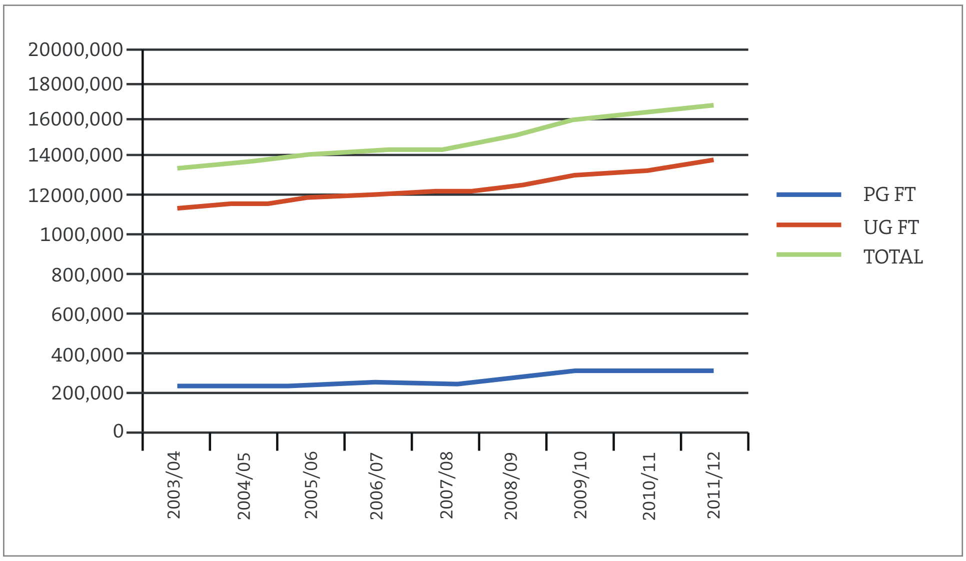
2.1.1: Survey of the national policy context

Graph 1: UK HE applicants and accepted applicants 1994/95 – 2012/13



(Sources: UCAS annual datasets and UCAS end of cycle report 2012)

Graph 2: Total full-time student numbers in UK 2003/04 – 2011/12



(Source: compiled from UCAS data)

Graph 1 shows sustained increases in applicant and student numbers since the 1990s up until 2011/12. (Graph 2 shows the total full-time student population for the latter part of this period – official figures for 2012/13 were not available at the time of publication.)

The sharp drop in both applicants and accepted applicants for 2012/13 entry coincides with the introduction of major government reforms. (The two other spikes and dips reflect the introduction of tuition fees and a cap rise, although not on the scale of the feature for 2011/12 and 2012/13.) This is not, however, a straightforward cut in funding with a consequent cut in the number of students in the system. Indeed, it is not certain that the reforms will produce a smaller student population nationally.

While the 2012 package of reforms is part of a policy continuum over the last 20 years, it marks a gear change up in the breadth, depth and pace of change, driven by weak economic conditions and government retrenchment in public spending, plus ideological considerations:

- Needing to serve the interests of increasing numbers of young people entering non-compulsory education
- Needing to respond to a structural shift in the economy towards a knowledge base, reflected in changes in the labour market which places ever-increasing value on high-level, intellectual capital at the expense of trade skills
- Needing to resolve funding pressures in the system and to deliver more degrees at a lower unit cost
- Responding to an emerging political consensus that the beneficiaries of higher education (and its economic advantages), as opposed to the tax payer, should directly bear more of the cost of providing it
- Needing to maintain a high level of government regulation of the sector to limit overall costs and to assure quality
- Wanting to introduce and develop market forces in the system by putting in place mechanisms to ensure that funding for teaching follows the student in order to stimulate competition, to improve and extend student choice and to drive efficiency gains at an institutional level.

The Coalition's reforms to 'put students at the heart of the system' comprise:

- Raising the cap on student tuition fees from its 2011/12 level of £3,375 to £9,000 a year so that, once the new fee regime is fully in place, fees will represent about four fifths of total teaching income to HEIs, replacing most of the teaching grant previously provided by HEFCE and making possible a higher education public budget cut from £7.1 billion to £4.2 billion by 2014
- Establishing a new student loans system to enable the transfer of funding from the public to the private purse by spreading the cost to consumers through graduate repayments to the Treasury, made over the course of their post-qualification career
- Allowing universities to recruit as many high-graded students as they can (grades AAB+ for 2012/13 and ABB+ for 2013/14)
- Retaining an overall cap on the numbers of students in the system in order to manage the costs of the government-funded student loans book
- Making available a 'flexible margin' of places (20,000 in 2012/13, and a reallocation of 5,000 in 2013/14) for lower-charging institutions in order to reward providers who offer good quality and value for money
- Putting in place measures to encourage new providers (further education colleges and commercial operators) to enter the market in order to extend competition and choice and to help reduce the costs of provision
- Empowering applicants to make better choices by requiring institutions to publish a range of detailed information, including course-level satisfaction amongst students and post-qualification employment rates and salary levels – and thereby bringing consumer pressure on HEIs to improve the quality of their services.

Concerns within the sector about the impact of the changes on student numbers have been compounded by additional factors identified as potential threats to current student population levels:

- The operation of immigration and visa controls in relation to international applicants/students. Against a background of strong government resolve to achieve its target reduction in net migration (which includes students from overseas), the application of rules governing the processes by which international students come to the UK to study have been tightened. The objective is to deter applicants whose intention is to work rather than study and to weed out colleges involved in systematic attempts to get workers into the UK by helping them pose as students.

- A perceived neglect of policy on postgraduate education and recruitment. There is concern amongst institutions and policy lobbyists that postgraduate recruitment, already down 8% in 2011/12 amongst UK students[1], is threatened by:
  a) long-term policy neglect
  b) the absence of any subsidised loan system for postgraduate students, which means they are generally required to pay fees upfront, often met through private bank loans at commercial rates
  c) fewer employers being prepared to fund employees in postgraduate study in economically straitened times
  d) the financial fatigue induced by the high costs now attaching to undergraduate study[2]
- Institutional penalties for over-recruitment beyond the student number control set for an institution's annual intake of full-time home undergraduate students. In 2012/13 the sector was held to its capping arrangements for student numbers in order to control the cost of student loans and other support subsidised by the taxpayer. For 2012/13 fines rose in line with institutional rises in tuition fees.

Behind the dip for 2012/13 illustrated in Graph 1, a number of things are going on:

- A sharp drop in the number of entrants – 28,000 fewer students in England (9% below the anticipated level)
- Within this figure, major swings in recruitment, with some winners and rather more losers in the AAB+ achievers game
- 10,354 higher education places awarded to further education colleges out of the 20,000 places reserved by HEFCE for lower-charging institutions
- Unfilled places in many institutions
- Unknown performance in the recruitment of international students (figures for 2012/13 not yet available).

What is still not clear, however, is:

a) what the relative impacts of specific factors have been
b) whether or not the dip is a one-off and student numbers will recover to previous levels – which depends on the answer to a).

Reasons cited by commentators include:

- Fewer deferrals ahead of the higher fees regime and, for 2013/14, a reversion of entry deferral to previous levels[3]
- Lower than anticipated A level results – a drop in achievement of A and A* grades from 27% to 26.6% representing 1,340 fewer top grades than in 2011[4]
- Potential entrants being put off by the higher fees
- Under-offering by many HEIs amid fears of heavy fines for recruiting beyond institutional student number controls – this high level of caution is reflected in the headline for 2012/13 that fines were at their lowest level for years, with nine universities paying out just £1 million for over-recruitment[5].

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1. *HESA*
2. *The postgraduate crisis, the 1994 Group, February 2012. See also The postgraduate premium, Joanna Lindley and Stephen Machin for the Sutton Trust, February 2013 and Postgraduate education: an independent inquiry by the Higher Education Commission, October 2012*
3. *UCAS data*
4. *UCAS data*
5. *HEFCE*
6. *The impact on demand of the government's reforms of higher education, John Thompson and Bahram Bekhradnia, Higher Education Policy Institute, November 2012*
7. *The future size and shape of higher education in the UK: threats and opportunities, 2008, Nigel Brown, Brian Ramsden. A critical path: securing the future of higher education in England, IPPR Commission on the Future of Higher Education, June 2013, p115*
9. *Op cit, pp125-6*
10. *University experiment likely to shrink higher education permanently, The Guardian, 4 February 2013*
11. *The talent incubator: lack of participation in higher education in the south west midlands, Eddie Blass 2009*
12. *UKCISA*

Some or all of these may have contributed to the downturn. In itself the deferral issue reflects displacement rather than loss of demand and is in all likelihood a one-off effect. However, there is still lively disagreement amongst commentators as to whether the drop is largely or only marginally attributable to the deferral factor. The most detailed analysis to date has been undertaken by the influential Higher Education Policy Institute, which, having modeled available statistics to filter out the transitory effect of introducing higher fees, concludes that "it is far more likely that demand ... has not been reduced by the increase in fees to any material extent, and that it is far more likely that the numbers of applicants are as expected... This means the immediate impact of the fees themselves has been negligible.[6]"

Although this may be the case, and while the overall national intake level may therefore recover for home full-time undergraduates, the stratifying effects of increased marketisation in the system will hit significant numbers of institutions hard. In the medium term some of the impact is likely to be mitigated as HEIs find their place in the market and adjust their business model accordingly, but these gains stand to be lost as other headwinds prevail:

- The 2011 Census confirms a major and sustained fall in the number of 18 – 20 year olds in the UK. Writing in 2008, the authors of The future size and shape of higher education sector in the UK forecast a drop of 70,000 (-4.6%) student places on contemporaneous figures by 2020 as a result of demographic shrinkage for this age group, indicating that universities would have to "seize new markets" for older, part-time and overseas students", categories for which many institutions currently face significant recruitment challenges[7]
- In the June 2013 spending review the Department for Business, Innovation and Skills suffered a further 6% cut for the 2015/16 with student grants frozen
- Science and research funding, whilst 'protected' by the Chancellor as held flat in cash terms, has been handed a real-terms cut of 8.7% between 2010/11 and 2017/18[8]
- A major deficit in the accounts of the government's students loans system as a result of the Treasury's over-estimation of revenue from student loan repayments may be clawed back through further funding cuts in higher education[9] or by allowing sustained falls in student numbers (if / where they occur)
- Strong indicators of a decade of lost growth, in which the family budgets of aspirational socio-economic groups are squeezed at the same time as the repository of professional jobs in the economy shrinks, making the returns on a high level of investment for a degree education less clear and less certain for many consumers[10]. An increasing culture of extreme debt aversion amongst young people, arising out of the credit crunch, may reinforce the emergence of this negative disposition[11]
- The strong prospect of the UK losing share in the international student market: the prima facie good news of a rise of 2% in the total number of non-EU students registered in 2011/12 belies an underlying downward trend, evident when located in the context of rises of 6,12 and 9% year on year in the three preceding cycles.

This decline is possibly as a direct result of perceptions of hostile immigration policy. The headline figure for 2011/12 also obscures the significant developments of a drop of 0.5% in first-year non-EU enrolments and a drop of 1% in non-EU postgraduate enrolments[12]. The sharp decrease (24%) in the number of Indian students studying here in 2011/12 is being largely attributed to perceptions of the UK as a hostile host. In February 2012 a further disincentivising change was announced to restrict postgraduate employment in the UK to those with a top degree and a job with an accredited employer paying over £20,000 a year.

At a global level, structural shifts in the international student market are likely over the next decade, as the developing world grows its own sector rather than relying on the developed world for the direct provision of higher education to its students.

In its 2013 survey of vice-chancellors, PA Consulting reports that 90% of those polled expressed "major or moderate concern" about declining numbers of home / EU postgraduate structural shifts in course delivery in the global market, including the rapidly expanding MOOC (massive open online courses) sub-sector, which may, in the medium term, affect full-time student numbers– or at least the number of those students physically attending an institution for the full study cycle and requiring local accommodation.

Against these headwinds the government has decided to put in place some easing mechanisms following the experience of autumn 2012, although their efficacy is as yet untested:

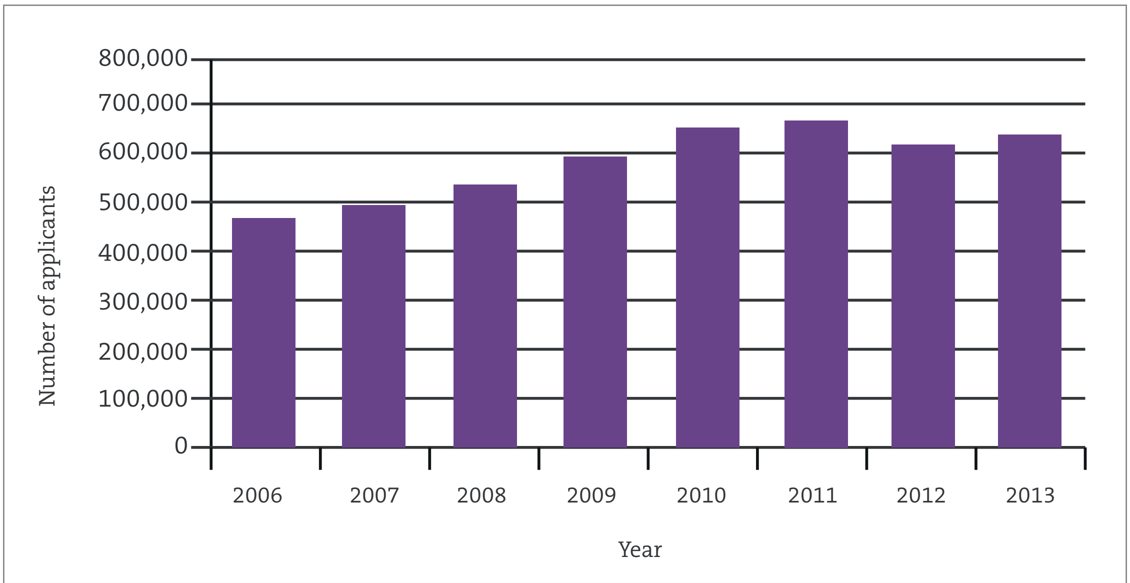
- Relaxing restrictions on recruitment following shortfall
- Easing recruitment fines to £1,000 less than the average fee after fee waivers
- Not cutting 5,000 places from institutional allocations
- Allowing a 3% tolerance above the student number control targets before grant reductions kick in
- The Migration Advisory Committee's decision in March 2013 to relax post-qualification employment requirements for international students by cutting the amount that overseas graduates need to earn if they want to stay in the UK (down from the 25th to the 10th percentile of the pay distribution), although the government has reaffirmed its decision to include international students in UK net migration figures
- The announcement of a decision in the June 2013 spending review to 'refocus' the National Scholarship Programme to 'support postgraduate students from disadvantaged backgrounds'
- The further announcement of a boost for science and research capital funding in the spending review.

Application figures for autumn 2013 entry show a 3.1% increase on the previous cycle. There is divided opinion amongst commentators on whether this represents a meaningful bounce-back from 2012 and what it augurs for future years.

In conclusion, the prospects for overall growth are weak. Although some recovery can be expected from the major contraction in intake experienced in 2012/13, this bounce-back should not be confused with consistent growth. Although higher fees and their impact may turn out to be a red herring, other negative factors outlined above may drag down student numbers. What is clear is that:

- The market is volatile
- There will be some winners but significantly more losers (particularly in the lower reaches of each market segment as these begin to crystallise)
- That overall contraction is likely and may be substantial
- That some institutions in the former polytechnic sector are likely to bear a disproportionate amount of the pain.

Graph 3: Applications for autumn 2013 entry (June deadline)



(Source: UCAS data)

2.1.2: Nottingham

For this assessment Nottingham Trent University has provided information on past, current and planned student intakes and total student populations, as presented in Tables 2,3 and 4 and Graphs 4, 5 and 6. The University of Nottingham has provided parallel information, excluding planned total student population figures. Broadly, with one or two exceptions, the patterns they exhibit reflect national trends in both overall and segmented terms.

For reasons of commercial sensitivity UCAS has not published application statistics for the current cycle by institution. Citing the same reason, both universities in Nottingham also chose not to disclose applications statistics for autumn 2013 entry for the purposes of this study.

NTU's 2012/13 full-time intake was 10.3% down on 2011/12, although that year represented an aberrant cycle with an 'unnatural' spike, as discussed elsewhere in this study. The 2012/13 overall intake was broadly in line with the previous year, 2010/11, which predated the reforms. However, within this story of even recruitment between 2010/11 and 2012/13 (disregarding the interim year), there was a significant drop in the key segment of full-time home undergraduates entering Year 1 in 2012/13, down 1,330 (17.7%) on the previous year, but, more importantly, down 633 (9.2% on 2010/11) and the lowest intake since 2007/08.

A lower home undergraduate intake in 2012/13 is reflected in a fall in the overall student population (down 1,794 (7.1%)). A further major contributing factor in this contraction was a steep decline in the overall postgraduate international student numbers.

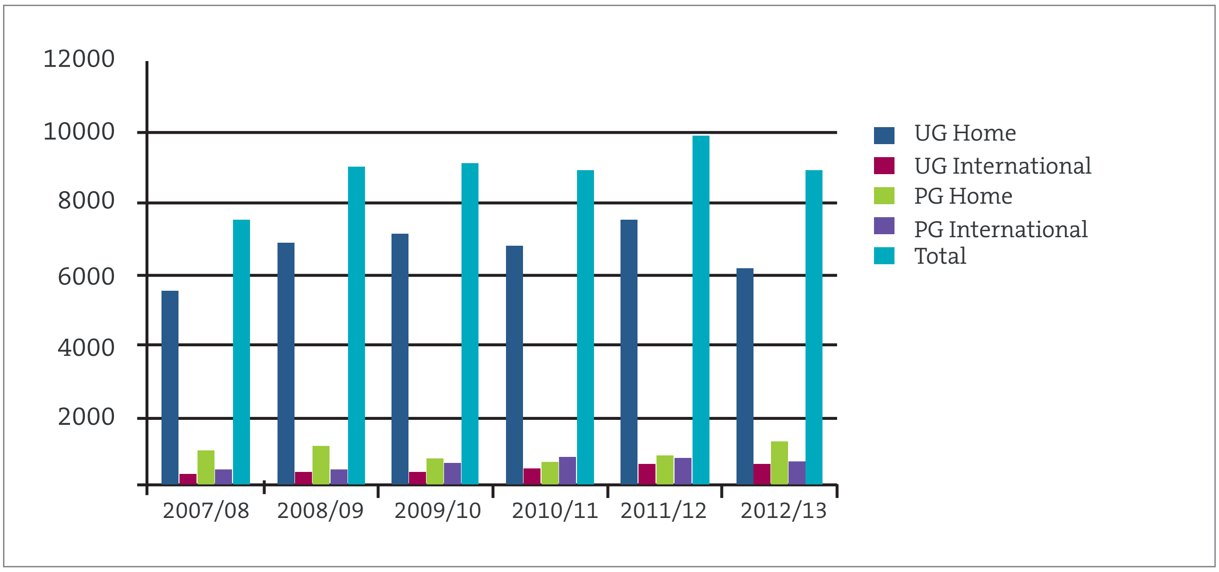
Nottingham Trent University

Table 2: NTU: annual full-time student intakes

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
UG Home	5582	6864	7139	6816	7513	6183
UG International	381	435	452	526	660	672
PG Home	1045	1178	830	736	876	1297
PG International	511	548	684	865	869	743
Total	7519	9025	9105	8943	9918	8895

(Source: NTU)

Graph 4: NTU: annual full-time student intakes

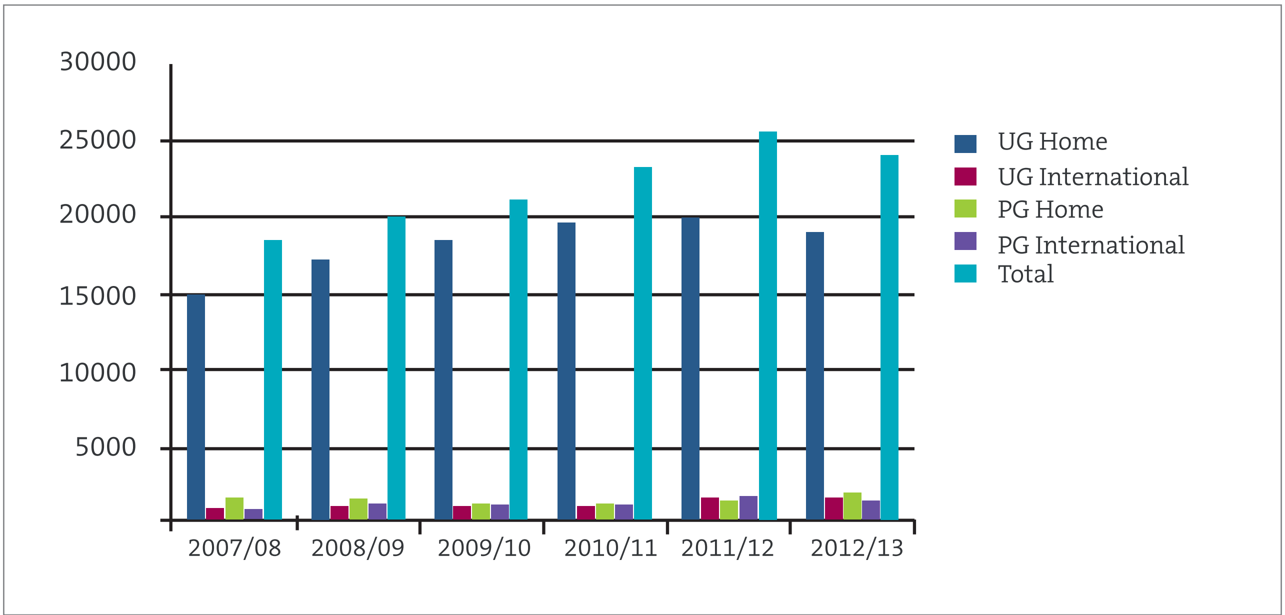


(Source: NTU)

Table 3: NTU: Annual total full-time student population

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
UG Home	15080	16806	18376	19154	21004	19652
UG International	854	857	916	1071	1382	1416
PG Home	1608	1558	1092	1258	1305	1543
PG International	856	911	1024	1255	1595	881
Total	18398	20132	21408	22738	25286	23492

Graph 5: NTU: Annual total full-time student population



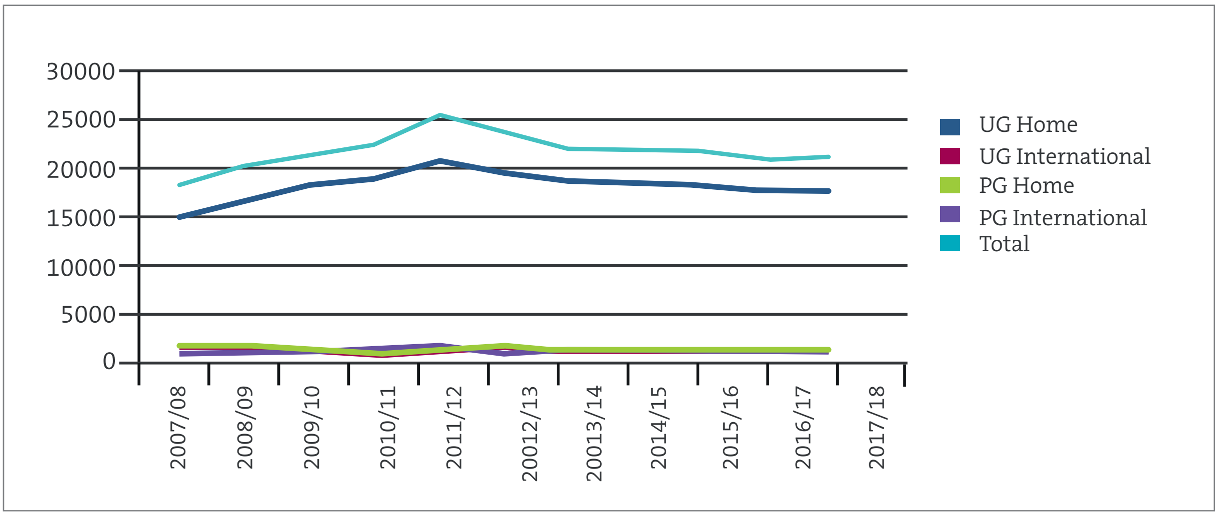
(Source: 2007/08 to 2011/12 HESA dataset; 2012/13 NTU data)

Table 4: NTU: annual total full-time student populations 2007/08 – 2017/18

	Undergraduate (Home)	Undergraduate (International)	Post Grad (Home)	Post Grad (International)	Total	Difference
2007/08	15080	854	1608	856	18398	
2008/09	16806	857	1558	911	20132	1734
2009/10	18376	916	1092	1024	21408	1276
2010/11	19154	1071	1258	1255	22738	1330
2011/12	21004	1382	1305	1595	25286	2548
2012/13	19652	1416	1543	881	23492	-1794
2013/14	18850	1117	1274	1036	22277	-1215
2014/15	18583	1117	1292	972	21964	-313
2015/16	18501	1117	1326	1007	21951	-13
2016/17	17869	1117	1326	1007	21319	-632
2017/18	17869	1117	1326	1007	21319	0

(Source: NTU)

Graph 6: NTU: annual total full-time student populations 2007/08 – 2017/18



(Source: NTU)

Table 5: University of Nottingham: annual full-time student intakes

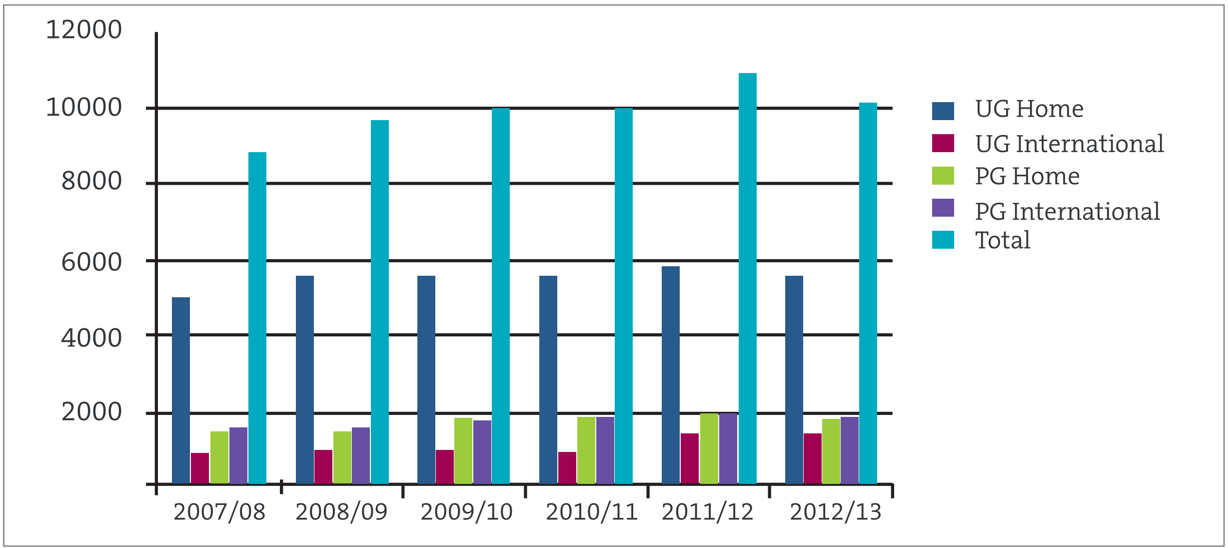
	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
UG Home	5004	5467	5302	5197	5764	5178
UG International	873	1014	1013	1074	1302	1257
PG Home	1510	1496	1887	1889	1925	1825
PG International	1603	1643	1810	1882	2004	1977
TOTAL	8990	9620	10012	10042	10995	10237

(Source: University of Nottingham)

There is planned contraction in the overall student population at NTU back to 2009/10 levels. Within this, each segment is set to fall from its current level, with the exception of postgraduate international recruitment, which, however, is forecast to rise only from a low point in 2012/13, back to where it was in 2009/10.

A fall in home undergraduate intake numbers (down 586 (10.2 %)) was the dominant factor in an overall drop in intake of 758 (6.9%) at the University of Nottingham.

Graph 7: University of Nottingham: annual full-time student intakes



(Source: University of Nottingham)

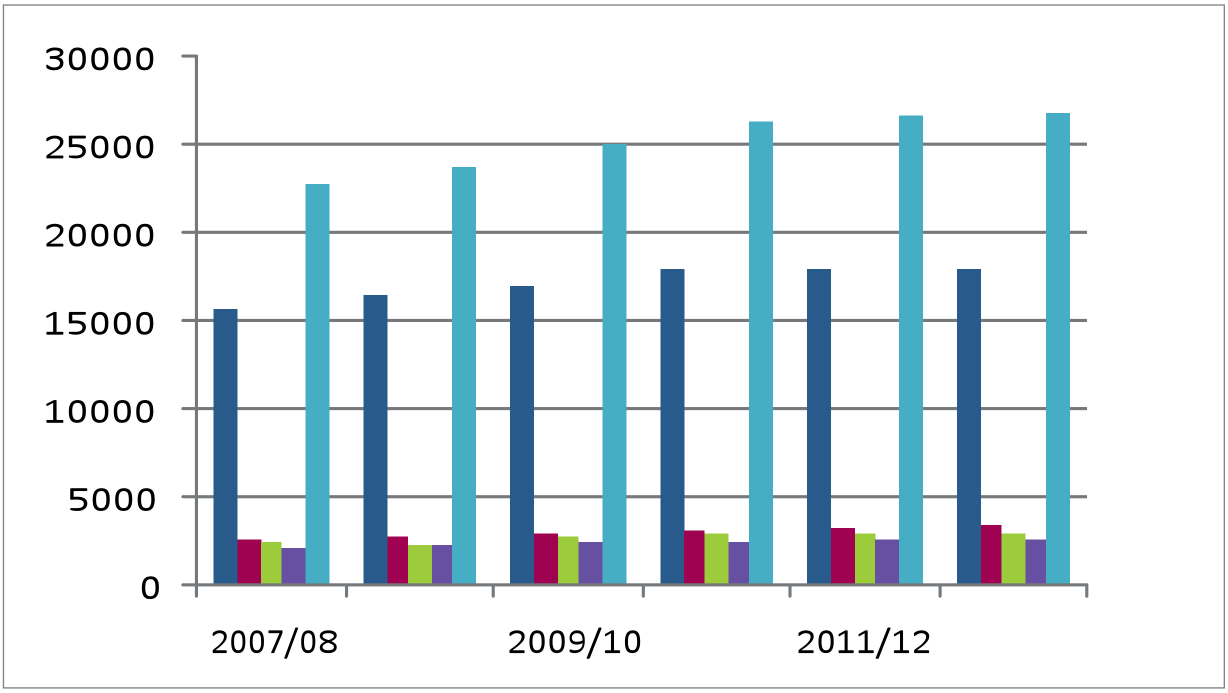
Table 6: University of Nottingham: annual full-time student populations

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
UG Home	15700	16450	16991	17885	17912	17922
UG Int	2568	2694	2866	3026	3181	3377
PG Home	2347	2322	2713	2842	2981	2908
PG Int	2141	2293	2473	2486	2593	2607
TOTAL	22756	23759	25043	26239	26667	26814

(Source: University of Nottingham)

Buoyed by the large numbers of students still in the system from the high-point intake in 2011/12, the overall student population has increased marginally (0.5%) for 2012/13 in spite of a fall in intake for the current year.

Graph 8: University of Nottingham: annual full-time student populations



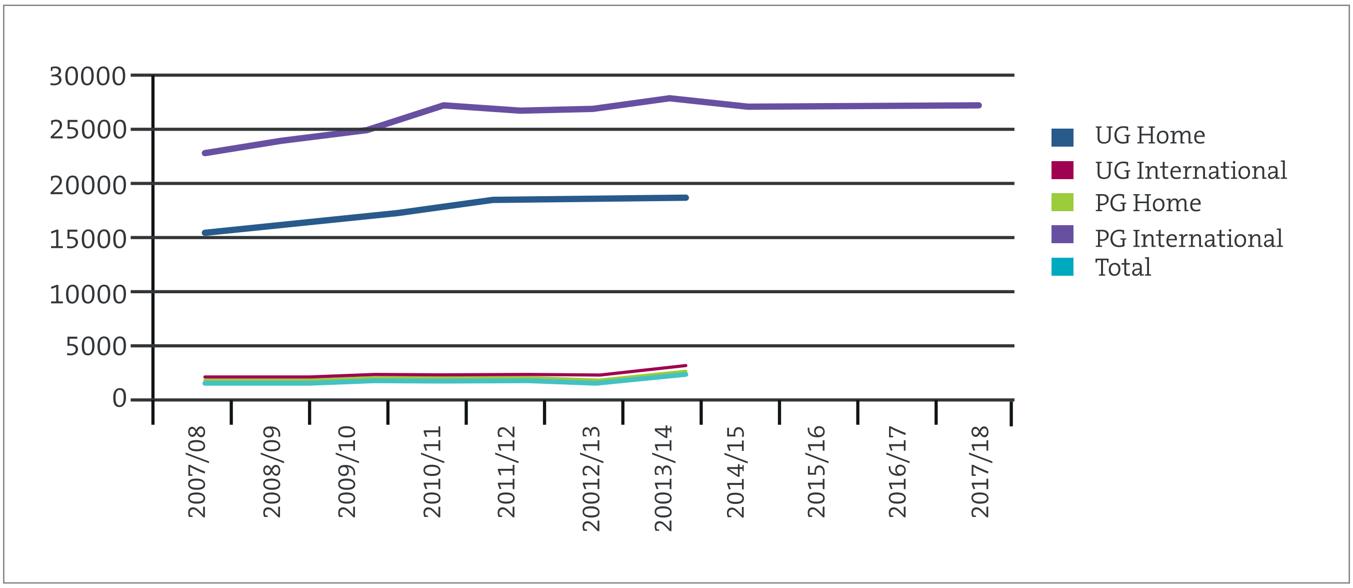
(Source: University of Nottingham)

Table 7: University of Nottingham: annual total full-time student populations 2007/08 – 2017/18

	Undergraduate (Home)	Undergraduate (International)	Post Grad (Home)	Post Grad (International)	Total	Difference
2007/08	15700	2568	2347	2141	22756	
2008/09	16450	2694	2322	2293	23759	1003
2009/10	16991	2866	2713	2473	25043	1284
2010/11	17885	3026	2842	2486	26239	1196
2011/12	17912	3181	2981	2593	26667	428
2012/13	17922	3377	2908	2607	26814	147
2013/14					27220	406
2014/15					26565	-655
2015/16					26565	
2016/17					26565	
2017/18					26565	

(Source: University of Nottingham)

Graph 9: University of Nottingham: annual total full-time student populations 2007/08 – 2017/18



(Source: University of Nottingham)

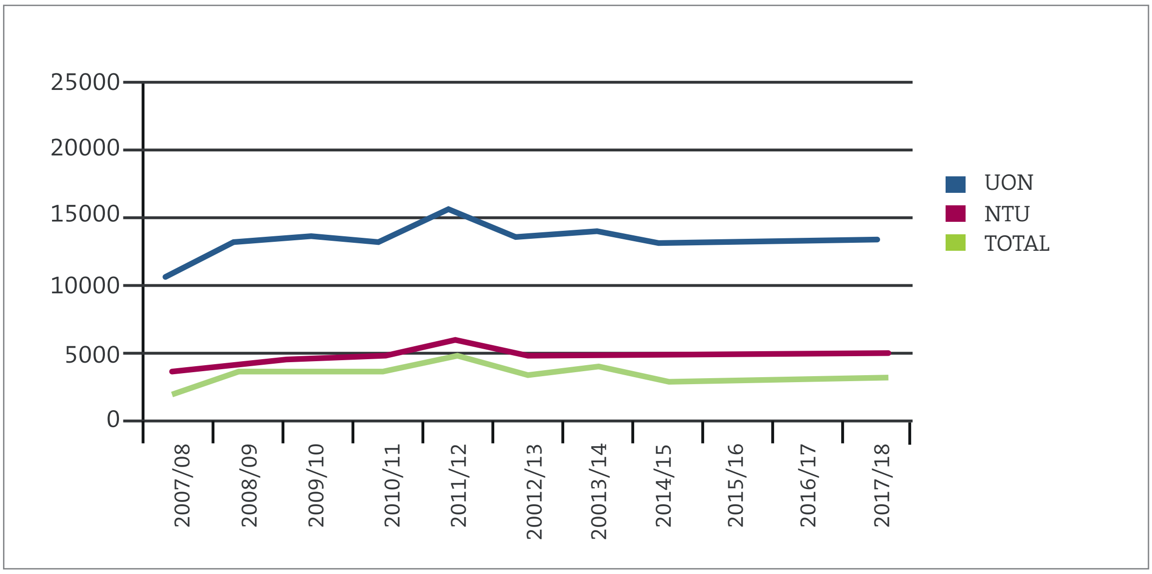
In the absence of annual student population figures from the University of Nottingham, the total annual projections have been modelled on the planned intake figures provided (ie stasis for each segment against the 2012/13 figures).

Table 9: Full-time student intakes in Nottingham 2007/08 – 2017/18

	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
UoN	8990	9620	10012	10042	10995	10237	10237	10237	10237	10237	10237
NTU	7519	9025	9105	8943	9918	8895	9120	8580	8629	8629	8629
TOT.	16509	18645	19117	18985	20913	19132	19357	18817	18866	18866	18866

(Source: University of Nottingham)

Graph 10: Full-time student intakes in Nottingham 2007/08 – 2017/18



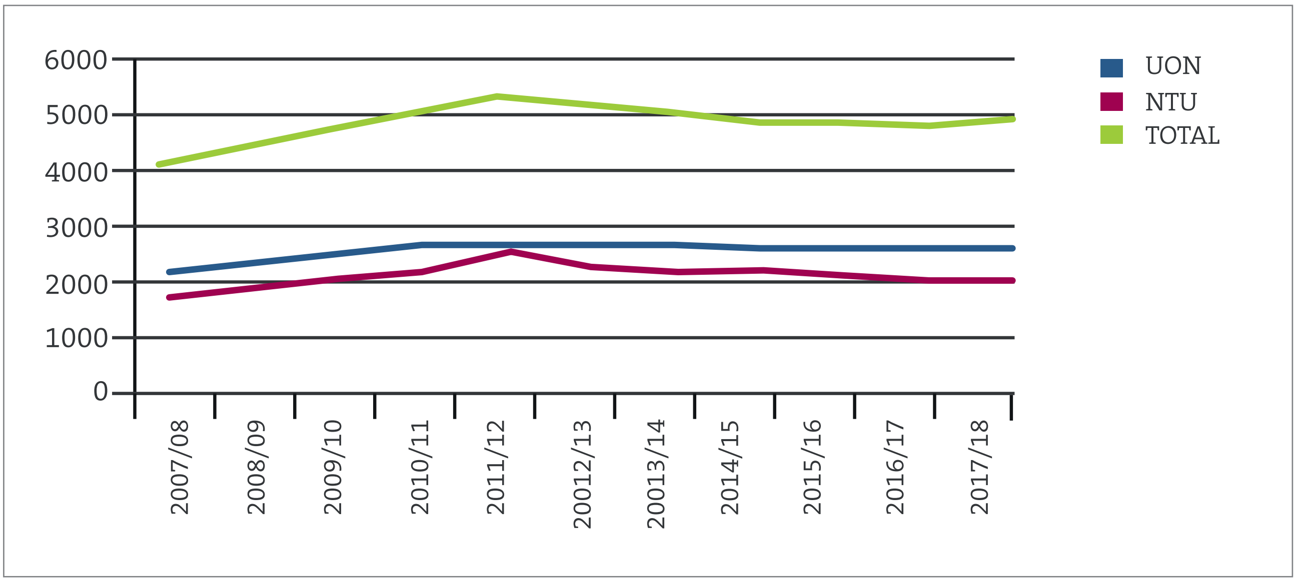
(Source: University of Nottingham/NTU)

Table 10: Full-time student populations in Nottingham 2007/08 – 2017/18

	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
UoN	22756	23759	25043	26239	26667	26814	27220	26565	26565	26565	26565
NTU	18398	20132	21408	22738	25286	23492	22277	21964	21951	21319	21319
TOT	41154	43891	46451	48977	51953	50306	49497	48529	48516	47884	47884

(Source: University of Nottingham/NTU)

Graph 11: Full-time student populations in Nottingham 2007/08 – 2017/18



(Source: University of Nottingham/NTU)

The combined planned intakes show a strong plateau effect for the period to 2017/18. This is largely an expression of high uncertainty about the future in a volatile environment. This feeds through to student population forecasts as the recent peaks and troughs pass out.

By 2016/17 full-time student numbers in Nottingham are set to fall by 2,422 (4.8%) from their current level. From their high point in 2011/12 numbers are projected to fall by 4,069 (7.8%). These percentages will feed through to student residential demand in direct proportion. So, for illustrative purposes, if seven out of every 10 full-time students in Nottingham had a residential need, demand would reduce by about 1,700 in the period to 2016/17.

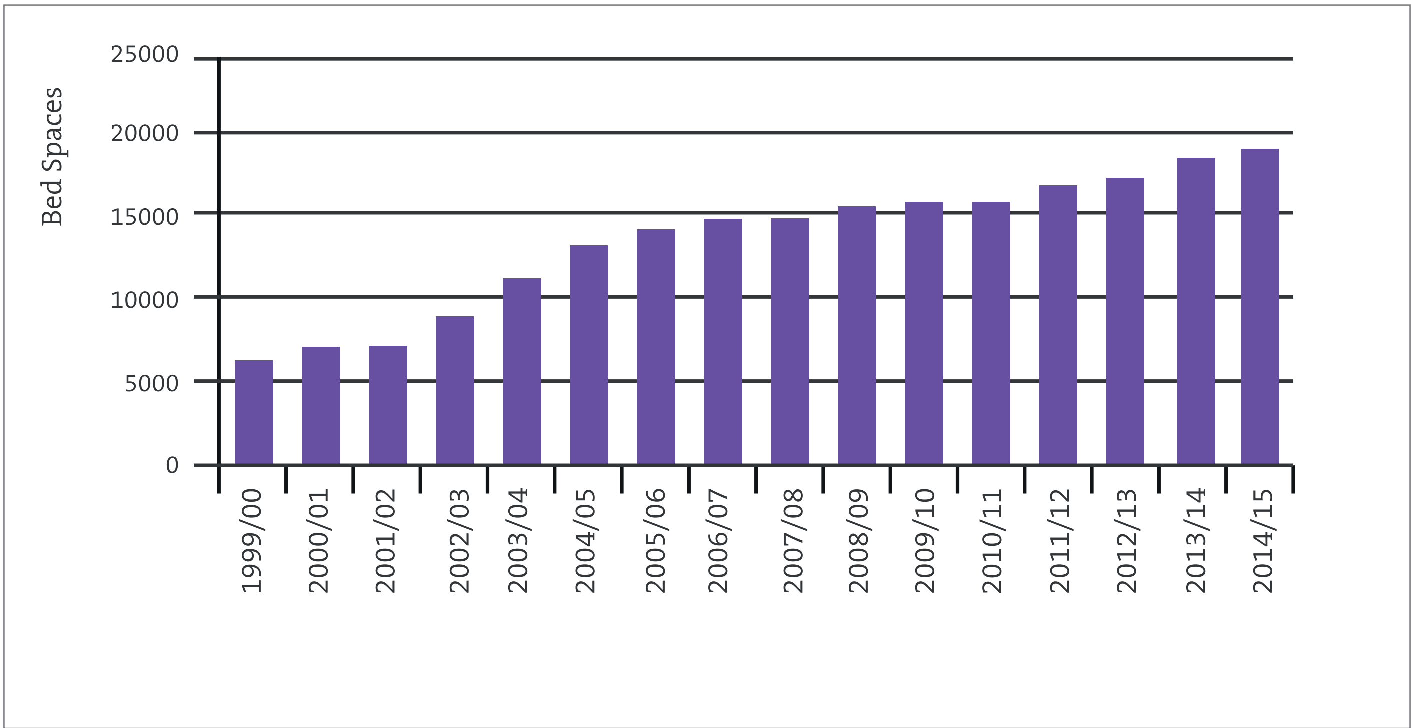
Whilst these planned numbers are broadly pegged at 2009/10 - 2010/11 levels (the most recent years of stability), they may turn out to be the best that is achievable. If these plans are not fulfilled, it is likely to be as a result of some or all of the hostile factors in prospect (as outlined above) materialising.

2.2: Supply of student accommodation

There has been a substantial increase in the supply of new purpose-built student accommodation in Nottingham since the millennium. Graph 12 shows the steep rate at which purpose-built bed spaces have come into commission over the last decade. By contrast very few have been decommissioned (97 at NTU's Gervase Hall in 2010).

There are currently 17,763 bed spaces in purpose-built student accommodation. Of these, 4,590 (25.6%) are directly provided by institutions; 5,889 (33.1%) operated under lease (UPP); and the remaining 7,284 (41%) let directly in the market by commercial providers.

Graph 12: Bed space numbers in purpose-built accommodation in Nottingham since 1999/2000 (including known new-builds to 2014/15)



(Source: Unipol, University of Nottingham, Nottingham Trent University, Nottingham City Council)

Table 11a: Purpose-built student accommodation 2012/13

Provider	Bed spaces
Congregational Federation - Cleaves Hall	31
Cotton Mills	274
CRM	308
Derwent Living	1,791
IQ Nottingham	277
Kexgill	183
Manor Villages	523
Opal 1	648
Student Living - Aston Court	35
Study Inn	200
Mansion	745
Touchstone - Goldsmith Court	378
UNITE	1,289
UPP	5,889
Victoria Hall Curzon Street	602
University of Nottingham	3,936
University Park Campus	3,193
Jubilee Campus	743
Nottingham Trent University	609
South Nottingham College - Moorgate House	45
TOTAL	17,763

(Source: Unipol, University of Nottingham, Nottingham Trent University, Nottingham City Council)

Table 11b shows that there is potential for a further 2,953 bed spaces in purpose-built student accommodation in planned developments, an additional 16.6% on the current total. Of this figure, 1,165 new purpose-built bed spaces will come into commission in autumn 2013, increasing the total purpose-built provision for the next academic year by a further 6.6% to 18,928. Institutional provision will account for 29.1% of the new total for 2013/14, UPP leases 31.1% and direct commercial lets 39.8%. These figures represent a fresh surge in new purpose-built bed spaces. Graph 12 maps this second steep rise following a period of years of relative stasis, reflecting stability in student numbers and demand. The first steep rise, between 2001/02 and 2006/07, occurred alongside rapidly expanding student numbers and served to absorb additional demand effectively in a relatively managed environment. However, for the second steep rise currently under way, there is no evidence that the extra supply will be matched by increased student demand.

Table 11b: Planned new student residential developments in Nottingham 2013/14

University provided	Bed spaces	Status
Byron House, Shakespeare St (NTU)	559	Opening 2013
Gill Street South (NTU)	352	Opening 2013
Commercial		
Castlegate (BSP Holdings)	120	Opening 2013
Radford Boulevard (Student Lounge)	88	Opening 2013
Curzon Street (Six Degrees)	46	Opening 2013
Odeon, Angel Row (Kaplan)	449	Opening 2014
Bard House, Shakespeare Street (DMC Estates)	52	Opening 2014
Talbot House, Talbot Street	389	At planning stage
Victoria House, Milton Street	130	At planning stage
The Old Peacock, Ilkeston Road	45	At planning stage
Nottingham Building Society, Upper Parliament St	47	At planning stage
Castle Boulevard	84	At planning stage
Various proposals	592	Status unclear
Total	2,953	

(Source NCC; Unipol)

2.3 Surplus bed spaces

An analysis of properties advertised on the Unipol database in 2011 (Table 12a) shows that there were 2,890 bed spaces still empty in the Nottingham market as at October that year. This compares to 1,777 at the same point in the cycle in 2008. In proportional terms the increase represents a doubling of empty places from 7.6% of all bed spaces in 2008 to 15.3% in 2011. The table also shows changes in the number of empty bed spaces in each area with high student populations.

Table 12a: Numbers of bed spaces available in properties by sub-area 2008-12

Area	No of empty bed spaces	% of advertised bed spaces on Unipol database empty	No of empty bed spaces	% of advertised bed spaces on Unipol database empty	Difference
	2008		2012		2008 – 12
Arboretum	100	22.4	233	25.8	133
Beeston	255	6.9	171	5.4	-84
City Centre	14	0.4	586	16.4	572
Clifton	28	20.1	82	35	54
Dunkirk	62	9.7	176	20.2	114
Forest Fields/ Hyson Green	179	22	138	37.9	-41
Lenton	587	6.6	912	14.5	325
Meadows	3	2.2	15	16.7	12
Other	30	35.7	17	19.1	-13
Radford	162	13.6	235	13.5	73
Sneinton	23	53.5	8	29.6	-15
Sutton Bonington	0	0	169	18.8	169
St Ann's/ Mapperley	16	34	17	25.4	1
West Bridgford	33	11.6	93	21.3	60
Wollaton	27	19.7	38	25	11
ALL	1,777	7.6	2,890	15.3	1,113

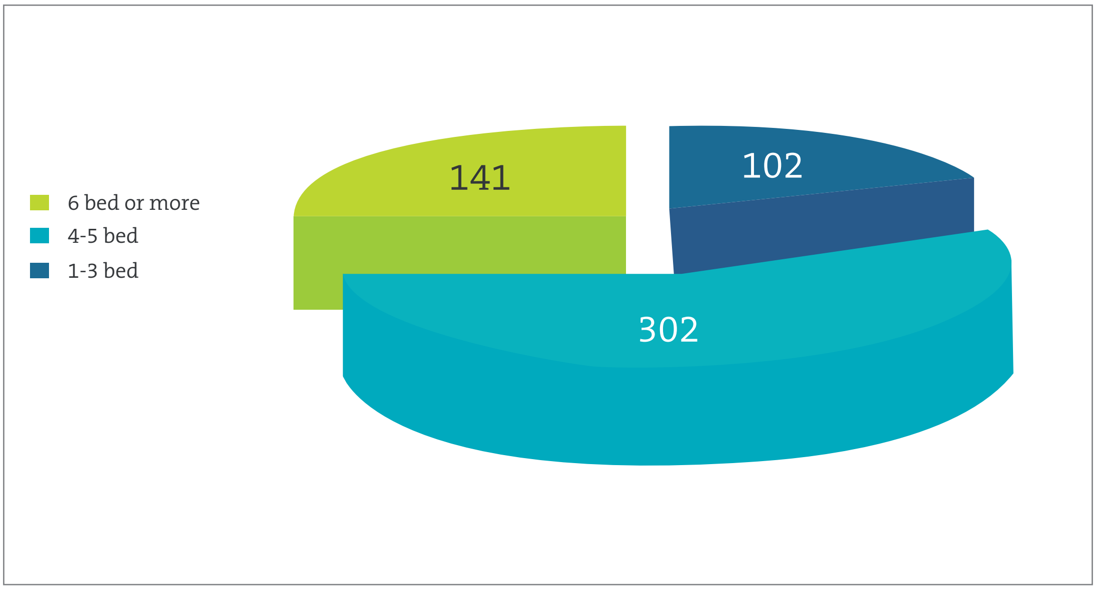
(Source: Unipol)

Table 12b: Size of unlet properties on Unipol database 2012

	1 - 3 Bed		4 Bed		5+ Bed		All empty bed spaces		% of advertised bed spaces empty	
	2008	2012	2008	2012	2008	2012	2008	2012	2008	2012
Arboretum	0	43	22	35	78	155	100	233	22.4%	25.8%
Beeston	63	34	127	73	65	64	255	171	6.9%	5.4%
City Centre	3	13	11	18	0	555	14	586	0.4%	16.4%
Clifton	2	1	21	75	5	6	28	82	20.1%	35.0%
Dunkirk	8	25	29	81	25	70	62	176	9.7%	20.2%
Forest Field/ Hyson Green	13	16	37	32	129	90	179	138	22.0%	37.9%
Lenton	12	54	99	211	476	647	587	912	6.6%	14.5%
Meadows	2	6	1	9	0	0	3	15	2.2%	16.7%
Other	7	0	13	4	10	13	30	17	35.7%	19.1%
Radford	35	19	35	47	92	169	162	235	13.6%	13.5%
Sneinton	0	0	2	8	21	0	23	8	53.5%	29.6%
St Ann's/ Mapperley	3	3	0	4	13	162	16	169	34.0%	18.8%
Sutton Bonningfton	0	3	0	8	0	6	0	17	0.0%	25.4%
West Bridgford	0	16	0	10	33	67	33	93	11.6%	21.3%
Wollaton	7	11	7	12	13	15	27	38	19.7%	25.0%
ALL	155	244	404	627	960	2,019	1,519	2,890	7.6%	15.3%

(Source: Unipol)

Graph 13: Size of properties with empty bed spaces 2011/12



(Source: Unipol)

Graph 13 shows that most empty bed spaces were in properties with four or five bedrooms.

2.4: Change in student demand and location

Table 13: Residential distribution of students across Nottingham 2007/08 – 2012/13

	ALL				Diff	% change
	2008		2012			
Lenton area (including Park Campus)	14,709	33.5%	14,497	28.8%	-212	-1.44%
City Centre	5,210	11.9%	9,988	19.9%	4,778	91.71%
Beeston	3,742	8.5%	3,922	7.8%	180	4.81%
Radford	2,423	5.5%	2,646	5.3%	223	9.20%
Arboretum	1,782	4.1%	2,551	5.1%	769	43.15%
St Anns/Mapperley	2,472	5.6%	2,092	4.2%	-380	-15.37%
Forest Fields/Hyson Green	1,366	3.1%	1,899	3.8%	533	39.02%
Dunkirk	1,367	3.1%	1,683	3.3%	316	23.12%
Clifton (Clifton Campus)	1,067	2.4%	1,602	3.2%	535	50.14%
Wollaton Park	684	1.6%	943	1.9%	259	37.87%
Wollaton (Jubilee Campus)	366	0.8%	703	1.4%	337	92.08%
West Bridgford	1,418	3.2%	703	1.4%	-715	-50.42%
Meadows	687	1.6%	458	0.9%	-229	-33.33%
Sneinton	244	0.6%	197	0.4%	-47	-19.26%
Sutton Bonington (campus)	273	0.6%	591	1.2%	318	116.48%
Southwell (Brackenhurst)	453	1.0%	407	0.8%	-46	-10.15%
Outside Nottingham postal area (excl Sutton Bonington)	4713	10.7%	5018	10.0%	305	6.47%
Outside UK	915	2.1%	406	0.8%	-509	-55.63%
ALL	43,891	100.0%	50,306	100.0%	6,415	14.62%

(Source: University of Nottingham and Nottingham Trent University records)

Table 13 shows that as at 2012/13, there were an additional 6,415 students living in Nottingham or its environs, compared to 2007/08. It also shows there were:

- Just over 200 fewer students living in the Lenton area, mainly due to reductions in numbers in the Lenton Triangle and the Drives
- 715 fewer students living in West Bridgford, 230 fewer in the St Ann's area and 276 fewer in the Meadows and Sneinton areas
- 4,778 more students living in Nottingham city centre, with a significant number in new purpose-built accommodation, offset by fewer living in city centre apartment developments
- Almost 800 more students living in the Arboretum area, mainly Nottingham Trent students in a mix of new purpose-built and street properties and almost 800 more in the Forest Fields, Hysen Green and Sherwood Rise areas, again mainly NTU students
- Almost 600 more students living in the Wollaton and Wollaton Park area, mainly in new purpose-built accommodation on Jubilee Campus
- Over 500 more students living on the Nottingham Trent University Clifton Campus through new purpose-built accommodation, and 318 more on the University of Nottingham Sutton Bonington Campus
- 223 more students living in Radford, as a direct result of increased provision of purpose-built accommodation
- 180 more students living in the Beeston area.

Overall, the data reveals a trend towards new purpose-built accommodation meeting the needs of significantly increased numbers of students coming to Nottingham in recent years and attracting existing students from off-street properties. It shows that the vast majority of students live either in the city centre or on the university campuses (Park, Jubilee, Clifton and Brackenhurst), or in areas close to them (Lenton, Beeston, Dunkirk, Wollaton, Radford, Arboretum, Forest Fields/Hyson Green, St Ann's).

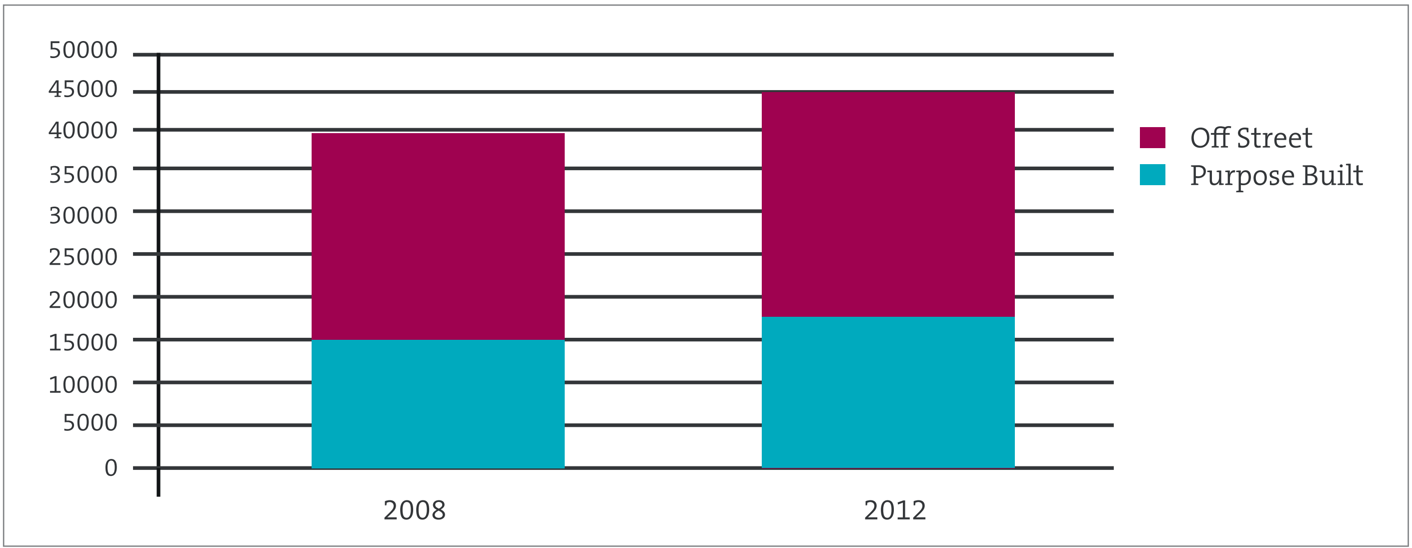
Table 14 : Change in students as a percentage of local populations 2001-11

Ward	2011			2001			Diff. 2001 - 2011	% change 2001 - 2011
	Pop	Students	%	Pop	Students	%		
Dunkirk and Lenton	10,920	6,757	65.7%	9,932	4,788	48.2%	1,969	19.8%
Wollaton East & Lenton Abbey	9,952	5,821	63.9%	9,031	4,559	50.5%	1,262	14.0%
Radford and Park	21,414	9,876	51.0%	14,456	4,383	30.3%	5,493	38.0%
Arboretum	13,321	5,299	45.3%	10,284	3,037	29.5%	2,262	22.0%
St Ann's	19,316	5,063	26.2%	13,270	976	7.4%	4,087	30.8%
Soar Valley (Sutton Bonington)	2,639	684	20.0%	1,654	331	25.9%	353	13.4%
Beeston Central	4,799	945	19.7%	4,752	739	15.6%	206	4.3%
Trent Bridge (West Bridgford)	4,636	946	19.7%	3,621	713	20.4%	233	5.0%
Bridge	14,669	2,855	19.5%	9,084	842	9.3%	2,013	22.2%
Beeston North	5,653	677	16.7%	4,381	733	12.0%	-56	-1.0%
Clifton North (Clifton Campus)	12,888	1,112	8.6%	9,307	1,003	7.8%	109	0.8%
Beeston West	5,337	452	8.5%	4,966	383	7.7%	69	1.4%
Mapperley	15,846	1,038	8.0%	10,884	867	8.0%	171	1.6%
Southwell West (Brackenhurst)	3,011	383	6.1%	1,735	106	12.7%	277	9.2%
Musters (West Bridgford)	4,298	259	7.8%	2,931	242	6.0%	17	0.4%
Leen Valley	10,702	565	6.8%	6,477	289	5.3%	276	2.6%
Compton Acres (W. Bridgford)	4,934	237	6.1%	3,491	163	4.8%	74	1.5%
Dales	16,754	797	6.1%	10,288	857	4.8%	-60	-0.4%
Beeston Rylands	5,516	282	6.0%	4,150	273	5.1%	9	0.2%

(Source: University of Nottingham and Nottingham Trent University records and adjusted 2001 Census records)

Table 14 shows the increases in students living in the different wards with substantial student populations. It shows that in six wards there was an increase of over a 1,000 students between 2001 and 2011. In all of these, there has been substantial growth in purpose-built student accommodation.

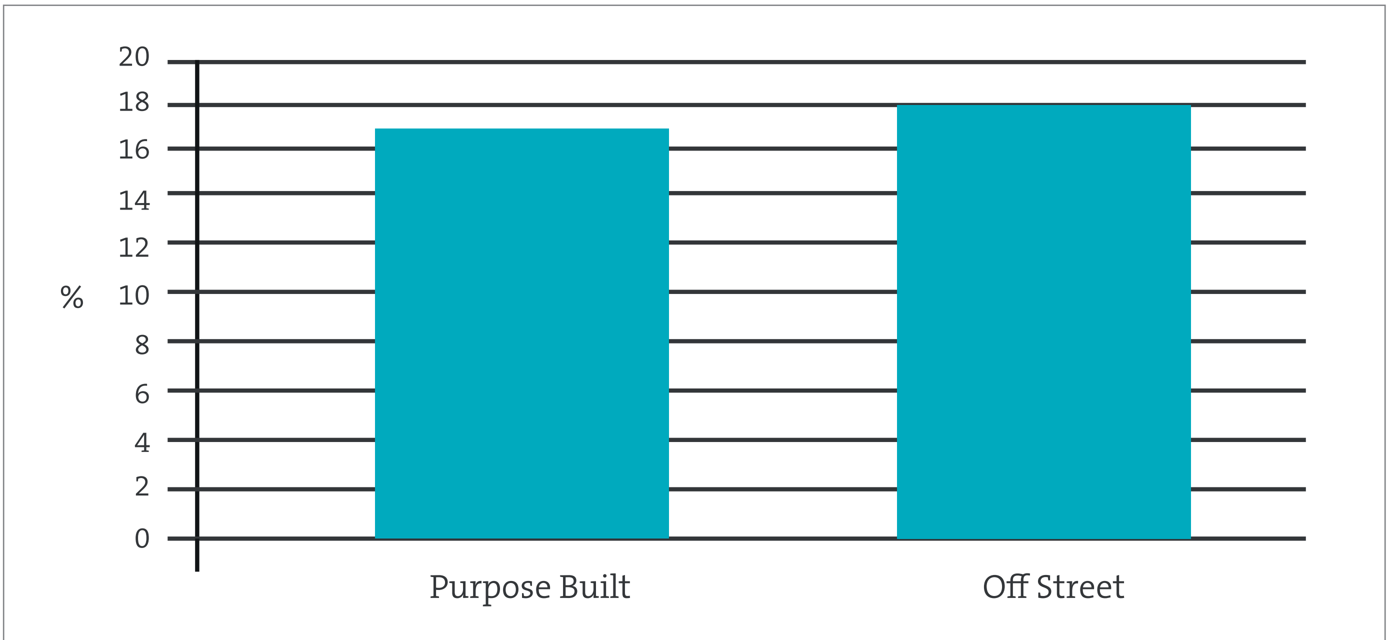
Graph 14: Change in the number of students living in purpose-built and off-street accommodation 2008-12



(Source: University of Nottingham and Nottingham Trent University records)

Graph 14 shows the overall increase in students living in Nottingham. It also shows both the increase in the numbers of students living in purpose-built/halls accommodation and the continuing strength of the off-street shared housing market.

Graph 15: Percentage change in students living in street properties and purpose-built properties 2008-12



(Source: University of Nottingham and Nottingham Trent University records)

Graph 15 shows that increasing student numbers were housed through a combined use of purpose-built and off-street shared housing.

Table 15: Changes in number of students in purpose built and off street housing by area

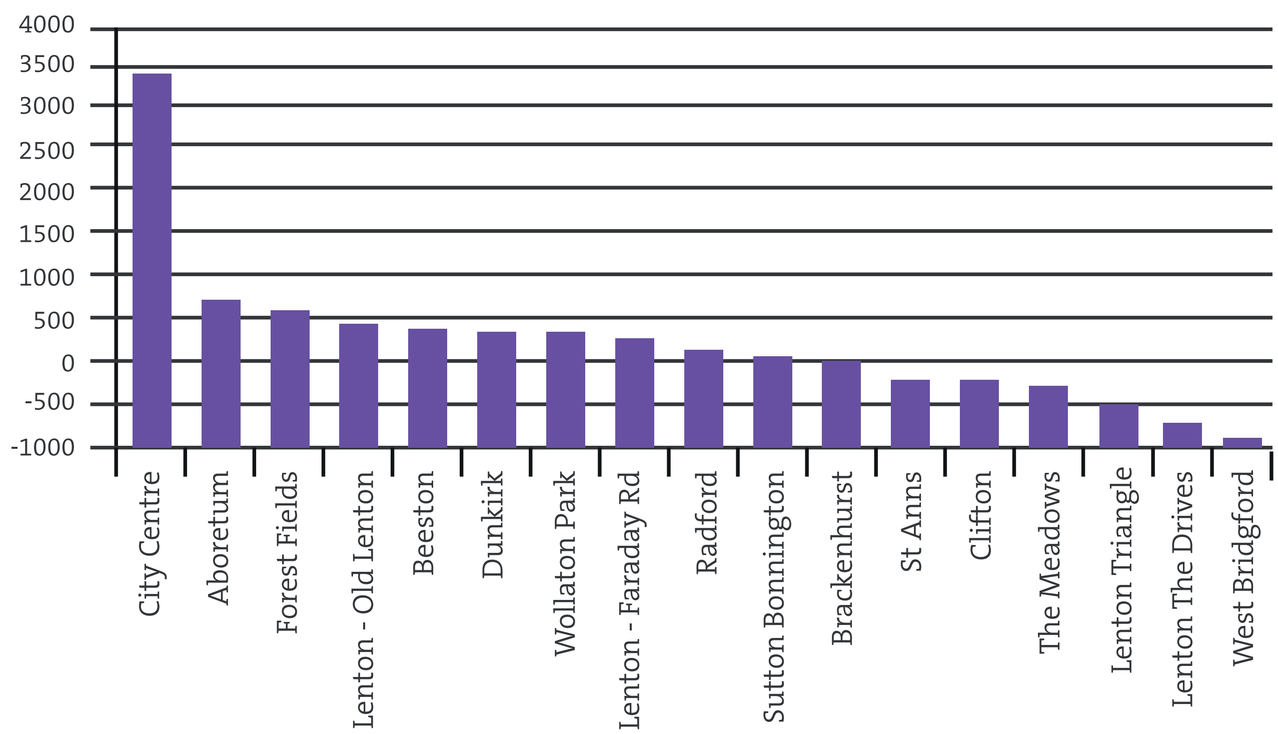
	University/ Private Halls		Off Street		ALL		Diff	% change
	2008	2012	2008	2012	2008	2012		
Lenton area	5,591	5,388	9,118	9,109	14,709	14,497	-212	21.80%
Park Campus	3,193	3,193			3,193	3,193	0	0%
Old Lenton			523	984	523	984	461	88.10%
Park estate			408	557	408	557	149	36.50%
Castle Marina			272	421	272	421	149	54.80%
Faraday Road area	2,173	1,977	1,906	2,091	4,079	4,068	-11	- 1.20%
Triangle			3,459	3,091	3,459	3,091	-368	-10.60%
The Drives	225	218	2,550	1,965	2,775	2,183	-592	-21.30%
Other main areas	9,421	12,165	14,133	18,722	23,554	30,887	7,333	31.13%
City Centre	1,726	3,100	3,484	6,888	5,210	9,988	4,778	91.71%
Beeston	2,268	2,063	1,474	2,259	3,742	4,322	580	15.50%
Arboretum	335	335	1,447	2,216	1,782	2,551	769	43.15%
Radford	1,393	1,593	1,030	1,053	2,423	2,646	223	9.20%
St Anns/ Mapperley	1,480	1,332	992	760	2,472	2,092	-380	-15.37%
Forest Fields/ Hyson Green	266	266	1,100	1,633	1,366	1,899	533	39.02%
Dunkirk	0	35	1,367	1,648	1,367	1,683	316	23.12%
Wollaton Park			684	943	684	943	259	37.87%
Jubillee Campus	366	703			366	703	337	92.08%
West Bridgford			1,418	705	1,418	703	-715	-50.42%
Meadows	250	250	437	208	687	458	-229	-33.33%
Sneinton			244	197	244	197	-47	-19.26%
Clifton (Clifton Campus)	764	1,491	303	111	1,067	1,602	535	50.14%
Sutton Bonington (campus)	273	591			273	591	318	116.48%
Southwell (Brackenhurst)	300	354	153	53	453	407	-46	-10.15%
ALL	15,012	17,553	23,251	27,831	38,263	45,384	7,121	18.61%

(Source: University of Nottingham and Nottingham Trent University records

This shows the continuing but smaller increase in the number of students living on campus or in purpose-built accommodation from just over 15,000 students in 2008 to over 17,500 in 2013. It also shows:

- A growing role for the city centre as a major area of student residence and the increasing number of students living both in purpose-built accommodation and 'mainstream' city centre apartments
- A rise in the number of students living in areas close to the city centre such as Arboretum, Forest Fields and Hyson Green
- More students living in purpose-built accommodation in the Radford area but a minimal increase in students living in off-street areas surrounding the purpose-built blocks
- A reduction in the numbers of students living in off-street shared housing in Lenton (mainly in the Drives and the Triangle), West Bridgford, the Meadows / Sneinton and St Ann's
- Fewer students living in off-street housing in Clifton and Southwell, which contain NTU satellite campuses (Clifton and Brackenhurst).

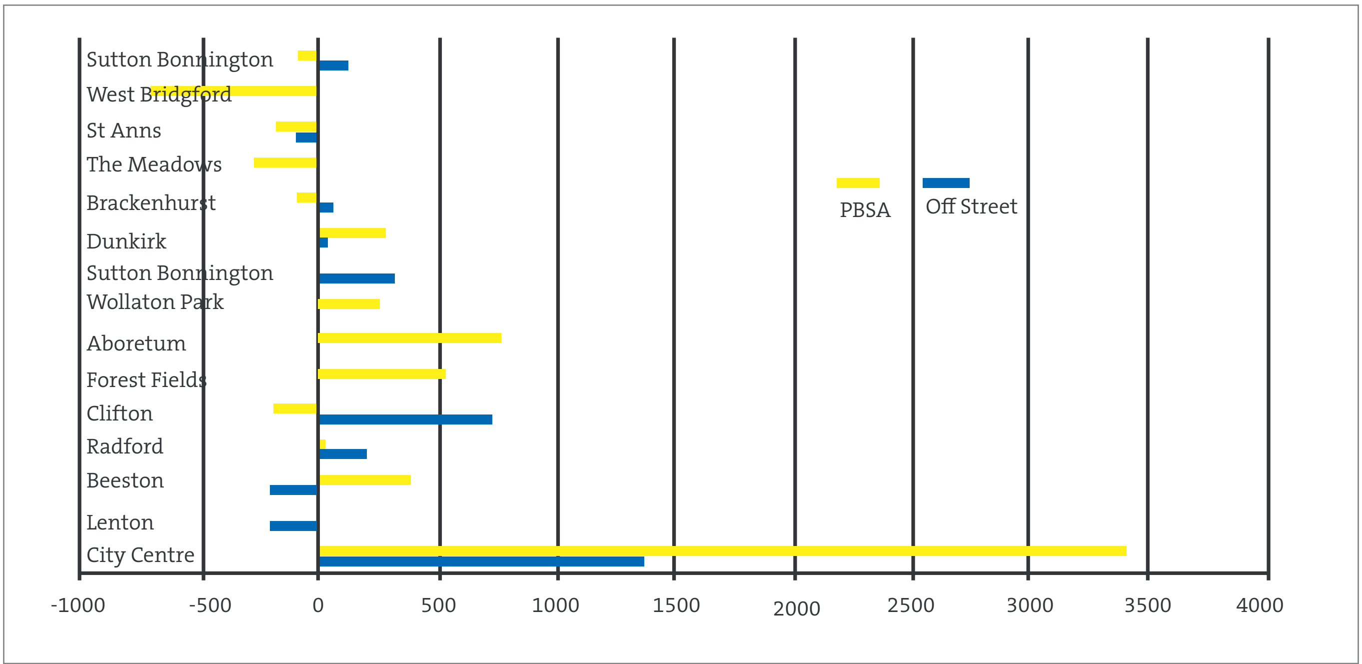
Graph 16: Change in numbers of students living in off street shared housing: 2008-12



(Source: University of Nottingham and Nottingham Trent University records 2008 and 2012)

Graph 16 shows the change in the numbers of students living in off-street shared housing between 2008 and 2012. In particular it shows a marked shift in student residence in the city centre and adjacent areas and a net reduction in the Meadows, St Ann's, West Bridgford and parts of Lenton (the Triangle, the Drives) as well as in Clifton and Southwell where Nottingham Trent have satellite campuses.

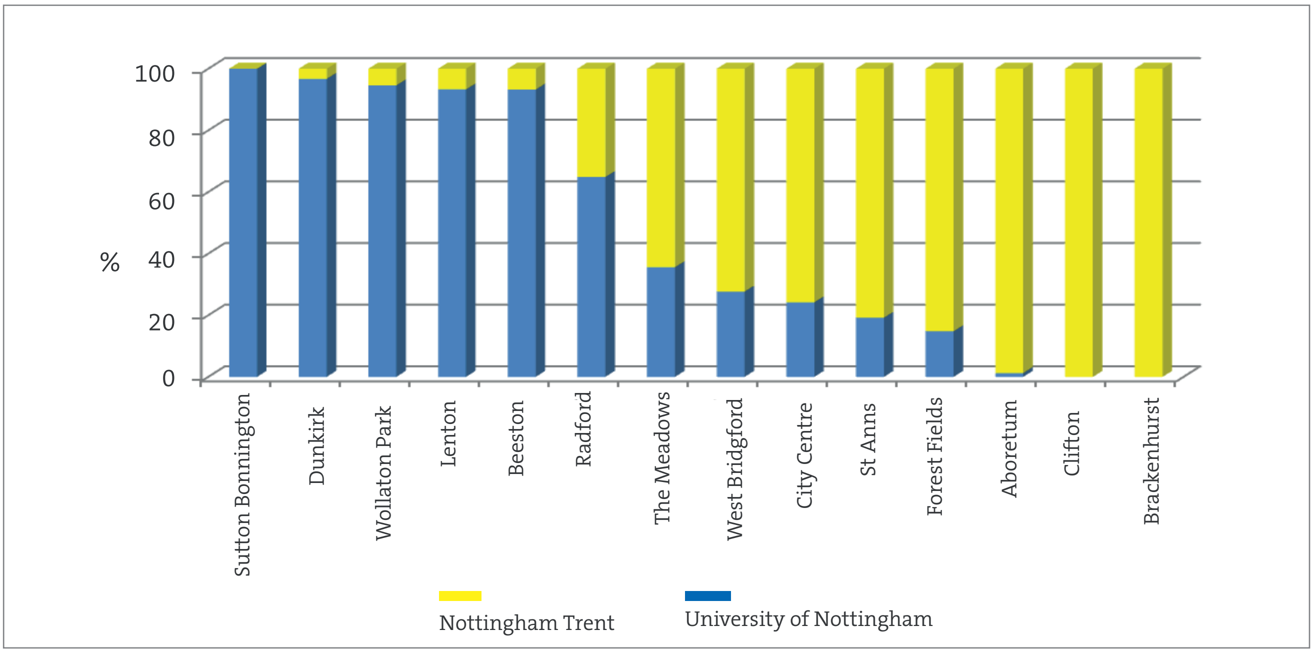
Graph 17: Change in numbers of students living in purpose-built accommodation and off-street shared housing: 2008-12



(Source: University of Nottingham and Nottingham Trent University records 2008 and 2012)

Graph 17 shows the change in students living in purpose-built accommodation and off-street shared housing for sub-areas with high student populations. In some areas there has been a trade-off between new purpose-built provision and students living in off-street shared housing; in some areas there has been an increase in students living in both; and in others there has been an increase in those living in off-street provision but no change in those in the purpose-built sub-sector.

Graph 18: Residence of University of Nottingham and Nottingham Trent University students in purpose-built accommodation and off-street private rented housing 2008-12



(Source: University of Nottingham and Nottingham Trent University records 2008 and 2012)

Graph 18 shows a sharp difference between locational preferences of University of Nottingham and NTU students:

- University of Nottingham students are concentrated in Lenton, Beeston, Wollaton and Dunkirk and are 10 times more likely than Nottingham Trent students to live in the Lenton area in off-street housing
- Nottingham Trent University students are more likely to live close to the city centre (in Arboretum, Forest Fields/Hyson Green, St Ann's or Radford) in the city centre itself, or on the two satellite campuses
- Proportionally more University of Nottingham students are likely to be accommodated in purpose-built residences than NTU students. The vast majority of those are in purpose-built residences at Wollaton, Lenton, Radford and Beeston attend the University of Nottingham.

Table 16: Residence of new and returning students 2008-12

	New students				Returning Students/ Post Graduate students				ALL	
	2008		2012		2008		2012		2008	2012
Private providers	755	19.8%	5,809	64.9%	3055	8.8%	3,140	8.5%	3,810	8,949
University maintained	346	32.3%	4,290	83.7%	726	2.1%	833	2.2%	1,072	5,123
City Centre private rented	2,116	46.9%	312	8.1%	2394	6.9%	3,542	9.5%	4,510	3,854
Shared Private rented	3,704	16.4%	1,551	6.7%	18846	54.2%	21,457	57.8%	22,550	23,008
Own/Parental home	758	20.2%	535	16.2%	2989	8.6%	2,763	7.4%	3,747	3,298
Elsewhere in UK	1,597	21.3%	933	15.5%	5909	17.0%	5,082	13.7%	7,506	6,015
Abroad	55	6.0%	81	20.0%	860	2.5%	325	0.9%	915	406
ALL	9,331	21.2%	13,511	26.7%	34,779	78.8%	37,142	73.3%	44,110	50,653

(Source: University of Nottingham and Nottingham Trent University records 2013)

Table 16 shows:

- The changes in where new and returning students / postgraduates are living
- The impact of the marked increase in provision of purpose-built accommodation made by private providers and let either directly or through institutional nomination arrangements; growth which has met the additional housing need arising from expanding full-time student populations
- That a significant minority of students living in privately provided purpose-built accommodation (28%) were returning students or postgraduates, indicating why providers are increasingly targeting returning students
- That living in purpose-built accommodation is taken up by only 11% of all returning students and 9% of postgraduates
- That the proportion of new students living in purpose-built accommodation increased from 12% to 75% between 2008 and 2012, and correspondingly the proportion of new students living in off-street shared housing reduced from 16% to 7% and in city centre private rented housing from 47% to 8%.

These changes in student preferences for types of accommodation available to them are already being recognised in rental structures in the purpose-built sector: a number of purpose-built providers have lowered their prices not only to compete more effectively within their own sub-market but to the extent that they are also coming into direct competition with rent levels in the off-street sector. This nascent trend may prefigure a more general blurring of the sub-market boundaries, as returning student consumers reflect more on purpose-built provision as a genuine option (see Appendix 4).

2.5: Reasons for changing demand

Parents like purpose-built accommodation, its facilities and safety, but cannot afford it for the full student lifecycle. Features popular with students and their parents include ensuite facilities, internet access, security, on-site gyms and proximity to the city centre and the universities.

Students tend to prefer and to expect to live in purpose-built accommodation in their first year but more often than not move out for their remaining studies. Earlier research in Nottingham[13] showed that 46% of students surveyed indicated they had a strong preference for private rented accommodation, while 21% had a strong preference for larger developments. However, it has been widely established that the option of a private rented house/flat becomes more attractive to students, the more they progress through their study career. (Amongst first-years 37% preferred private rented accommodation compared to 53% of students in their second/ subsequent year.) Many comments, made by University of Nottingham students in particular, indicated that a move from halls/larger developments into off-street housing within the private rented sector in the second or subsequent year of the course was viewed as a 'natural progression' and a desirable step in gaining personal independence and maturity.

In Nottingham the attractiveness of good quality off-street housing has been reinforced by the increasing influence of accreditation in the local private rented sector. In addition to the ANUK / Unipol National Codes for Larger Developments, Unipol operates a successful and growing accreditation scheme for off-street properties - the Unipol DASH Code, which has been expanding since its inception in 2008 and now covers 10,483 bed spaces (about 40% of the current off-street market) which enables students to choose the better landlords and properties when renting.

Because of the influx of new purpose-built accommodation and the loss of impetus in sustaining student intake levels, the last few years in Nottingham have seen a growing surplus in the off-street market. Increased supply, coupled with this falling demand, has pushed accreditation to the forefront with more choice for students in the market and the universities and students' unions advising their students to opt for accredited properties. Nottingham City Council has recently launched the Nottingham Standard for Landlord Accreditation. This is an overarching standard for accommodation within the city that landlords who are already a member of the Unipol DASH Code are automatically eligible to enrol.

Further growth in membership of the Code is projected, buoyed by the City Council's second round of five-yearly HMO licensing exercises, the probable introduction of additional licensing within certain areas of the city and the new Nottingham Standard. This expansion will take place alongside the shrinkage identified in full-time student numbers. In this context it is anticipated that those owners who do not currently participate in accreditation will either need to join and improve their standards or leave the student market.

However, against the long-standing 'progression' model in the student lifecycle, there is evidence of an increasing proportion of returning students more recently choosing to remain in, or move back into, purpose-built accommodation.

Those opting for purpose-built provision tend to mention the more functional aspects associated with this accommodation type, such as on-site management, new facilities and value for money/inclusive bills but also refer to the social opportunities that larger developments have to offer.[14]

There are also a number of reasons for the movement of students from outlying areas towards the direct hinterland of the universities and the city centre:

- A continuing movement of post-Year 1 students from purpose-built accommodation into off-street housing in the immediate surrounding areas
- High student awareness of travel costs/time from areas farthest from the universities/ city centre
- Increasing evidence of 'friends following friends' over recent years, partly as a result of the use of social media
- Growing demand from larger groups of students seeking larger properties close to the universities.

13. *Housing preferences for students at Nottingham's universities, Survey Unit, University of Nottingham, 2008.*

14. *Ibid*

2.6: Housing market change in areas of student population in Nottingham

2.6.1: Housing tenure

Table 17: Housing tenure

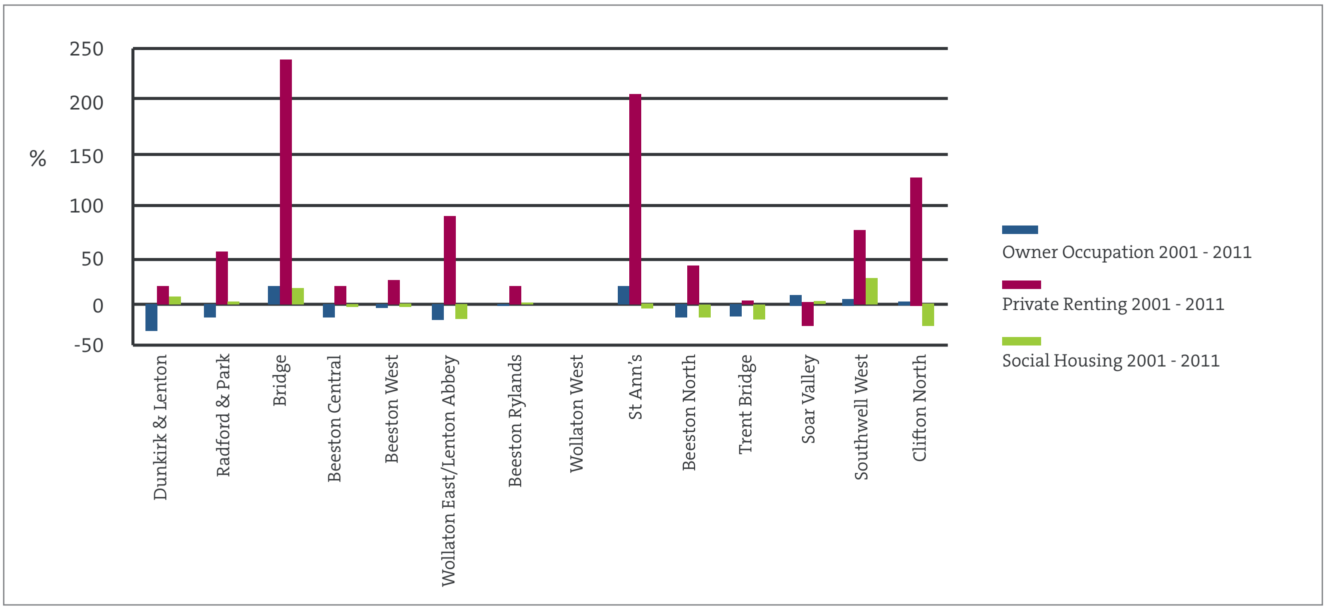
Ward	Owner occupier		Private rented		Rented from Council		Housing association		ALL
	No	%	No	%	No	%	No	%	No
Dunkirk and Lenton	735	19.7	1,988	53.2	661	17.7	219	5.9	3,603
Radford and Park	1,856	24.2	3,439	44.9	1,120	14.6	979	12.8	7,394
Bridge	1,932	27.2	2,657	37.4	1,402	19.7	800	11.3	6,791
Beeston Central	912	41.9	701	32.2	391	17.9	82	3.8	2,086
Beeston West	1,561	65.8	557	24.7	76	3.2	81	3.4	2,275
Wollaton East/ Lenton Abbey	945	43.5	441	20.3	483	22.2	136	6.3	2,005
Beeston Rylands	1,660	67.7	480	19.6	109	4.4	152	6.2	2,401
Wollaton West	4,699	77.2	616	10.1	220	3.6	445	7.3	5,980
Nottingham Average	56,867	45.1	27,300	21.6	26,176	20.7	11,310	9.0	12,1653

(Source: Nottingham City Council 2012)

Table 17 shows that in 2011 areas with high student populations were also host to a high relative proportion of households living in private rented housing. In Dunkirk and Lenton and Radford and Park wards the proportion of households living in private rented housing was twice the city average or more.

Given higher levels of turnover and 'churn' in private rented housing, this may have a bearing on the potential for achieving greater stability of residence in those areas. Because the same wards have a substantially lower proportion of home owners, there is a risk that home owners wanting to sell and move out could get trapped, if the application of Article 4 powers is too rigid.

Graph 19: Change in housing tenure in areas with students 2001-11



(Source: 2001 and 2011 Census figures – Nottingham City Council/ONS 2013)

2.6.2: House price levels

Table 18a: House prices in sub-areas

	1 bed Flat	2 bed Flat	2 bed House	3 -bed House	4+ bed House	ALL
West Bridgford	£90,975	£163,500	£175,000	£252,475	£457,500	£257,890
The Meadows	£77,500	£117,500	£157,500	£194,975	£297,469	£188,738
Beeston	£79,831	£118,761	£151,250	£167,218	£287,500	£179,020
St Ann's	£91,190	£71,008	£141,500	£151,089	£288,233	£172,572
Arboretum	£95,000	£110,500	£118,000	£174,975	£248,000	£171,500
Lenton	£81,313	£113,502	£132,500	£151,380	£278,165	£166,125
City Centre	£112,475	£192,500				£147,000
Wollaton	£72,597	£87,475	£129,975	£177,475	£285,000	£146,015
Forest Fields, Hyson Green	£81,000	£110,000	£125,000	£150,000	£165,000	£123,000
Dunkirk	£58,500	£92,500	£117,500	£143,000	£181,000	£119,750
Radford	£64,000	£86,500	£114,500	£136,000	£148,000	£113,500
Nottingham area average	£84,138	£112,861	£137,440	£164,068	£291,887	£194,021

(Source: www.rightmove.co.uk)

Table 18a shows that average house prices range from just under £113,500 to £257,890. Average prices for different house types in the area are as follows:

- For one bed flats – £58,500 to £95,00
- For two bed flats – £71,008 to £192,500
- For two bed houses – £114,500 to £175,000
- For three bed houses – £136,000 to £ 252,475
- For four or more bed houses – £148,000 to £457,500.

Table 18b: Average prices in various parts of Lenton (2012)

	1 bed flat	2 bed flat/ house	3 bed house	4+ bed house	ALL
Lenton	£81,313	£128,000	£151,380	£278,165	£166,125
The Triangle	£87,000	£145,000	£166,000	£223,000	£188,000
The Drives		£157,500	£169,000	£267,000	£239,000
Faraday Road area			£130,000	£217,000	£173,000
Old Lenton	£79,000	£115,000	£135,000	£205,000	£144,000
The Park	£154,000	£199,000	£385,000	£805,000	£479,000
Castle Marina	£78,000	£139,000			£108,000
Nottingham Area Average	£84,138	£125,151	£164,068	£291,887	£194,021

(Source: www.rightmove.co.uk)

Table 18b shows the variations in prices within the Lenton area where the majority of students are based. It also shows that prices in the locality are affected by the property type, especially the impact of flats.

Prices for family-size housing are slightly below the average for Nottingham, but would still require significant equity to enable incoming families to afford the properties. For potential first-time buyers, the cost of flats and small houses are, on the whole, higher than the Nottingham average, and raise affordability issues.

2.6.3: Price movements

Table 19: Movements in house prices for property types: 2004-08 and 2008-12

Ward	2004	2008	% change 2004 - 2008	2012	% change 2008 - 2012	% change 2004 - 2012
Wollaton West	£183,709	£233,433	27.1%	£225,993	-3.2%	23.0%
Bridge	£181,814	£186,120	2.4%	£205,979	10.7%	13.3%
Beeston West	£162,752	£212,776	30.7%	£202,873	-4.7%	24.7%
Dunkirk and Lenton	£145,702	£166,949	14.6%	£145,531	-12.8%	-0.1%
Beeston Central	£133,029	£130,292	-2.1%	£140,536	7.9%	5.6%
Beeston Rylands	£129,803	£138,207	6.5%	£126,073	-8.8%	-2.9%
Wollaton East and Lenton Abbey	£133,805	£150,756	12.7%	£122,546	-18.7%	-8.4%
Radford and Park	£122,133	£117,111	-4.1%	£114,242	-2.4%	-6.5%
Nottingham average	£110,002	£130,292	18.4%	£126,084	-3.2%	14.6%

(Source: Hometrack 2012)

Table 19 shows the movements in house prices in wards with student populations between 2006 and 2012. It gives an indication of how prices currently compare to before the credit crunch and 2008 housing market changes. In particular the table shows:

- An increase in prices between 2004 and 2008 across Nottingham and in all wards except Radford and Park and Beeston Central
- A rise in prices above the Nottingham average between 2004 and 2008 in Wollaton West and Beeston West wards
- A fall in prices between 2008 and 2012 across Nottingham and in all wards except Bridge and Beeston Central
- A significantly steeper than average decline in prices in Dunkirk and Lenton, Wollaton East and Lenton Abbey and Beeston Rylands wards
- Prices in five of the eight wards either higher or similar to 2004 levels.

Table 20: House prices in wards with significant student populations as a percentage of the city average

Ward	August 2007	August 2012
Wollaton West	172%	179%
Radford and Park	135%	163%
Beeston West	155%	161%
Dunkirk and Lenton	136%	115%
Beeston Central	113%	111%
Beeston Rylands	106%	100%
Wollaton East and Lenton Abbey	108%	97%
Bridge	96%	91%

(Source: Hometrack 2012)

Table 20 shows that prices in the areas containing substantial student populations were mostly above – often significantly above – the average for Nottingham as a whole. Specifically:

- Prices in Dunkirk and Lenton and Beeston Central, while still higher than the average for Nottingham, fell as a proportion of the average between 2007 and 2012
- Prices in Radford and Park, Wollaton West and Beeston West all increased as a percentage of the Nottingham average
- Prices in Bridge and Wollaton East and Lenton Abbey fell to become lower than the average for Nottingham.

2.6.4: Affordability of housing

The affordability of housing in areas with high student populations is also affected by the income levels needed to purchase the available housing.

Table 21a: Single income required to purchase available housing

	Entry Level			Movers		ALL
Single Income needed to afford	1 bed flat	2 bed flat	2 bed house	3 bed house	4+ bed house	
West Bridgford	£25,992	£46,714	£52,857	£72,136	£130,714	£65,683
The Meadows	£22,143	£33,571	£45,000	£55,707	£84,991	£65,354
Beeston	£22,809	£33,932	£43,214	£47,777	£82,143	£51,149
St Ann’s	£26,054	£20,288	£40,429	£43,168	£82,352	£49,306
Arboretum	£27,143	£31,571	£33,714	£50,000	£70,857	£49,143
Lenton	£23,232	£32,429	£35,000	£43,251	£79,476	£47,464
City Centre	£32,136	£55,000				£42,000
Wollaton	£20,742	£24,993	£37,136	£50,707	£81,429	£41,729
Dunkirk, Radford	£16,714	£27,143	£33,571	£40,857	£51,714	£34,000
ALL Nottingham	£24,039	£32,246	£39,269	£46,877	£83,396	£55,435

(Source: www.rightmove.co.uk 2012 and ONS Income statistics 2012)

Table 21b: Joint income required to purchase available housing

	Entry level			Movers		
Joint income needed to afford	1 bed flat	2 bed flat	2 bed house	3 bed house	4+ bed house	ALL
West Bridgford	£31,390	£56,379	£60,345	£87,060	£157,578	£88,550
The Meadows	£26,724	£40,517	£54,310	£67,233	£102,576	£78,875
Beeston	£27,528	£40,952	£52,155	£57,661	£99,138	£61,731
St Anns	£31,445	£24,486	£48,793	£52,100	£99,391	£59,508
Arboretum	£32,759	£38,103	£40,690	£60,345	£85,517	£59,310
Lenton	£28,039	£39,139	£42,241	£52,200	£95,919	£57,284
City Centre	£38,784	£66,379				£50,690
Wollaton	£25,033	£34,164	£44,819	£61,198	£98,276	£50,350
Dunkirk, Radford	£20,172	£31,986	£40,517	£49,310	£62,414	£40,880
ALL Nottingham	£29,013	£38,918	£47,393	`£56,575	£100,651	£66,904

(Source: www.rightmove.co.uk 2012 and ONS Income statistics 2012)

Tables 21a and 21b show that, overall, a single income of between £34,000 and £65,683 or a joint income of between £40,880 and £88,550 is needed to afford housing in the area. Income levels needed to be able to make the following property purchases are:

- For one-bed flats, a single income of between £16,714 and £32,136 or a joint income of between £20,172 and £38,784
- For two-bed flats, a single income of between £27,143 and £55,000 or a joint income of between £24,486 and £66,379
- For two-bed houses, a single income of between £33,571 and £52,857 or a joint income of between £40,517 and £60,345
- For three-bed houses, a single income of between £40,857 and £72,136 or a joint income of between £49,310 and £87,060
- For houses with four or more, a single income of between £51,714 and £130,714 or a joint income of between £62,414 and £157,578.

Over the last three years the home ownership market has been held back by changing lending practices. The average deposit is currently around 15-20%. Lenders are offering 95% mortgages but interest rates are higher.

Table 22: Deposits needed to afford entry level

Area	1 bed flat			2 bed flat			2 bed house		
	5%	15%	20%	5%	15%	20%	5%	15%	20%
Lenton	£4,066	£1,2272	£16,263	£5,675	£17,025	£22,700	£6,125	£18,375	£24,500
Radford	£3,100	£9,300	£12,400	£4,450	£13,350	£17,800	£5,800	£17,400	£23,200
Beeston area	£3,992	£11,975	£15,966	£5,938	£17,814	£23,752	£7,562	£22,688	£30,248
Wollaton	£3,630	£10,889	£14,509	£4,374	£13,122	£17,496	£6,499	£19,496	£25,996
City Centre	£5,623	£16,871	£22,495	£9,625	£28,875	£38,500			
St Ann's	£4,560	£13,679	£18,258	£3,550	£10,561	£14,200	£7,075	£21,225	£28,300
Arboretum	£4,750	£14,250	£19,000	£5,525	£16,575	£22,100	£5,900	£17,700	£23,600
The Meadows	£3,875	£11,625	£15,570	£5,875	£17,625	£23,500	£7,875	£23,625	£31,500
West Bridgford	£4,549	£13,646	£18,195	£8,175	£24,525	£32,700	£8,750	£26,250	£35,000
Nottingham	£4,207	£12,621	£16,828	£5,643	£16,929	£22,572	£6,872	£20,616	£27,488

(Source: www.rightmove.co.uk 2012 and ONS income statistics 2012)

Table 22 shows the levels of deposit required (depending on location) according to mortgage offer:

- For a one-bed flat a deposit of between £3,630 (for a 95% mortgage) and almost £22,500 (for an 80% mortgage)
- For a two-bed flat a deposit of between £3,550 (for a 95% mortgage) and £38,500 (for an 80% mortgage)
- For a two-bed house a deposit of between £6,125 (for a 95% mortgage) and £35,000 (for an 80% mortgage).

Table 23 shows the number of years it would take households on bottom quartile incomes and average incomes to accumulate a 15% deposit to secure a mortgage on different property types. For average earners, it would take a substantial period of time to accumulate the necessary deposit, even in the less expensive parts of the area. For low income households, there is little chance of being able to buy.

Table 23: Number of years needed for first-time buyers to accumulate deposits

Area	1 bed flat		2 bed flat		2 bed house	
	Bottom quartile income	Average income	Bottom quartile income	Average income	Bottom quartile income	Average income
Lenton area	12.6	3.9	17.5	5.5	18.9	5.9
Beeston area	12.3	3.8	18.3	5.7	23.3	7.3
Wollaton area	11.2	3.5	13.5	4.2	20.5	6.5
City Centre	17.3	5.4	29.7	9.3		
St Ann's	14.1	4.4	10.9	3.4	21.8	6.8
The Meadows	11.9	3.7	18.1	5.6	24.3	7.6
West Bridgford	14.0	4.3	25.2	7.9	27.3	8.4

(Source: www.rightmove.co.uk 2012 and ONS Income Statistics 2012. Based on assumption of 1.5 times income, deposit of 15% of value of property and that household will save 10% of annual income)

Table 24: Percentage of households in each ward unable to afford entry level prices

WARD	First-time buyers (flats)	First-time buyers (terraced houses)	First-time buyers (semi-detached houses)
Dunkirk and Lenton	43.5%	57.6%	77.1%
Bridge	51.4%	38.0%	51.4%
Radford and Park	59.7%	37.1%	49.5%
Wollaton West	24.9%	34.8%	45.4%
Wollaton East and Lenton Abbey	N/A	44.2%	69.9%
Beeston Rylands	44.3%	44.3%	57.7%
Beeston West	53.8%	53.9%	63.5%
Beeston Central	66.3%	66.3%	66.3%
Nottingham	38.9%	38.9%	38.9%

(Source: Hometrack 2012)

Table 24 shows, by ward, the proportion of first-time buyer households unable to afford purchase prices. In a majority of the wards concerned, a higher than average proportion of first-time buyers would be unable to afford home purchase. A majority of potential first-time buyers would be unable to afford to buy flats in four wards; a terraced house in three wards; or a semi-detached house in six wards.

2.6.5: Private rented housing

The data on tenure shows a very high relative proportion of private rented housing across the area. In addition to students the private rented market includes:

- Young professional and working households (single and couples)
- Relocating families
- Families in the process of selling their properties and needing to rent temporarily to conclude a sale
- Single persons leaving marital or relationship breakdown.

The affordability of self-contained private rented housing is an important component in understanding the movement towards young professional and working households seeking shared housing.

Table 25: Average self-contained private rents

Average rents per week	Share	1B	2B	3B	4B	ALL
Radford	£66	£104	£115	£123	£127	£97
Forest Fields, Hyson Green	£65	£94	£116	£124	£137	£102
The Meadows	£69	£75	£109	£118	£145	£107
Dunkirk	£65	£99	£112	£122	£171	£118
St Ann's, Mapperley	£65	£87	£119	£151	£184	£124
Beeston	£65	£99	£127	£142	£200	£132
City Centre	£74	£126	£155	£194		£134
Lenton	£78	£105	£156	£196	£193	£135
Arboretum	£84	£104	£153	£177	£213	£149
West Bridgford	£75	£108	£136	£179	£253	£164

Table 26: Household income required to afford self-contained private rents

Household income required to afford...	Share	1B	2B	3B	4B	ALL
Radford	£11,326	£17,846	£19,734	£21,107	£21,793	£16,645
Forest Fields, Hyson Green	£11,154	£16,130	£19,906	£21,278	£23,509	£17,503
The Meadows	£11,840	£12,870	£18,704	£20,249	£24,882	£18,361
Dunkirk	£11,154	£16,988	£22,651	£19,219	£29,344	£20,249
Beeston	£11,154	£16,988	£21,793	£24,367	£34,320	£22,651
City Centre	£12,698	£21,622	£26,598	£33,290		£22,994
Lenton	£11,762	£18,018	£26,770	£33,634	£33,119	£23,166
Arboretum	£14,414	£17,846	£26,255	£30,373	£36,551	£25,568
West Bridgford	£12,870	£18,533	£23,338	£30,716	£43,415	£28,142

Table 25 shows that rents for self-contained private rented housing in the area increasingly require around an average income level (£20,000-£25,000). This goes some way to explaining the shift of demand towards shared housing that has occurred over recent years. Weekly rents range from:

- £65 to £84 per week on average for shared housing
- £75 to £126 for one-bed flats
- £109 to £156 for two- bed properties
- From £118 to £196 for three-bed properties
- £145 to £253 for properties with four beds or more.

Annual incomes required for renting specific types of property are as follows:

- Between £11,154 and £14,414 for shared housing
- Between £12,870 and £26,000 for one-bed flats
- Between £19,219 and £33,634 for two-bed properties
- Between £21,793 and £43,415 for three-bed properties.

2.7: Views of estate agents, landlords and local residents groups

The view from local estate agents on sales trends and rental demand from students, young workers and professionals is as follows:

- Student demand for housing in traditional student areas is still strong, although in some parts properties have become more difficult to let
- Property prices in Lenton and Beeston are relatively high and this, along with the types of property likely to be on offer, may constrain new demand from first-time buyers
- Property prices in areas with substantial concentrations of students are generally stable and higher than in many parts of the city. This has implications for affordability
- There is strong demand for residential housing in West Bridgford, Beeston, and parts of Lenton (Park estate, parts of the Drives and Castle Marina). Residential demand is returning to West Bridgford, moving the balance back towards single occupancy, while in Beeston and Lenton, single occupancy demand is returning for larger family houses with gardens.

The Nottingham Action Group (NAG) has been campaigning for some time to highlight the negative impacts of increasing numbers of HMOs and of poor quality landlords operating in previously residential neighbourhoods. The line taken by NAG includes:

- Some areas need rebalancing to create a more stable population, check the diminishing availability of affordable housing and make them more sustainable for the future
- Specific initiatives should be maintained such as HMO licensing, action on lettings boards and the ability to use Article 4 powers to control HMOs
- It is recognised (albeit reluctantly) that some areas (such as the Lenton Triangle and parts of Radford) are unlikely ever to revert to residential single occupation, but that others, with the right mix of interventions, could either return to residential tenure (eg West Bridgford) or be supported in achieving a more balanced mix between HMO and single occupancy households (such as the Drives in Lenton, Wollaton Park and the Lenton Gardens area)
- There is a concern that, while the increase in purpose-built student accommodation has helped divert some students from shared housing in residential areas, the design model for purpose-built accommodation is not flexible enough to enable other households to make use of it, if student demand were to change, and it is a poor fit for the needs and wants of returning students
- There is support for a dialogue to be established between interested parties on how to address the housing market changes taking place in areas with significant student populations and HMO housing and potentially how to 'redesign' them to create more sustainable communities.

3.0: IMPACTS OF CHANGE AND POTENTIAL INTERVENTIONS

This section presents a discussion of the potential impacts of the issues outlined above about student demand and supply and about housing market and affordability.

3.1: Impacts of changing supply and demand factors

Institutional statistics on the combined planned intakes of full-time students in Nottingham show a medium-term return to 2009/10 – 2010/11 levels followed by a plateau effect for the tail end of the period to 2017/18. This is an expression, first, of recognition by institutions of a strong likelihood of some degree of contraction and, second, of high uncertainty about longer horizons in a volatile environment. It is likely then that student numbers will, at best, remain broadly stable. With weak prospects of an increase in demand, any new purpose-built provision is likely either:

- To take student demand away from off-street shared housing
- To take at least some market share from other providers in the purpose-built sub-sector, potentially placing other commercial – or institutional – developments at risk
- To fail.

The patterns of changing student demand and locational preferences may have some impacts on neighbourhoods in Nottingham where there are large concentrations of students, such as Lenton, Radford and Beeston. Student provision in other areas, predominantly residential in nature (such as West Bridgford), may straightforwardly revert to residential use.

Any significant movement by students away from certain parts of the traditional student areas may produce a series of housing market issues that will need to be addressed. Empty properties left by, or no longer wanted by, students may not be immediately taken up by replacement demand from families or other single occupancy households.

There may be variable demand for the types of properties becoming available for sale or letting in the areas of Nottingham with concentrations of students and HMOs.

- Properties coming onto the market may be large with a big price tag and substantial refurbishment costs. This may be off-putting to potential buyers or renters, especially starter households who may otherwise be attracted to the area
- Many properties becoming empty or available may not have a garden and would, for that reason, be unattractive to families, either relocating or with equity from previous housing
- Properties vacated by students may not be attractive to families or other single occupancy households, if they are in streets with student concentrations
- First-time buyer demand is still being frustrated by lending policies and deposit requirements
- Buyers with equity have more choice of properties and may not choose to buy in areas with student populations.

For landlord investors there are a number of dilemmas relating to empty or under-let properties. Can they economically maintain single occupancy households (individuals, couples or families)? If they choose to sell, will they be able to do so at a financially viable level?

3.2: Impact of changing market and demand factors on landlords

The housing market in Nottingham has seen a significant shift over the last five years. Property values have fallen through lack of demand in some areas but stayed stable in others (see Table 20). The constraints on mortgage finance have meant a significant reduction in demand from first-time buyers.

Some 'reluctant landlords' and investors who bought at the height of the market may be unable to sell or reluctant to do so at a loss or only marginal gain. Given the current climate and demand changes, there may be properties from bankrupt or struggling landlords coming onto the market. There is declining student demand but variable demand from other groups.

3.3: Impact of changes in conditions on areas with student populations

There has been a reduction in the number of students living in the traditional core of Lenton:

- In the Lenton Triangle, the continuing high proportion of students and the property type profile make it likely that the area will continue to have a predominantly young (students or young workers) and mobile population, and will need managing accordingly
- In the Drives in Lenton (where there is evidence of an outward movement of students), in Beeston and in the Wollaton/Wollaton Park area, and where more traditional family housing types predominate, the potential exists for a return to residential occupation
- The Park estate in Lenton is predominantly a residential neighbourhood, But there is also a significant number of students living in shared housing in the numerous flats in the area (often converted from large houses). If the students move out of the estate, it is likely there will be alternative demand from young professionals/ workers or young couples unable to buy housing
- In Old Lenton, demand for off-street housing has increased. This is likely to continue. The management of the area needs to be reviewed
- In the area around Faraday Road (where significant new purpose-built student accommodation has been provided), there has been a reduction in students living in off-street housing. What household demand will replace the students moving out is not clear.

In the Meadows, there is the potential for the area to develop as a new urban settlement aimed at young professionals looking for a different type of city living. The development of eco-housing in the area may well provide a basis for realizing this potential.

In St Ann's, the gap left by falling student demand may not be easily filled, but there is the possibility of inward movement by 'new communities'.

In West Bridgford, a reduction in student demand will in all likelihood be replaced by demand from young professional sharers, families and other single occupancy households.

In Beeston and the Wollaton/Wollaton Park areas, where more traditional family housing types predominate, the potential exists for a return to residential occupation should students move out.

In the Arboretum, there has been a significant increase in student residence, particularly Nottingham Trent students. However, if student numbers at NTU fall, as seems likely, demand and use of housing in these areas will need monitoring.

In Forest Fields and Hyson Green, there has also been a significant increase in student residence, particularly amongst Nottingham Trent students. However, if student numbers at NTU fall, as seems likely, demand and use of housing in these areas will need monitoring. It is likely however, that replacement demand could come from the growing number of households from new communities in these areas.

In Radford, demand has remained stable but movement of students need to be monitored. However, if there is any movement, there is some evidence that households from new communities could provide alternative for housing no longer in demand from students.

In Dunkirk, demand from students has grown but at a slower rate than the overall increase in student numbers. Levels of demand need to be monitored in the context of possible wider reductions in student numbers and demand especially amongst University of Nottingham students.

In the city centre, there has been an increase in students living both in purpose-built student accommodation and in mainstream flat developments. This is likely to continue, given the continuing policy of developing further smaller purpose-built student schemes in the city centre.

3.4: Potential actions

3.4.1: Leave the market to correct itself

Housing market conditions have been changing and so too have patterns of demand, expectations and aspirations. The numbers of students coming to Nottingham to study are also likely to be subject to changes over time. There is some evidence, presented above, of a slowly evolving pattern of residence and a shift in the balance between single occupancy households and people living in HMOs. The market is, in effect, correcting itself. Accordingly, there may be little to be gained by intervening across the areas with student populations and especially in many of the sub-areas.

However, in areas where there is transition, consideration needs to be given to what types of household would, or could, live in areas with surplus properties/bed spaces, where market change is evident. There is no easy way to return HMOs to family occupation/single occupancy. There is little evidence of significant demand from families: properties may be unsuitable; simply not what families want; or too large for starter households/first-time buyers. Interventions could be encouraged to target and assist purchase by starter households and 'family builders' where property types are suitable.

It is vital that the Article 4 Direction is implemented in a way that assists the restoration of areas to residential single occupancy, where that is feasible and sustainable but does not cause housing market dysfunction (see below) or trap home owners in areas where they no longer want to live.

3.4.2: Let the market operate but develop selective interventions in areas in transition

Another option is broadly to leave the market to correct itself and operate freely but to use some targeted interventions to help create more stability and rootedness within neighbourhoods with student populations. These could include:

a) Use of Article 4

It is clear that in Nottingham the City Council is fully supportive of the use of Article 4 to control the numbers of HMOs. The policy appears to be built on an assumption that there would be a ready demand from families/single occupancy to purchase properties coming on to the market without them becoming HMOs. This research suggests that use of Article 4 could constructively contribute to restoring residential neighbourhoods where property types and the balance of the population make that feasible.

However, in other areas there is little evidence to suggest that there could be an 'automatic' return to residential single occupation:

- Some areas concerned have property types that may not be attractive to families
- Current mortgage lending conditions are restricting demand from first-time buyers
- Households with available equity may have numerous other choices of where to live and may not find the areas concerned attractive, or may be deterred by living alongside young, mobile households
- There is little evidence that landlords will let to single occupancy households if they cannot let them as HMOs.

There are also a number of other implementation issues:

- It is not clear if there is a robust evidence base on the number of HMOs in different locations. Given this, the adoption of any policy preventing change of use to an HMO if the proportion of HMOs is over a certain quota could be based on unreliable evidence, and may have unintended consequences
- Application of Article 4 could have unintended consequences. There have been instances quoted where long-standing residents seeking to sell and move have not been able to find a single occupancy buyer, and investor purchasers have been deterred by the implications of an application of Article 4
- It is likely that there will be growing demand for shared housing from young households unable to access social housing, afford self-contained market rents or enter home ownership; from single benefit claimants under 35, and from students (albeit not at the same levels evident over recent years). It is important that implementation of Article 4 does not restrict opportunities to provide the shared housing needed to deal with a growing demand
- Landlords are particularly concerned that, if they let to a single occupancy household, they would also be able to let as an HMO in the future – the 'flipping argument'
- There may also be issues of how to identify when change of use happens. Given current financial constrictions, it is questionable whether there would be sufficient enforcement resources.

b) Planning policy relating to new purpose-built accommodation

Some evidence has emerged from Manchester and Leeds of speculative developers seeking to develop new purpose-built student accommodation with little real concern over the future sustainability of such accommodation and its design and quality. Manchester and Leeds are both considering revising planning policy to ensure that new purpose-built student accommodation is developed only where it has been agreed with the Council and/or the universities that there is a clear need.

c) Recycling empty properties

As student numbers and demand for housing changes, there may be more empty or underlet properties that become unviable for landlords to maintain. For surplus off-street provision or empty private rented housing previously occupied by students, there are various markets which could be targeted by initiatives to bring empty properties back into use, including:

- Young starter households
- Young workers looking for shared housing
- Migrant families seeking affordable housing
- Homeless households or other households on the waiting list in housing need
- Households on the waiting list with a general housing need only.

d) Refurbishment of terraced housing

In order to make small terraced housing more attractive to potential purchasers, consideration needs to be given to how to refurbish them and how to improve the street environment. This may need to be done through a partnership vehicle. Purchase and refurbishment by housing associations may be problematic, as they would need to be made compliant with the Decent Homes Standard/ Housing Health and Safety Rating System. For that reason, they would be costly. There may be options in the future to use Green Deal/energy efficiency funding for improvements. Refurbished properties could be aimed at first-time buyers, possibly with assistance from a local authority mortgage scheme.

e) Neighbourhood management

In areas with student populations attention should be given to neighbourhood management, including action on community safety, refuse disposal, environmental management and anti-social behaviour. These endeavours need to be sustained and strengthened through coordinated action by the local Neighbourhood Improvement Board. Continuing action by the students' unions to reduce domestic burglaries through initiatives such as the 'Knowledge' campaign should be supported. The increasing community activity of students in the area should also be welcomed and supported.

f) Marketing and publicity

Action is needed to counteract any negative images of areas with student populations. They should be promoted as good places to live. In particular the area and living options within it should be promoted to young couples/family builders.

g) Partnership approaches

Actions to rebalance the housing market in areas of student population where there is changing demand may need a partnership approach and the levering-in of private investment. Consideration could be given to how a partnership vehicle might be developed to achieve this. Such a vehicle could, in theory, enable effective coordination of actions and finance to recycle empty properties; funding of property and environmental improvement; consideration of the feasibility of converting large empty terraced housing to flats for starter households; and the provision of assistance to first-time buyers.

4.0 CONCLUSIONS

This section presents a summary of research findings and identifies issues from them which may require a response.

4.1: Student numbers and demand

There has been a substantial increase in numbers of full-time students attending the two universities since 2000. New purpose-built student accommodation coming into commission over that period absorbed much of the higher volume of demand, thereby avoiding a major expansion of shared HMO housing to meet the additional residential need. Changes in government funding of universities and in wider policy-making, combined with structural shifts in the higher education market, mean that there is likely to be a reduction of around 2,500 students by 2016/17, mostly affecting Nottingham Trent University.

The vast majority of additional new students has been accommodated in new or university maintained residences. This reflects a university guarantee to accommodate all first-years in purpose-built housing, either owned/managed institutionally or through a nominations agreement with a commercial provider. This is attractive to students and their parents, as it is generally taken to offer a high level of quality assurance, good facilities, security, warmth, comfort, social opportunity and (often) proximity to the place of study and local infrastructure.

City centre apartments house a substantial proportion of students. There has however, been a switch in numbers from the purpose-built student accommodation in the city centre to city centre apartments.

The areas between the two university campuses (Lenton, Radford and Dunkirk) or surrounding the universities (Beeston, Arboretum, Forest Fields) have seen an increase in students, which is mainly concentrated in purpose-built student accommodation. The numbers of students in off-street shared housing has remained broadly constant (despite substantially increasing numbers) but has risen in some areas and fallen in others.

University of Nottingham students tend to see Lenton as the location of choice beyond Year 1. Very few NTU students live in Lenton or Beeston and are more likely to choose areas with shared housing closer to the city centre, (Arboretum, Forest Fields, Hyson Green, Radford and Dunkirk).

Returning students currently form a significant minority of those living in purpose-built student accommodation (28%). However, only 11% of returning students chose the purpose-built sub-sector. This means two things: the option of living in purpose-built accommodation is not seen by the majority of returning students as being as attractive as shared housing. However, the fact that a substantial minority of residents in purpose-built accommodation are returning students will mean that universities and private providers will increasingly market purpose-build to them in order to minimise empty bed spaces and maintain income stream.

4.2: Policy on purpose-built student accommodation

Nottingham City Council has had an active policy of encouraging purpose-built student accommodation in order to provide alternatives to shared private rented housing. Most of the new purpose-build was erected on campus, in areas very close to the campuses or in the city centre. Some smaller new purpose-built developments for students have been approved in the city centre as a means of helping regeneration of very specific central localities.

Building of new purpose-built provision on the more remote campuses (Clifton and Brackenwood for NTU and Sutton Bonington for the University of Nottingham) led to a reduction in student numbers living in private rented housing close to those campuses or in adjacent areas (eg West Bridgford and the Meadows).

There are around 2,000 new bed spaces in the pipeline. Almost half would be built under an agreement between private providers and NTU. Given a likely reduction in numbers of students at NTU, this may call into question the sustainability of those proposed residences – or of other purpose-build from which the proposed developments might take significant market share.

University of Nottingham has an issue about the sustainability of its own campus-based accommodation. Much of this is older, has variable quality in its provision of internet connectivity and is catered, which makes it expensive. If they prove attractive to students, new on-campus purpose-built developments and city centre residences (with quick and regular public transport to the campuses) will be brought into direct competition with university-maintained accommodation.

4.3: Housing market change

- There is an active residents group in Nottingham (NAG) who have had concerns over 'studentification' and expansion of HMOs
- The areas with high student populations have high relative house prices which have been driven up in the past by competition from investors and the higher potential yields from HMO provision. Over recent years, however, prices in most areas with student populations have been falling. While this may suggest that properties could become more affordable to potential buyers, this depends on whether the areas, or the properties, or both, are attractive to potential buyers, and in some cases they may not be. A reduction in prices in areas where purchaser demand is weak may well only result in a lack of confidence amongst potential buyers or investors, and in difficulties for existing owner occupiers trying to move
- Recent evidence nationally suggests that property prices generally may be increasing. It is likely that this will be felt in the Nottingham area over time and raises questions about the future ability of first-time buyers to purchase in the areas concerned, especially given continuing mortgage finance restrictions
- Private rents in areas with student populations are relatively high for single occupation. For this reason, any switch in demand is likely to be from shared student housing to shared housing for young professionals
- Property types in the Lenton Triangle may not be amenable to family/single occupation because of high relative prices, lack of gardens and high potential refurbishment costs. Accordingly , it is questionable whether there would be any substantial return of properties to family/single occupation if students were to leave those areas
- There are possibilities for change in tenure in the Drives, Park estate, Old Lenton and Faraday Road parts of Lenton, and in Beeston and Wollaton, where the housing types lend themselves to single residential occupation
- The Meadows could develop as a different type of inner urban neighbourhood offering eco-housing
- There could be further change in West Bridgford, continuing its return to a residential suburb.

4.4: Comparison of the findings of research by Unipol in Leeds and Nottingham

- The location of the universities in Nottingham relative to infrastructure is different from Leeds and produces different residential patterning amongst students
- In Nottingham the institutions and the local authority managed the supply of purpose-built accommodation effectively to meet the increasing residential demand created by rising full-time student numbers. This meant only a minor extension of student HMOs into residential areas. By contrast, development of new purpose-built provision in Leeds did not occur until after the boom in student numbers, which, therefore, had to be accommodated in a substantially expanded HMO sub-sector, extending significantly into new residential areas
- Nottingham City Council is still actively encouraging purpose-built student accommodation, especially in smaller schemes in the city centre. The authority clearly sees student accommodation as still being contributory to city centre development and regeneration, whereas in Leeds there is some doubt about this
- In both cities, given competition from new private purpose-built student accommodation in the city centre and around the campuses, the future of university residences may be questionable if substantial investment is not made or redevelopment undertaken
- In both cities there needs to be some agreement about the desired extent of the shared housing market in future, and on how to manage changes in demand away from student residence
- In both cities, approval of new purpose-built student developments should be based on a robust assessment of need that takes account of changing student and parent preferences and potential demand from returning students as well as new students.

4.5: Issues to address

- Nottingham City Council continues to support new purpose-built student accommodation, especially small developments in the city centre as part of a regeneration programme
- Because of the gradual increase in returning student demand for purpose-built accommodation, it may become necessary to review how need for new such provision is assessed and, specifically, to consider how the different needs of new and returning students can be jointly met
- Given likely reductions in student numbers (mostly at NTU), the sustainability of some of the proposed pipeline development may be questionable and revised planning policy may be necessary to regulate new purpose-built student accommodation
- The attractiveness of older institutionally-maintained residences to new students may be displaced by new purpose-built provision in the locality, offering a wider range of facilities at a more competitive cost. In light of this significant risk, the future of university residences is in need of review
- The City Council should consider the extent to which it wants to encourage movements of students out of areas currently with substantial student populations and HMOs (in particular from Lenton, Dunkirk, Radford and St Ann's), given uncertainty over the presence of replacement demand for many of the properties that may be vacated
- The Council needs to join with other key stakeholders to consider how areas with large student populations showing signs of transition can be transformed.

APPENDICES

Appendix 1: The historical location of students in Nottingham

Students attending the universities in Nottingham have historically lived in areas close to those institutions. All university cities have areas favoured by university students over many years. These typically hold attractions for students: plenty of pubs, green spaces, good access to their study centres (on foot or by bike or a short bus journey), and properties in a locality that suits them – multi-roomed housing (often, in Nottingham, of a Victorian or 1930s build) where it is cost-effective for four, five or six students to share the running costs. Lenton, Radford, Beeston and St Ann's are typical of these. But with increasing student numbers there have also been incursions of students into new areas.

Historically, the emergence of a paradigm in which Year 1 students lived in institutional accommodation and returning students lived in shared housing in the private rented sector created a growing demand for such housing in areas close to the location of the halls of residence. The nature and scale of that heartland was transformed as a direct result of the government's commitment made in the late 1990s to increase significantly the number of young people entering higher education in order to improve the skills base of the UK economy. There was a substantial increase in the number of students studying from 1997 to 2007 as both the University of Nottingham and Nottingham Trent University significantly increased their intakes.

Students coming to Nottingham wanted to live in established student areas, within easy reach of both their place of study and social and entertainment centres popular amongst students. However, the increase in student numbers was not matched by an increase in purpose-built accommodation or halls of residence to house them. When supply and demand was eventually re-balanced in 2005, it enabled first-year students to have a place in purpose-built accommodation.

At the same time, rising house prices offered excellent returns in respect of capital growth and yields from rented student housing. These compared favourably to other investments. The availability of cheap and easily obtained finance and credit enabled landlords and investors to purchase houses for student letting, and from 2002 parents of students added to the demand, competing for these same properties and, in doing so, further fuelling demand.

From the turn of 2000, in beginning to reckon with the future financial stresses of an increasingly ageing population on the state pension system, the government encouraged investment in buy-to-let properties in order to help supplement pensions. With cheap and readily available finance and with new-build properties unable to keep pace with the expanding population, housing was generally in short supply and properties rented quickly and easily. Although yields were little more than the interest paid on mortgages, the excitement of the boom era fuelled capital growth, which was the main attraction to those investing for their future pension plans.

At the turn of the millennium the landscape therefore featured a conjunction of high demand for higher education, a very favourable economy, a booming property market and a failure by government and universities alike to plan for increased purpose-built student accommodation.

Property prices continued to rise despite yields being driven down by competing landlords. Rents were not increasing as fast as capital values, as demand from students at the expanding universities balanced the supply from landlords who continued to purchase. This was to be a significant factor.

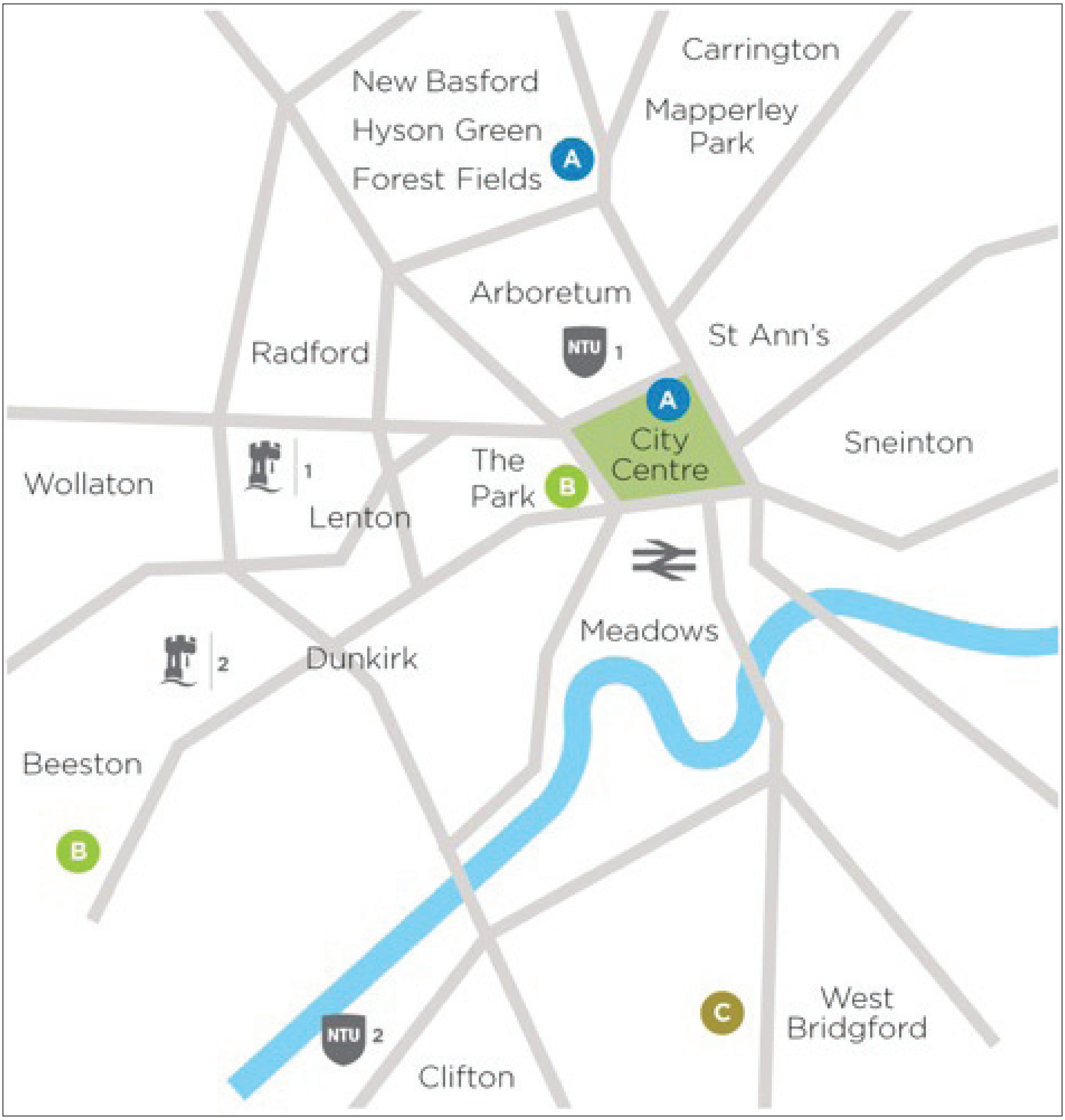
During this time a strong and vociferous lobby of established local residents emerged. The Nottingham Action Group (NAG) campaigned forcefully against 'landlordism', 'studentification' and the concentrations of HMOs and their impact on the areas in which they were located.

Since 2007 a consistent and gradual change has taken place in the pattern of student residential locations. There has been a substantial increase in the development of purpose-built student accommodation (institutional and private sector) from the mid-2000s onwards. This has been sufficient to house all first-year students who wanted it.

The boom in city centre apartment developments met a growing demand for rental housing, both from young professionals and workers and from students. There was a rapid increase in the number of students renting in the city centre.

Since 2008, the research findings on student locations set out in this report show a movement of first-year students into purpose-built accommodation in and around the city centre and the universities, and of returning students towards the areas around the universities and the city centre. There is evidence of a shift in residence patterns: more students living in the city centre and on campus in purpose-built accommodation and more students living in 'traditional' areas such as Lenton and Beeston. Student numbers have declined in some areas, especially West Bridgford, St Ann's, the Meadows, Sneinton and in areas outside Nottingham City.

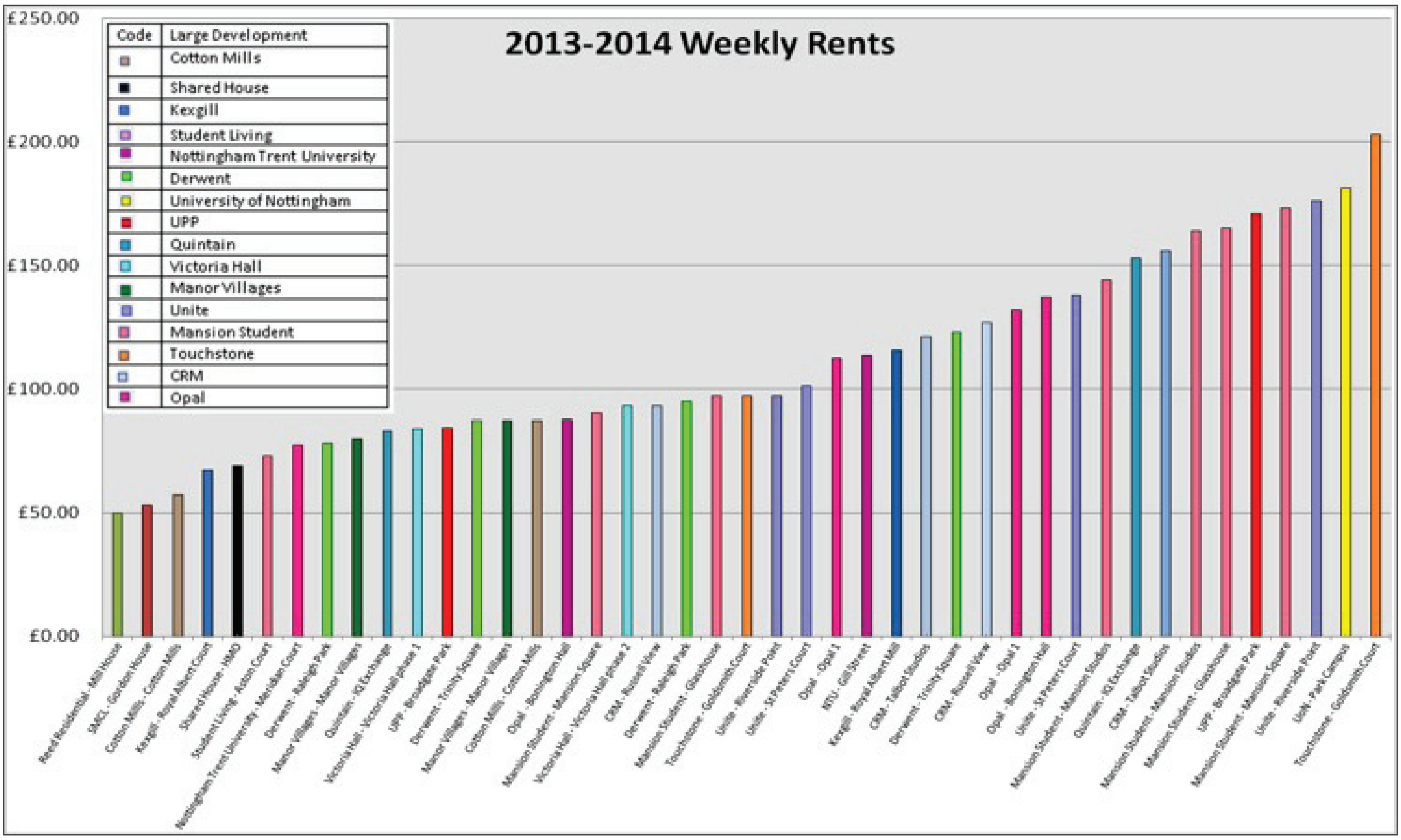
Appendix 2: Map of Nottingham



Appendix 3: Schedule of purpose-built student accommodation in Nottingham

Provider	Bed spaces	Provider	Bed spaces
Congregational Federation - Cleaves Hall	31	Peverall Hall	727
Cotton Mills	274	Sandby Complex	366
CRM	308	Simpson's Hall	225
Russell View	210	Victoria Hall Curzon Street	602
Talbot Studios	98	University of Nottingham	3,936
Derwent Living	1,791	University Park Campus	3,193
Raleigh Park	1,168	Florence Boot	194
Trinity Square	623	Willoughby	260
IQ Nottingham	277	Cavendish	278
Kexgill	183	Ancaster	273
Royal Albert Court	111	Nightingale	146
Royal Albert Mill	72	Rutland	281
Manor Villages	523	Sherwood	262
Opal 1	648	Derby	328
Student Living – Aston Court	35	Lincoln	221
Study Inn	200	Lenton and Wortley	297
Mansion	745	Cripps	314
Mansion Square	140	Hugh Stewart	339
The Glasshouse	605	Jubilee Campus	743
Touchstone - Goldsmith Court	378	Newark	400
UNITE	1,289	Southwell	200
Riverside Point	482	Melton	143
St Peters Court.	807	Nottingham Trent University	609
UPP	5,889	Brackenhurst	300
Broadgate Park	2,223	Clarendon Court	120
Norton Court	312	1-9 College Drive	37
Blenheim Hall	177	Elm House	14
Gill Street	448	Fletcher Terrace	24
Hampden Hall	168	Gordon House	58
The Maltings	266	Mill House	44
Meridian Court	250	21 Waverley St	12
New Hall	727	South Nottingham College - Moorgate House	45
TOTAL 17,763			

Appendix 4: Weekly rents in Nottingham 2013/14 by provider



Appendix 5: Full-time students: 2011 Census

	2011			2001			No. Change 2001 - 2011	% change 2001 - 2011
	Pop	Students	%	Pop	Students	%		
Dunkirk and Lenton	10920	6757	65.7%	9932	4788	48.2%	1969	19.8%
Wollaton East and Lenton Abbey	9952	5821	63.9%	9031	4559	50.5%	1262	14.0%
Radford and Park	21414	9876	51.0%	14456	4383	30.3%	5493	38.0%
Arboretum	13321	5299	45.3%	10284	3037	29.5%	2262	22.0%
St Ann's	19316	5063	26.2%	13270	976	7.4%	4087	30.8%
Soar Valley (Sutton Bonington)	2639	684	20.0%	1654	331	25.9%	353	13.4%
Beeston Central	4799	945	19.7%	4752	739	15.6%	206	4.3%
Trent Bridge (West Bridgford)	4636	946	19.7%	3621	713	20.4%	233	5.0%
Bridge	14669	2855	19.5%	9084	842	9.3%	2013	22.2%
Beeston North	5653	677	16.7%	4381	733	12.0%	-56	-1.0%
Clifton North (Clifton Campus)	12888	1112	8.6%	9307	1003	7.8%	109	0.8%
Beeston West	5337	452	8.5%	4966	383	7.7%	69	1.4%
Mapperley	15846	1038	8.0%	10884	867	8.0%	171	1.6%
Southwell West (Brackenhurst)	3011	383	6.1%	1735	106	12.7%	277	9.2%
Musters (West Bridgford)	4298	259	7.8%	2931	242	6.0%	17	0.4%
Leen Valley	10702	565	6.8%	6477	289	5.3%	276	2.6%
Compton Acres (West Bridgford)	4934	237	6.1%	3491	163	4.8%	74	1.5%
Dales	16754	797	6.1%	10288	857	4.8%	-60	-0.4%
Beeston Rylands	5516	282	6.0%	4150	273	5.1%	9	0.2%

Appendix 6: Housing tenure in areas with students 2001-11

Ward (2011)	Owner occupier		Private rented		Rented from Council		Housing association		ALL
	No	%	No	%	No	%	No	%	No
Dunkirk and Lenton	735	20.4%	1988	55.2%	661	18.3%	219	6.1%	3603
Radford and Park	1856	25.1%	3439	46.5%	1120	15.1%	979	13.2%	7394
Bridge	1932	28.4%	2657	39.1%	1402	20.6%	800	11.8%	6791
Beeston Central	912	43.7%	701	33.6%	391	18.7%	82	3.9%	2086
Beeston West	1561	68.6%	557	24.5%	76	3.3%	81	3.6%	2275
Wollaton East/ Lenton Abbey	945	47.1%	441	22.0%	483	24.1%	136	6.8%	2005
Beeston Rylands	1660	69.1%	480	20.0%	109	4.5%	152	6.3%	2401
Wollaton West	4708	78.0%	664	11.0%	220	3.6%	445	7.4%	6037
St Ann’s	1951	24.1%	2188	27.0%	3194	39.5%	760	9.4%	8093
Beeston North	1316	58.1%	506	22.3%	321	14.2%	124	5.5%	2267
Trent Bridge	719	36.9%	954	49.0%	22	1.1%	251	12.9%	1946
Soar Valley	643	79.5%	106	13.1%	10	1.2%	50	6.2%	809
Southwell West	820	75.3%	138	12.7%	64	5.9%	67	6.2%	1089
Clifton North	3621	70.6%	482	9.4%	896	17.5%	131	2.6%	5130
Nottingham Average	56867	46.7%	27300	22.4%	26176	21.5%	11310	9.3%	121653

Ward (2001)	Owner occupier		Private rented		Rented from Council		Housing association		ALL
	No	%	No	%	No	%	No	%	No
Dunkirk and Lenton	1103	29.5%	1698	45.5%	733	19.6%	200	5.4%	3734
Radford and Park	2120	33.7%	2115	33.6%	1458	23.1%	607	9.6%	6300
Bridge	1660	37.8%	801	18.2%	1577	35.9%	353	8.0%	4391
Beeston Central	1065	50.1%	575	27.1%	391	18.4%	93	4.4%	2124
Beeston West	1600	73.0%	433	19.8%	91	4.2%	68	3.1%	2192
Wollaton East/ Lenton Abbey	1135	54.5%	230	11.0%	607	29.1%	111	5.3%	2083
Beeston Rylands	1682	71.2%	422	17.9%	129	5.5%	130	5.5%	2363
Wollaton West	4699	78.6%	616	10.3%	220	3.7%	445	7.4%	5980
St Ann’s	1725	26.2%	722	10.9%	3698	56.1%	451	6.8%	6596
Beeston North	1483	63.8%	347	14.9%	375	16.1%	121	5.2%	2326
Trent Bridge	780	38.6%	940	46.5%	157	7.8%	144	7.1%	2021
Soar Valley	580	73.7%	148	18.8%	42	5.3%	17	2.2%	787
Southwell West	770	81.3%	77	8.1%	74	7.8%	26	2.7%	947
Clifton North	3613	69.1%	221	4.2%	1220	23.3%	178	3.4%	5232
Nottingham Average	56867	46.7%	27300	22.4%	26176	21.5%	11310	9.3%	121653

Appendix 7: Residential distribution of students 2007/08 – 2012/13

AREA	2007/2008		2012/2013		Change 2007/08 - 2012/13
	ALL	% ALL	ALL	% ALL	
Lenton (including Park Campus)	10462	25.60%	10886	20.36%	424
City Centre	4117	10.10%	7269	13.59%	3152
Beeston Area	3005	7.30%	6514	12.18%	3509
Radford	1324	3.20%	3035	5.68%	1711
Arboretum	1683	4.10%	2459	4.60%	776
Clifton (Clifton Campus)	341	0.80%	1922	3.59%	1581
Hysen Green, Forest Fields, Sherwood	1108	2.70%	1899	3.55%	791
Dunkirk	1367	3.30%	1648	3.08%	281
Wollaton (including Jubilee Campus)	1050	2.60%	1646	3.08%	596
St Ann's, Mapperley, Mapperley Park	1287	3.10%	1057	1.98%	-230
Arnold, Bestwood area	678	1.70%	1016	1.90%	338
West Bridgford,	1418	3.50%	708	1.32%	-710
Basford, Bulwell	252	0.60%	527	0.99%	275
Southwell (Brackenhurst)	118	0.30%	354	0.66%	236
The Meadows,	437	1.10%	247	0.46%	-190
Sneinton,	244	0.60%	197	0.37%	-47
Nottingham City Area	28891	70.60%	41384	77.40%	12493
Sutton Bonington	383	0.70%	614	1.11%	231
Mansfield	262	0.60%	208	0.39%	-54
Radcliffe-on-Trent	184	0.40%	206	0.39%	22
Carlton, Gedling	228	0.60%	195	0.36%	-33
Eastwood and Kimberley area	227	0.60%	190	0.36%	-37
Newark	167	0.40%	168	0.31%	1
Long Eaton, Sandiacre	156	0.40%	152	0.28%	-4
Hucknall, Ravenshead	188	0.50%	142	0.27%	-46
Grantham/Sleaford	131	0.30%	134	0.25%	3
Sutton-in-Ashfield, Kirkby-in-Ashfield	150	0.40%	109	0.20%	-41
Burton Joyce, Calverton, Lowdham	169	0.40%	97	0.18%	-72
Bingham, Orston	88	0.20%	76	0.14%	-12
Outside Nottingham city	2223	5.40%	1677	3.14%	-546
Elsewhere UK or abroad	9830	24.00%	10409	19.47%	579
ALL	40944	100.00%	53470	100.00%	12526

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