

Adult Social Care & Housing Overview & Scrutiny Committee

Agenda Item 23

Brighton & Hove City Council

Subject:	<i>Housing Strategy – Student Housing in Brighton & Hove</i>	
Date of Meeting:	<i>Adult Social Care & Housing Overview & Scrutiny Committee</i>	
Report of:	<i>Director of Adult Social Care & Housing</i>	
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	E-mail:	
Wards Affected:	All	

1. SUMMARY AND POLICY CONTEXT:

- 1.1 To provide a report on the studentification of areas in Brighton & Hove looking at the Strategic Housing Market Assessment (SHMA) evidence base and the council's Core Strategy and revised preferred options (June 2008) and priorities for Lewes Road.
- 1.2 The report also suggests some ways in which Members might become more involved in issues relating to studentification

2. RECOMMENDATIONS:

- 2.1 Members of ASC&HO&SC note the housing market and planning policy context;
- 2.2 Members consider an ad hoc Panel looking at some aspects of this issue in greater depth.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The Brighton & Hove Strategic Housing Market Assessment (April 2008) shows that the University of Brighton & University of Sussex have 13,800 and 8.600 students respectively. The largest proportion of students at the University of Brighton (63%) are accommodated in their 'own home' which is predominantly the private rented sector, 16% live in accommodation maintained by the University itself (halls of residence) and 13% live with parents. The proportion living in the private rented sector is significantly

higher than the average for all UK institutions (43%) The University of Sussex appears to have more students in halls of residence (30%) however 50% of its student population lives in accommodation where the university acts as an agent and this is likely to be private rented.

- 3.2 In the long run student numbers are not likely to be significantly affected by Increases in fees; student numbers in the UK have increased by 19% in the last five years and are forecast to increase by 3% per annum up to 2010
- 3.3 Nationally and in Brighton & Hove student accommodation provided by the Universities has not grown at the same pace as student numbers resulting in a greater reliance on private rented property and concentrations of student housing close to campus
- 3.4 It is evident in Brighton that students are most attracted to some of the cheaper rented property along the Lewes Road – the triangle area (The Avenue/Lewes Road), Hartington Road, Coombe Road and Bevendean
- 3.5 The numbers of students in Bevendean and Coombe Road areas has increased dramatically along with the expansion of the universities. Generally the studentification of these areas has intensified because even though student numbers might have grown in line with the population of the city as a whole they are overwhelmingly concentrated in a few neighbourhoods. It is also a feature that the majority of Brighton University students in particular live in shared houses in the private rented sector.
- 3.6 Jo Sage, a research student at the University of Brighton, has examined the impact of this growth on existing communities over the last 5 years. The study included focus groups with local residents associations who reported key impacts as follows:
 - Noise nuisance: particularly after 11pm since changes in licensing laws
 - Changes to retail provision: the concentration of students along the Lewes Road has encouraged the development of mainly takeaways and off licences
 - Physical condition of housing: landlords are not encouraged to upkeep their properties by student tenants who move on after one year
 - Increase in litter: as a result of intense house sharing
- 3.7 A key concern is that students sharing larger homes occupy homes that would otherwise be available to families. This has the effect of pushing out those families on lowest incomes from the private rented sector where landlords favour student tenants.

- 3.8 One implication of this, and one that will reinforce the trend, is that school admissions may fall in the area (one primary school in Coombe Road no longer has a double intake each year) reflecting the demographic change.
- 3.9 In January of this year the Housing Development team looked at a Purchase & Repair initiative with Moat Homes to help meet family housing need. The pilot was for Moat to purchase up to 10 larger family homes for sale in the Bevendean Neighbourhood Renewal Area and for these homes to be refurbished and delivered for shared ownership for local families. The proposal was a good fit with the wider objectives in the Renewal Area; however property prices at the time made the scheme unviable: Moat were unable to compete with private landlords in the open market and Housing Corporation grant requirements were too high.
- 3.10 The council's Core Strategy – Revised Preferred Options (June) identifies Lewes Road as one of seven development areas as part of the revised spatial strategy for the city to 2026.
- 3.11 It recognises the two universities make a major contribution to the economic and cultural life of the city and wider sub-region. They have a combined annual revenue expenditure of around £250 million and employ approximately 5,000 staff. Both have important links with business and the community. Both have proposals to extend and enlarge their campuses.
- 3.11.1 The local priorities for the development area include:
- Promotion of the role of the area a sustainable academic corridor and closer links between the universities and schools and the wider community
 - Securing high quality redevelopment of the significant sites in the area providing new space for employment, learning and residential
- 3.11.2 To help deliver the local priorities for the area the council will work with the Universities on a Supplementary Planning Document (SPD) ' to support the sustainable redevelopment and expansion of the campuses and support the need to provide appropriate accommodation for students.' This will require new student accommodation on and near the campuses. Work on the SPD has started and will be completed in the next three years.
- 3.11.3 The Core Strategy also includes core policies on Housing Delivery (CP11) and Affordable Housing (CP12) Through CP11 the council seeks to ensure housing developments incorporate a mix of housing types and sizes reflecting housing need, and to safeguard the existing stock of family sized homes through policies designed to resist their loss. CP12 has, in terms of the preferred affordable housing mix, provision for on-going monitoring of local housing need together with site and neighbourhood characteristics to inform the preferred option on a site by site basis.

4. CONSULTATION

- 4.1 The SHMA (2008) consulted stakeholders through a stakeholder event held on 21st February at Hove Town Hall attended by around 80 stakeholders from the public and private sector providing information about the emerging evidence and inviting feedback to the consultants and the city Council
- 4.2 The Core strategy document is in its formal six week consultation period, 27 June - 8 August 2008.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 None directly related to this report

Legal Implications:

- 5.2 None directly related to this report

Equalities Implications:

- 5.3 None directly related to this report

Sustainability Implications:

- 5.4 None directly related to this report

Crime & Disorder Implications:

- 5.5 None directly related to this report

Risk & Opportunity Management Implications:

- 5.6 None directly related to this report

Corporate / Citywide Implications:

- 5.7 Consideration of the impact of student housing will form part of the Citywide Housing Strategy.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 None for this report

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 Members of ASC&HO&SC are not required to make a decision on the report; this report is essentially to inform the Committee of the evidence base and the policy context.

SUPPORTING DOCUMENTATION

Appendices:

1. None

Background Documents

[List any background / supporting documents referred to or used in the compilation of the report. The documents must be made available to the public upon request for four years after the decision has been taken]

1. Brighton & Hove Strategic Housing Market Assessment Final Report (April 2008)
2. Brighton & Hove City Council Core Strategy – Revised Preferred Options (June 2008)

