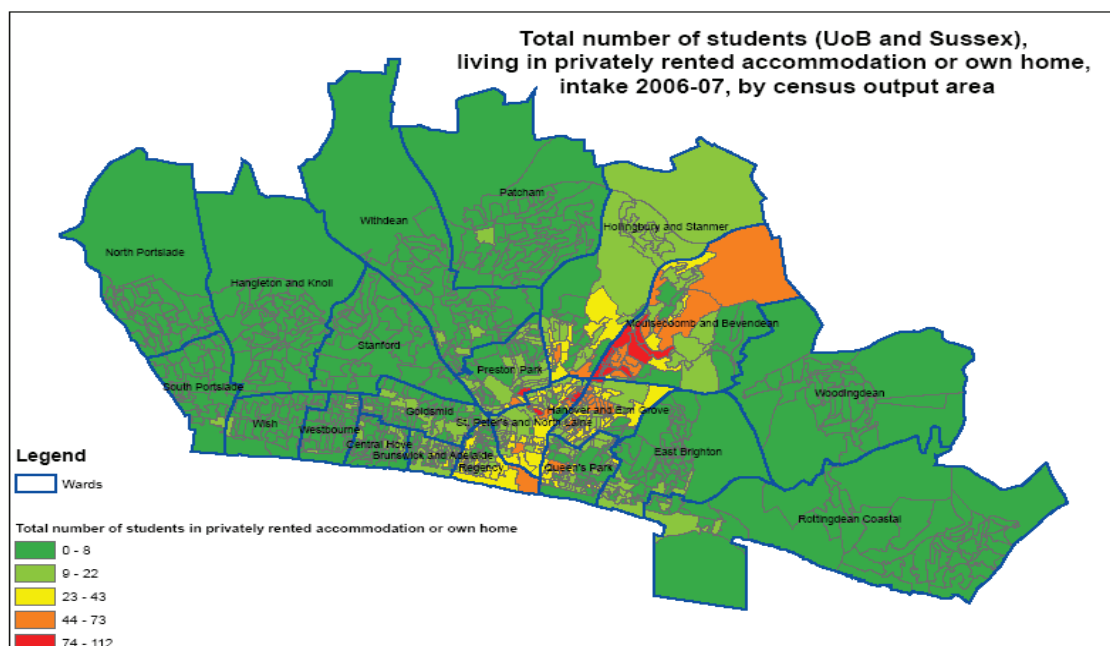


## Appendix i) – Extract from University of Brighton Research Project into relationship between supply and demand for student housing

### a) Student Mapping - Summary of key findings

1. Significant and uneven increase in number of student residents since 2001/02
2. New student geographies since 2001/02
3. Changing Student Geographies on an annual basis
4. Expanding and concentrating pockets of private rented sector student residence
5. Distinct patterns of University of Brighton student residence
6. Distinct patterns of University of Sussex student residence
7. Distinct patterns of level 1 (first year) undergraduate private rented sector residence
8. Distinct patterns of level 2 & 3 undergraduate private rented sector residence



### b) Focus groups with local residents and councillors – Headline messages

1. Studentification is perceived by local residents to be unfolding in Brighton and Hove
2. The impacts of studentification are not uniform according to residents
3. Positive and negative perceptions of studentification have been identified
4. Areas worst affected: Bevendean, Coombe Road area, the Triangle
5. More positive perception of students in Hanover

### i) Bevendean & Coombe Road residents' perceptions

Positive and negative impacts identified:

#### +ve impacts

- Local transport
- Regeneration of local shops
- Interaction of students with local children

#### -ve impacts

- Noise disturbance and low-level ASB
  - o House parties
  - o Congregations on green late at night
- Parking
- Problems with refuse left out on wrong days, consequent littering of pavements and green area of The Avenue
- Unkempt gardens and hedges
- Threat to Bevendean Primary School (SAP's)
- Population profile imbalance (v. high proportion of students) - particularly in The Avenue, Lower/Upper Bevendean Avenue



### ii) Triangle residents' perceptions

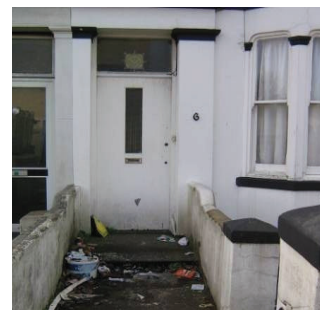
Positive and negative impacts identified:

#### +ve impacts

- Adds young, bohemian vibrancy to area

#### -ve impacts

- Physical dilapidation of properties
- Household rubbish/ litter dumped in gardens
- Transient noise disturbance
- Retail on Lewes Road skewed to cater for students
  - o Late-night take-aways, off-licenses, video shops, discount furniture stores etc.
  - o Late-night off-licenses acting as hubs for noise disturbance and ASB



### iii) Hanover residents' perceptions

Positive and negative impacts identified:

#### +ve impacts

- Community appreciate and welcome youthful, bohemian vibrancy brought by students

- Local pubs and traders thrive on student market – these amenities also appeal to and service the local community due to it's unique nature



#### -ve impacts

- Transient noise disturbance
- Rubbish dumped on streets

### **c) Perceptions of local stakeholders involved in student housing**

#### Lettings Agents

Hollingdean – student buy-to-let market growing in this area

- “This year there’s been a lot more happening in Hollingdean...because...Bevendean is kind of seen now by the students as being a bit Moulsecoomb...it’s not quite as... nice” (Student lettings agent)
- “Over in Hollingdean, it’s got parking on the roads, it’s a minutes walk down to Sainsburys and the BP garage, it’s quite quiet and the houses are still quite big and have gardens. So...it’s a good compromise.” (Student lettings agent)
- “It’s getting really really expensive to buy a house down there [Lewes Road area], Hanover’s even worse, so the next best place is Hollingdean, so that’s why – house prices are kind of dictating where students are going to live.” (Student lettings agent)”

#### Community Development Worker

Bevendean - properties not making it onto open market – reminiscent of processes of studentification in Headingley, Leeds

- “Somebody that we spoke to who was selling his house...it didn’t even go on the market. It went to the estate agent, the estate agent immediately phoned up a landlord, and the landlord bought it without seeing it. And now it’s being gutted, and changed...they were moving out because they didn’t want to be one of the last people in the Avenue.”

#### Local authority

Strategy is city-wide – no (current or potential) consideration of smaller geographies within city boundary

- “It [housing strategy] looks at the whole city, we haven’t progressed it to start looking at particular areas, and I don’t know if we will, but what has happened is the neighbourhood renewal service have developed neighbourhood action plans, and they’ve looked at particular areas within the city...they’ve focused on some of the most deprived wards.”

- “They’re [students] tending to occupy family houses, you know East Brighton’s one of the areas where families might consider moving to when they need more space...as a family gets bigger, so...it has a supply impact as well on family houses.”
- “It’s the private market, at the end of the day the private market dictates itself. If there’s money in students which there undoubtedly is, then private investors are going to keep buying property in areas for students, cram as many into the house as you can, make as much money as you can, no stake in the community, they’re only there for a short time, so that whole community spirit thing, the private investors don’t care about that.”