

Bath and North East Somerset Local Plan Partial Update

Addendum to Topic Paper Student Accommodation (CD-SD036)

1.Introduction

- 1.1 At day 2 of the examination hearings the Inspector requested information on recently permitted purpose built student accommodation (PBSA) schemes. After the hearings discussion on Bath, the University of Bath has also alerted the Council to errors in the table in the Topic Paper (CD-SD036). This addendum to the Topic Paper sets out information on recent PBSA permissions and corrects the errors in the Topic Paper (CD-SD036).
- 1.2 Table 4 of the Topic Paper: Student Accommodation sets out the student numbers and associated accommodation demand from the University of Bath and Bath Spa University. As explained in the Topic Paper, the number of students enrolled for the Master’s degree apprenticeship (DA) and for Distance Learning (DL) to the University of Bath are removed from the accommodation demand calculation as they are new courses designed to be undertaken solely by distant learning.
- 1.3 The UoB Student Forecast figures for 2018/19, 2019/20 and 2020/21 shown in row 1 of the table already excluded the total DA and DL numbers, but the DA and DL total student numbers (row 2) were erroneously deducted again for these three years in arriving at the figures in row 3. Also paragraph 3.8 of the Topic Paper states that *‘The new University Strategy 2021-26 continues to support the development of online provisions and innovative delivery models, including degree apprenticeships and forecast between 0%-1.5% growth per annum in the next 5 years up to 2025/26. Beyond this point it is difficult to forecast. Therefore, for the purpose of this study, the highest growth rate of 1.5% is used up to 2025 for all students, alongside continued growth for the Master’s degree apprenticeship and Distance Learning through the Plan period.’* However, erroneously the table showing figures using 1% growth up to 2029/30 was included in the Topic Paper.
- 1.4 Table 4a below now shows the correct figures with the right DA and DL student numbers and growth rate of 1.5% up to 2025/26 as agreed with the University of Bath.

Table 4a of the Topic Paper with corrected figures for the University of Bath

Factor	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30
UoB Student Forecast	18,103	18,868	19,041	19,190	19,478	19,770	20,067	20,368	20,368	20,368	20,368	20,368
DA and DL total	51	403	1,148	1,165	1,183	1,200	1,218	1,237	1,237	1,237	1,237	1,237
UoB Student Forecast without DA and DL (total student number)	18,052	18,465	17,893	18,025	18,295	18,570	18,848	19,131	19,131	19,131	19,131	19,131
UoB Housing Need (approx:78% of total student no.)	14,081	14,403	13,957	14,059	14,270	14,484	14,702	14,922	14,922	14,922	14,922	14,922

- 1.5 **Table 8a below** shows the updated student accommodation figures for the University of Bath based on Table 4a above. It shows total future demand of 784 bedspaces instead of the original figure of 536 bedspaces by the end of the Plan period (2028/29) included in the Topic Paper.

Table 8a Combined forecast demand for student accommodation based on the Universities’ Growth Plans (based on the correct figures)

Factor	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30
Bath Uni Student Forecast	18,052	18,465	17,893	18,025	18,295	18,570	18,848	19,131	19,131	19,131	19,131	19,131
Bath Spa Student Forecast	7,770	7,222	6,819	6,994	7,123	7,478	7,914	8,291	8,742	8,928	9,113	9,299
Total Student Forecast	25,822	25,687	24,712	25,019	25,418	26,048	26,762	27,422	27,873	28,059	28,244	28,430
Bath Uni Housing Need (approx:78% of total student no)	14,081	14,403	13,957	14,059	14,270	14,484	14,702	14,922	14,922	14,922	14,922	14,922
Bath Spa Housing Need All (approx:56%)	4,351	4,044	3,819	3,917	3,989	4,188	4,432	4,643	4,896	5,000	5,103	5,207
Total Housing Need	18,432	18,447	17,775	17,976	18,259	18,672	19,133	19,565	19,818	19,922	20,025	20,129
Bath Uni on-campus	3,543	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586
Bath Spa on-campus	872	872	872	872	872	872	872	872	872	872	872	872
Bath Uni off-campus	931	1,288	1,492	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628
Bath Spa off-campus	1,392	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115
CRM Private	802	828	891	891	1,077	1,149	1,149	1,149	1,149	1,149	1,149	1,149
Beds Total	7,540	7,689	7,956	8,092	8,278	8,350	8,350	8,350	8,350	8,350	8,350	8,350
Residual demand (2018/19 assumed to be met by HMOs)	10892	10758	9819	9884	9981	10322	10783	11215	11468	11572	11675	11779
Additional bedspaces required to meet the forecasts (cumulative total)	0	-134	-1073	-1008	-911	-570	-108	323	576	680	784	888

- 1.6 The Council was asked by the Inspector to provide information on the recently permitted PBSA schemes at the hearings on Day 2. Since the Topic Paper (CD-SD036) was produced, three schemes have been permitted as below. Please note that Exam 11 shows more recently permitted schemes (The Old Bakery, Cricket Club and Plumb Centre) but these figures were already included in the original Table 8.
- 20/03071/EFUL Dick Lovett 335 bedspaces (added 2025/26 and 2026/27)
 - 21/02354/FUL Jubilee Centre 120 bedspaces (added 2026/27)
 - 21/04049/FUL Scala 88 bedspaces (added in 2026/27)
- 1.7 In order to show the residual demand, Table 8a is updated taking into account the three schemes in Table 8b below. It is now showing the residual demand of 241 bedspaces by 2028/29 (Plan Period). To ensure transparency, the total student accommodation listing is included in page 5 of this note.
- 1.8 The expected shortfall identified is 241 bedspaces, but taking into account 870 bedspaces allocated on Claverton Campus, the surplus of 629 bedspaces could start to address the pressure on HMOs. However, in order to ease the pressure on the HMOs the right type of PBSA with the right levels of rents should be offered, including accommodating follow on students (2nd and 3rd year and undergraduate students). This will be facilitated by the Local Plan Partial Update new Policy H2a.

Table 8b Combined forecast demand for student accommodation based on the Universities’ Growth Plans (updated with the recently permitted student accommodation) June 2022

Factor	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30
Bath Uni Student Forecast	18,052	18,465	17,893	18,025	18,295	18,570	18,848	19,131	19,131	19,131	19,131	19,131
Bath Spa Student Forecast	7,770	7,222	6,819	6,994	7,123	7,478	7,914	8,291	8,742	8,928	9,113	9,299
Total Student Forecast	25,822	25,687	24,712	25,019	25,418	26,048	26,762	27,422	27,873	28,059	28,244	28,430
Bath Uni Housing Need (approx:78% of total student no)	14,081	14,403	13,957	14,059	14,270	14,484	14,702	14,922	14,922	14,922	14,922	14,922
Bath Spa Housing Need All (approx:56%)	4,351	4,044	3,819	3,917	3,989	4,188	4,432	4,643	4,896	5,000	5,103	5,207
Total Housing Need	18,432	18,447	17,775	17,976	18,259	18,672	19,133	19,565	19,818	19,922	20,025	20,129
Bath Uni on-campus	3,543	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586	3,586
Bath Spa on-campus	872	872	872	872	872	872	872	872	872	872	872	872
Bath Uni off-campus	931	1,288	1,492	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,628
Bath Spa off-campus	1,392	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115	1,115
CRM Private	802	828	891	891	1,077	1,149	1,149	1,349	1,692	1,692	1,692	1,692
Beds Total	7,540	7,689	7,956	8,092	8,278	8,350	8,350	8,550	8,893	8,893	8,893	8,893
Residual demand (2018/19 assumed to be met by HMOs)	10892	10758	9819	9884	9981	10322	10783	11015	10925	11029	11132	11236
Additional bedspaces required to meet the forecasts (cumulative total)	0	-134	-1073	-1008	-911	-570	-108	123	33	137	241	345

Purpose Build Student Accommodation information June 2022

Student Accommodation June 2022							
Ownership	Beds	Planning Status	Address and	Ownership	Beds	Planning Status	Address and
University of Bath				Bath Spa University			
On Campus				On Campus			
West Wood	659		BA2 7AY	Lakeside	311		
East Wood	632		BA2 7AY	The Gardens	561		
Norwood House	143		BA2 7AY		872		
Brednon Court	126		BA2 7AY	Off Campus			
Polden Court	126		BA2 7AY	Bankside House	43		
Osborne House	34		BA2 7AY	Green Park House	461	14/00480/FUL	
Marlborough and Solsbury Court (2003)	468		BA2 7AY	Nominal Agreement			
Woodland Court (2008)	397		BA2 7AY	Charlton Court	295	number09/02405/FUL	
The Quads (2014)	708		BA2 7AY	Waterside Court	316	01/02522/EFUL(2002)	
New Polden (2018)	293			Twerton Mill	0	withdrawn from 2020	
	3586				1115		
Off Campus				Bath Spa Uni Total			
Carpenter House	135		BA11UB		1987		
John Wood Building	81		BA1 1AG	Private			
John Wood Court	196		BA11AL	CRM Managed Accommodation			
Canal Wharf, Sydney Wharf	22		BA2 4EF	The Quasar Building	48	12/00536/FUL	BA1 1UA
Clevelands Building	152		BA2 4EP	1-3 Westgate Buildings	20	Planning Permission (13/05259/FUL) was for 29 Delivered 2015/16	BA1 1EB
				Brougham Hayes	104	in 2017/18	BA23GF
Pulteney Court	137		BA2 4JQ	Twerton Mill	53		
Thornbank Gardens	221		BA2 3HA	Weirside Court	32	16/03060/FUL Permitted 2016	
	944			Former St. Johns	183	16/01314/FUL Permitted 2016	BA2 4EZ
Nomination Agreements				Bath Sea Cadet Corps	18	16/03359/FUL Permitted 2016	BA2 6PX
James Street West (CRM)	128	April 15 New in	BA1 2BU	Land At Rear Of Argos (Avon Studio)	93	Permitted 2017/17/00186/FUL	
Canal Bridge (CRM)	20	permitted Jan 14	BA2 4FA	Twerton Mill	277	No nomination agreement	
Piccadilly Place (CRM)	47		BA1 6PL		828		
Radway House (CRM)	31	13/04683/FUL Dec 14 New in	BA2 2UB	Private Rented Consented but not yet delivered			
The Exchange, 1-3 James Street West (CRM)	78	April 15 New in 2017/1814/02412		The Old Bakery Jews Lane	63	18/02831/FUL 20/01009/VAR	
Widcombe Wharf (CRM)	40	12/03234/FUL	BA2 6AA	Hartwell	186	19/01854/OUT	
	344			Plumb Centre	72	20/00023/FUL	
				Dick Lovett	335	20/03071/EFUL	
Nomination Agreement consented but not yet built				Jubilee Centre	120	21/02354/FUL	
Bath Cricket Ground	136	17/04338/FUL due 2021		Scala	88	21/04049/FUL	
34-35 LBR, Bath (Pickford)	204	17/03774/OUT			864		
				CRM/Private Accommodation			
	340				1692		
University of Bath Total				University of Bath Total			
	5214						
Summary							
On campus	Built	Consented but not built yet					
	UoB	3586	3586				
	BSU	872	872				
On campus total	4458	0	4458				
Off campus	Built	not built yet					
	UoB	1288	340				
	BSU	1115	1115				
Off Campus total	2403	340	2743				
Private	828	864	1692				
Combined Total	7689	1204	8893				