



Southampton City Council Private Rented Sector Inquiry

University of Southampton

18 January 2024

Thank you for inviting us

- Ros Lyon, Head of Occupancy and Residential Customer Services
- Dan Cole, Associate Director of Facilities
- Kate Fay, Public Affairs Manager (Estates)

Student numbers

- Planned increase to more than 30,000 students by 2033 (currently 25,000 FPE)
- Corresponding increase in staff
- £1 billion to be invested in physical and digital estate
 - Strengthen research power
 - Strengthen global impact
 - Invest in academic community
 - Underpin long-term financial security



University accommodation



6 halls sites in Southampton, 1 in Winchester (not shown here), c.6500 bedspaces in total

University accommodation



Archers Road
413 en-suite bedrooms
Built 1990s



City Gateway
334 en-suite
bedrooms, studios and
flats
Built 2014



Glen Eyre
2281 rooms, mixture
of shared bathroom,
ensuites and studios
Built 1910s-2015



Highfield Hall
184 bedrooms,
mixture of shared
bathroom, ensuites
and studios
Built 1900s-1990s



Mayflower
1101 bedrooms,
mixture of ensuite,
studio and flats
Built 2014



Wessex Lane
1778 bedrooms,
mixtures of shared
bathroom, ensuites
and studios
Built 1910s-2000s

Nominations agreements

4 nominations agreements for 2023-24

- Orion Point (Unite Students)
- Mercury Point (Unite Students)
- Hampton Square (Capitol Students)
- Lucia Foster Welch (Every Student)

**c.400 additional bedspaces
guaranteed for UoS students**

c.7000 PBSA bedspaces left in market





Residential Estate development plans

Net increase of c.2000 rooms required (current accommodation allocation rules)

c.1000 rooms planned or desired to extensively refurbish over next 10 years

Plan to reduce the scope 1 carbon footprint of our halls Estate by 2030

Creating communities at our Glen Eyre and Wessex Lane sites

Understand if we can grow our City Centre presence

To look at potential development opportunities on our own sites – i.e. Wessex Lane

To look at potential development opportunities within the City Centre

Circa £5m invested in the Residential Estate over the last year upgrading accommodation

Feasibility to be undertaken this year to boost EV charging on our Residential Estate

Potential development locations



- Existing sites - South Stoneham, Bassett House
- Existing Halls sites - refurbishment and redevelopment, eg Connaught Hall at Wessex Lane
- New sites - various development opportunities in City Centre under discussion to identify most viable/useful/desirable options

Southampton

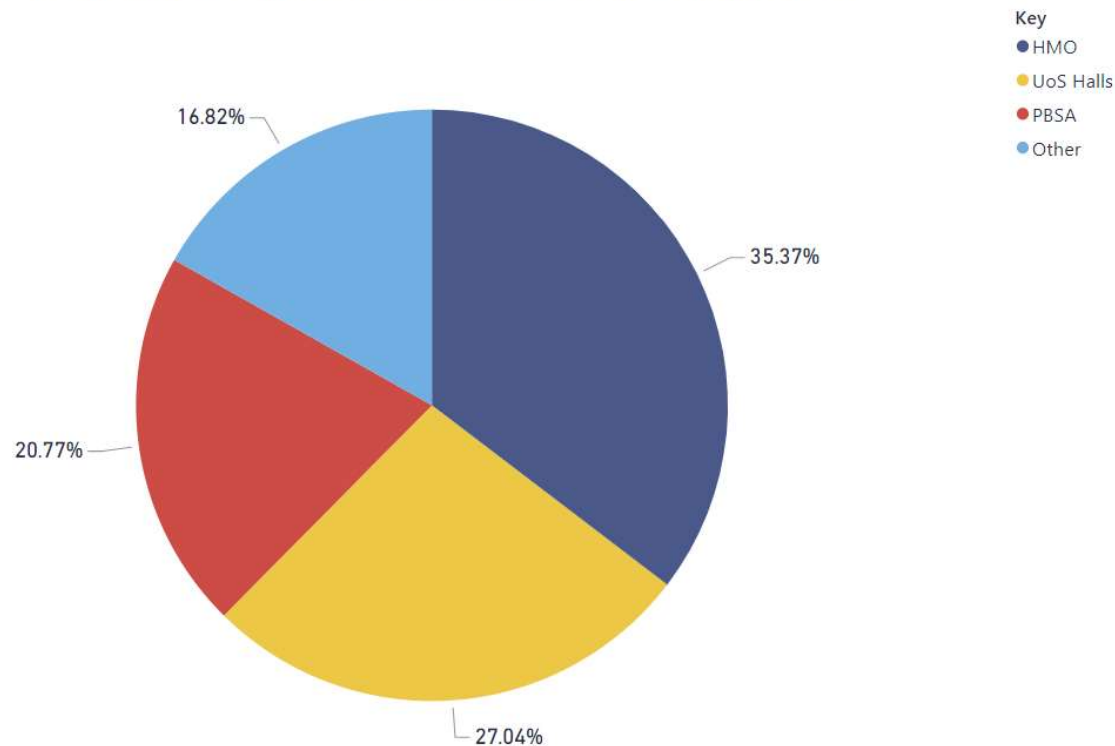
WORKING DRAFT



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Where do UoS students live?

Percentage of students living in different types of accommodation

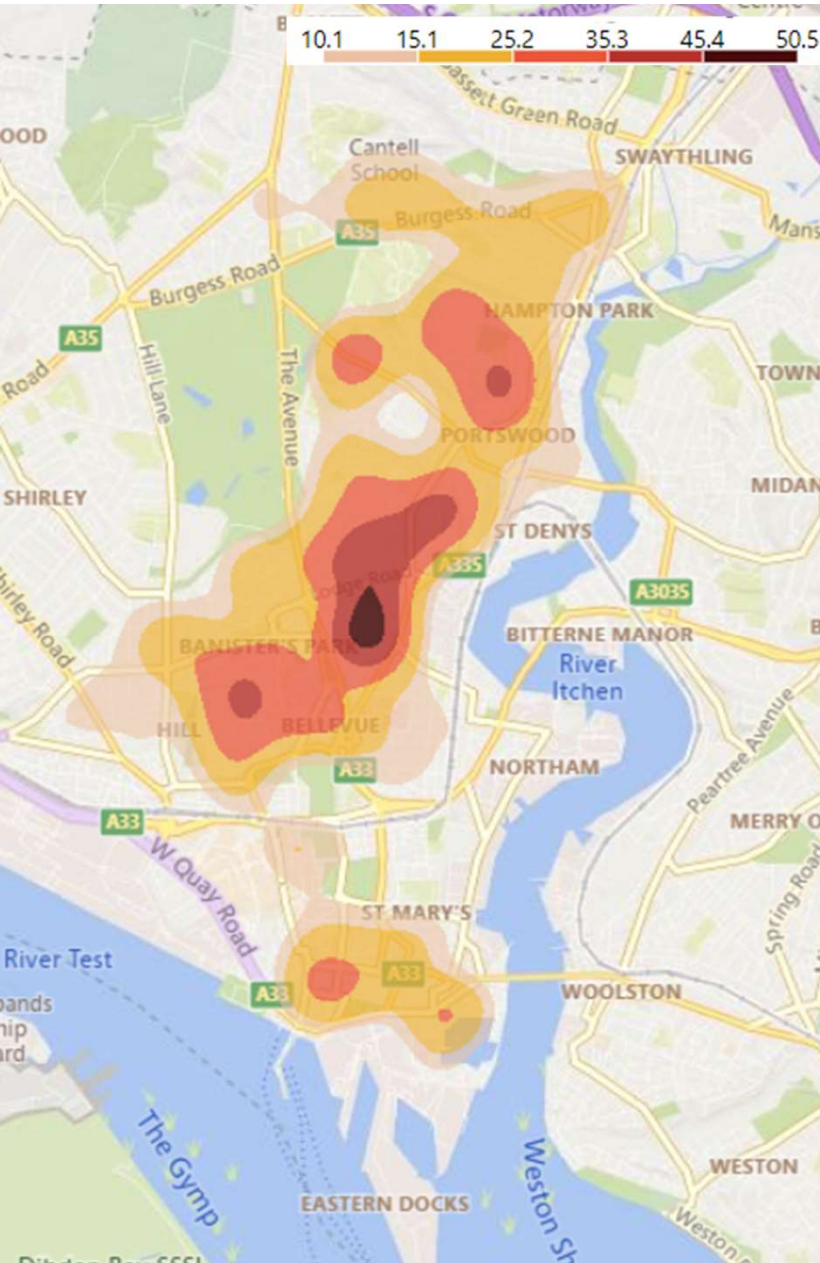


Term time address of students enrolled in 2023-24 at the Southampton or Winchester campus, updated in past 2 years

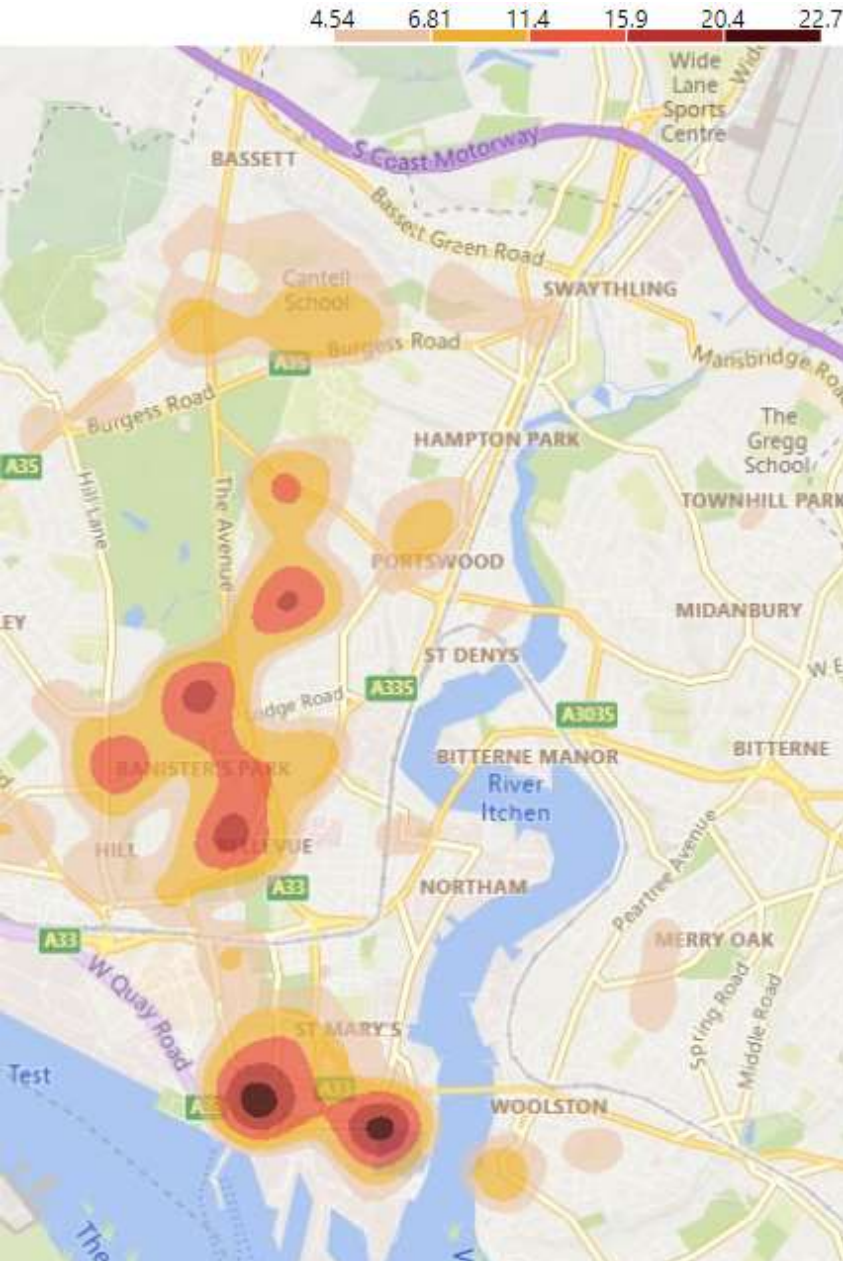
c.7,500 have a postcode corresponding to a HMO
c. 6,000 in UoS halls
c. 5,000 in PBSA
c. 2,000 in Other types of accommodation

Heatmap – All accommodation

- University of Southampton students' accommodation concentrated in corridor
 - Bassett to Central
 - Banister Park to Bevois Valley



Heatmap – ‘Other’ accommodation



- ‘Other’ accommodation largely upmarket flats-
 - Ocean Village
 - Old Town, Briton Street, Queenway
 - Guildhall Square
 - Winn Road, Westwood Road
 - Banister Park
 - Centenary Quay

SASSH

Southampton Accreditation Scheme for Student Housing

- With Solent University and Southampton City Council
- Studentpad platform
- Self-accreditation for landlords
- Certification checks
- Includes message boards
- Opens November each year



[Results by List](#) [Results by Map](#)

- Print all pages

Sort results by:

24 Adverts

5 The Parkway, Southampton Ref: SAHP9701890



Tel: **07956829921**

Property Type:	Shared/Whole Property, House
Area:	Bassett
Bedrooms:	7
Bedrooms To Let:	7
Rent:	£350 Per person per month Property let to individuals
Tenancy Deposit Scheme:	N/A
Contract Length (weeks):	10
Contract Type:	Short / Long Let
Rent Includes:	Internet
Gas Safety Date:	21/04/2024
Electrical Certificate Expires:	30/08/2025
Available:	Now

[+ Hot List](#) [+ Enquire](#) [Details](#)

Avenue Road, Southampton Ref: SAHP10227106



Tel: **07766917793**

Property Type:	Shared/Whole Property, House
Area:	Portswood

Select Language
Powered by Google

Filters

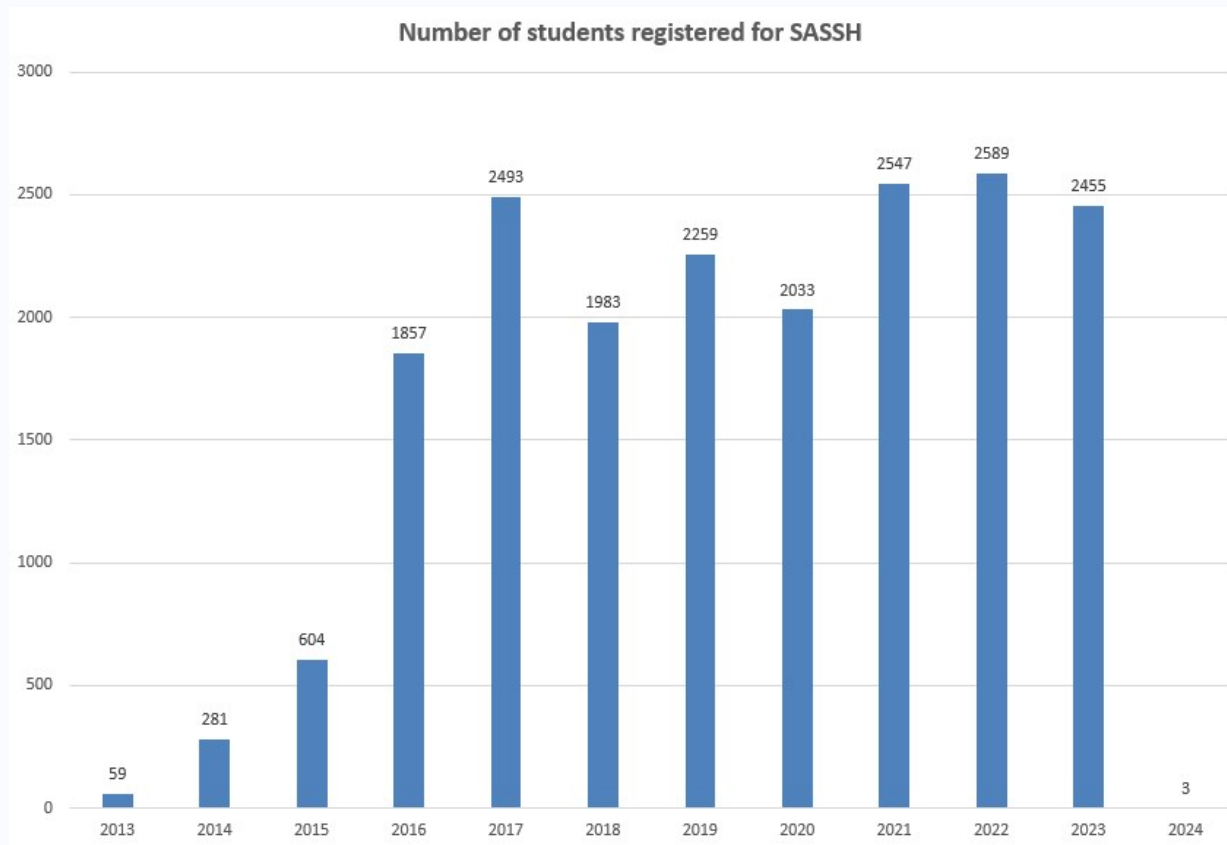
- Rent Includes Elect
- Rent Includes Gas (
- Rent Includes Wate
- Gas Certified (21)
- Electrical Certified
- Advert Has Photogr

Suitable for

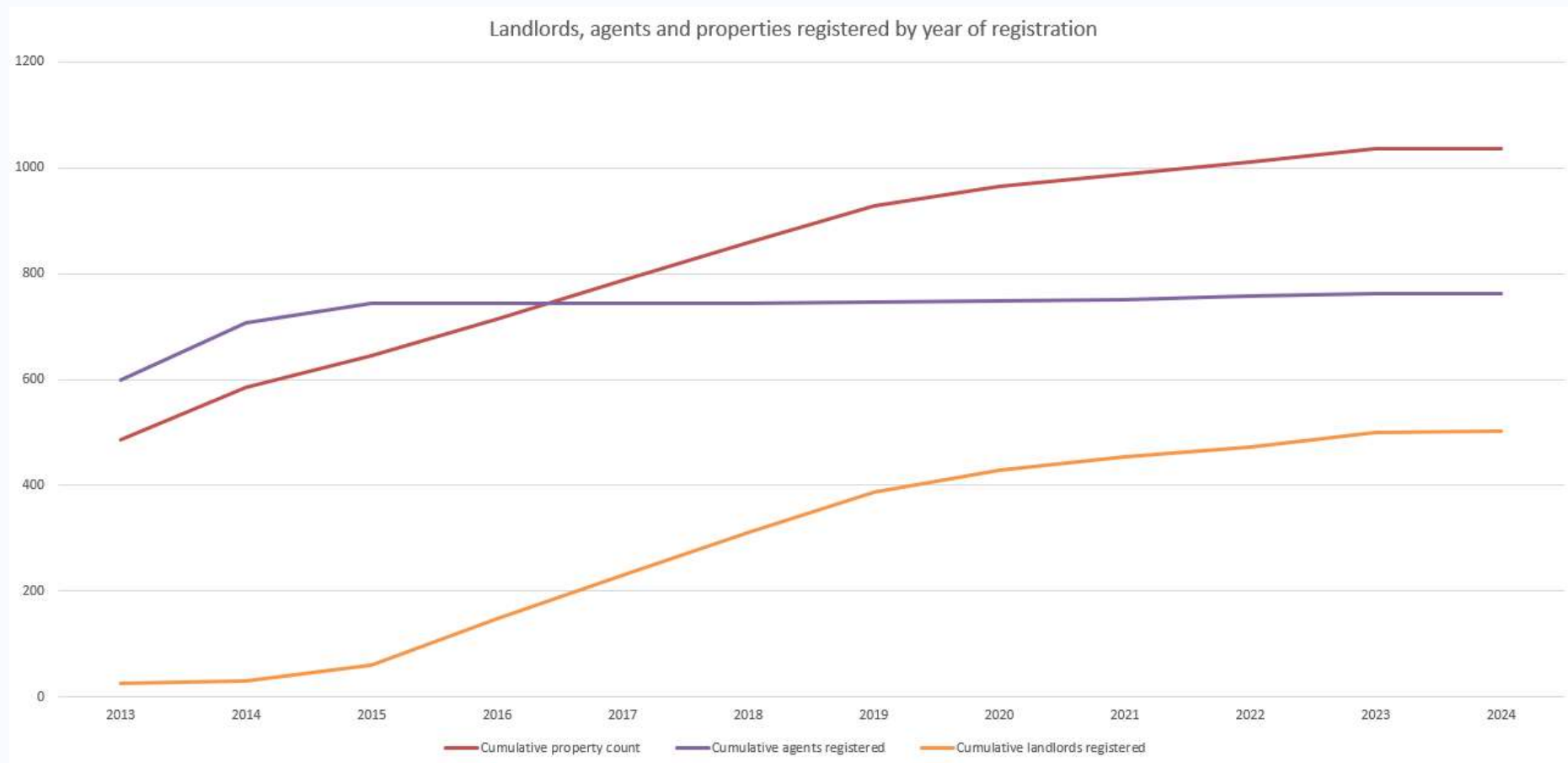
Sustainable

- Compost Bin (0)
- Double Glazed Win
- Energy Efficient Bol
- Energy Efficient Dor
- Appliances (9)
- Energy Efficient Ligh
- Heating Timer and/
- (15)
- Insulation (19)
- Internal Recycle Bin

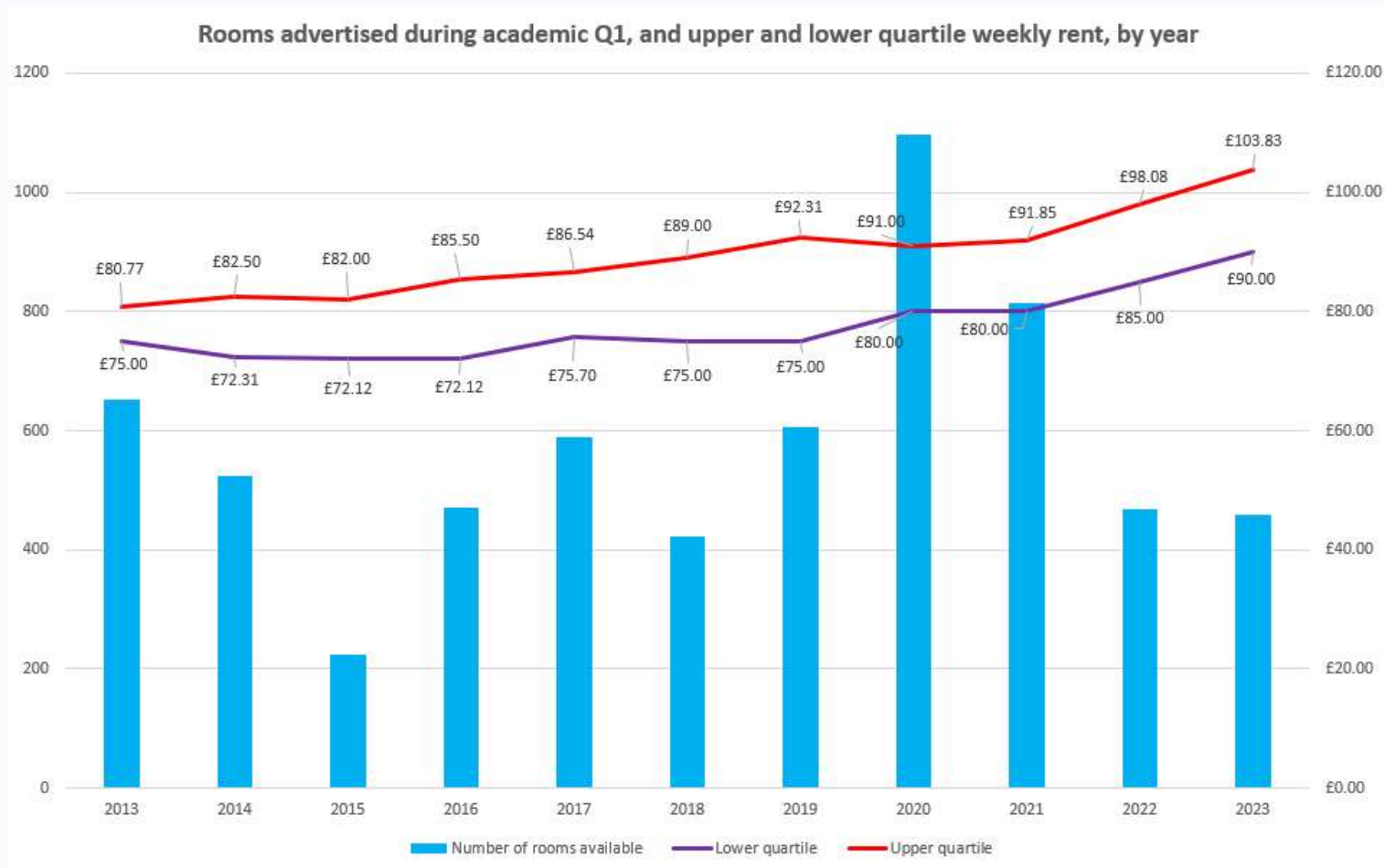
SASSH statistics



SASSH statistics



SASSH statistics



Academic Q1 =
October to December

Since 2013

- Lower quartile rents 20% ↑
- Upper quartile rents 29% ↑

Since 2021

- Lower quartile rents 13% ↑
- Upper quartile rents 13% ↑

Properties inc bills
c.£10+ pw

Future of SASSH

- Reinvigorate scheme with new interface, property reviews, and information on living in the city safely and respectfully
- Re-start property inspections- homes should be more than the ‘bare minimum’
- Review standards and seek to improve them (notwithstanding EPC regulations not changing)
- Encourage more landlords to join the scheme
- Implement wider City Living Strategy, encouraging social responsibility amongst student tenants, fostering better relationships between ‘Town and Gown’
- Full-time City Housing Relationship Manager at UoS to complement Solent’s full-time Housing Officer



Managing Student impacts in the community

The University actively manages complaints from community and bench marks against comparator institutions.

Our HMO housed student body generate significantly lower number of complaints than those in comparator cities.

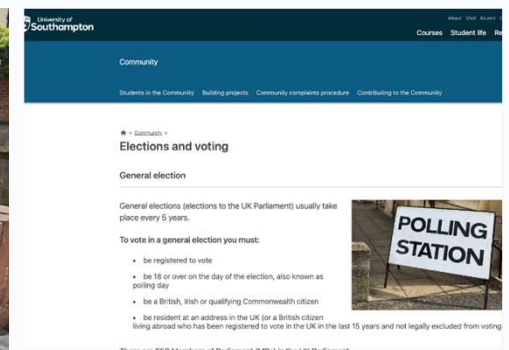
Those complaints are focused on three main areas:

Waste and bin collections - we have coproduced a multi year campaign to improve this with local residents groups.

Noise and anti-social behavior – we run a 3 letter disciplinary system followed by a summons for a meeting with a member of our student discipline team. Very few students cause three consecutive complaints within their time with us.

Parking whilst this is still a concern as HMOs can bring multiple cars to residential streets, cost of living impacts and residents parking schemes have reduced the number of these complaints significantly

We are committed to co-production of a student living strategy with our residents groups focused on a shared understanding of the city, our needs, community needs and how students can be full members of their local area, instead of transient residents.



Improving outcomes for PRS tenants in Southampton

- More PBSA – affordable cluster flats in city centre
- Maintain additional HMO licensing scheme
- Grants for disability adaptations
- City Living Strategy



YOUR QUESTIONS