

Regional Student Accommodation Landscape, Purpose Built Student Accommodation

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Annual Rent Increase, Purpose Build Student Accommodation by Geographical Area

City	Average Annual Rent 2023/24	Average Percent Increase Since 2021/22
Bournemouth	7,396	11.2%
Bristol	9,200	9.0%
Cardiff	6,632	11.1%
Exeter	8,559	16.1%
Glasgow	7,548	20.4%
Leeds	7,627	14.7%
Liverpool	6,467	6.7%
Nottingham	8,427	15.5%
Portsmouth	7,183	9.4%
Sheffield	6,451	10.2%
10 Cities	7,475	14.6%

Local/Regional Landscape Comparison

National Average Increase %	PBSA (Southampton) %
14.6%	17.5%

Prohibited Payments and Deposits

Several students have contacted me regarding a particular agency that routinely withholds deposits; if challenged, the agency threatens to take students to court for vast sums of money. The agency refuses to use deposit scheme dispute resolutions service.

There are still agencies in operation in the city that charge students fees (prohibited payments).

Housing/ Homelessness Case Studies

Case Study 1: Unlicensed HMO*

Two international students contacted the service for housing advice. They were living in an unlicensed HMO and sharing a room; multiple other tenants shared a room within the same building. The landlord raised the rent and informed me they would remain liable for rent unless they found someone to replace them in the contract.

Case Study 2: Illegal Eviction, Rent Raised Overnight*

An international student and his wife were illegally evicted from a property after the landlord raised the rent overnight.

Case Study 3: Withheld Deposit*

A student has been living on a boat; when the student raised several repairs, they were evicted. The landlord subsequently withheld their deposit.

Case Study 4: Illegal Eviction*

A student living with a resident landlord was evicted when she rejected his advances.

Case Study 5: Living in a Van*

A student had been living in a van but was finding it increasingly difficult to study due to the lack of daylight. The student needed to be able to afford to live in any accommodation.

Case Study 6: Gas Supply

A student contacted me as the gas had been disconnected due to significant debt.

**NB The appropriate authorities were informed where applicable with limited results.*

Summary - General Trends
<ul style="list-style-type: none">○ An increase in sofa surfing○ An increase in students without guarantors○ Students with children are unable to afford suitable accommodation○ International students, including European students, are unable to find affordable accommodation○ A steady increase in students requiring emergency accommodation due to unsuitable living conditions.○ Students living outside of Southampton as unable to access suitable, affordable accommodation within the city.