



UNIVERSITY OF LEEDS

# Housing Strategy Update Report May 2007



'Landlord City', Nicola Craine, Capture the Community Photo Competition



“The University remains committed to the objectives of the Shared Housing Action Plan (SHAP).”

# Introduction

This Update follows the production of our first Housing Strategy in March 2004.

Since March 2004 the student housing market has seen a number of significant changes and developments. The period of rapid growth in student numbers seen in Leeds in the years prior to 2004 has now slowed, with traditional undergraduate numbers at the University of Leeds projected to remain reasonably static for the next five years.

The period since 2004 has also seen a substantial growth in new, purpose-built student accommodation, in particular from private providers such as Unite and Opal. Over 3,500 new bed-spaces have been built and opened in the period between 2004 and 2006 and more are yet to come on-stream in 2007 and 2008.

Plans for a new Area of Student Housing Restraint (ASHORE) were considered as part of the Unitary Development Plan (UDP) in 2005 and have since been modified to become the Area of Housing Mix (AHM). This new proposal seeks to provide a more balanced, sustainable community, limit the negative effects of new developments on communities, and improve the quality of shared housing and its compatibility with surrounding areas. Despite this change the University's strategy remains the same insofar as we do not intend to develop any new residential sites in the defined area. Indeed over the past two years we have disposed of 430 student bed-spaces – many of these in the AHM - and leased 699 new bed-spaces on two sites located outside of the AHM.

The University remains committed to the objectives of the Shared Housing Action Plan (SHAP) which aims to reduce the proportion of students living within the AHM.

This year (2006/7) has also seen the introduction of variable tuition fees, meaning that most undergraduate students now have to pay £3,000 for each year of study in addition to the cost of accommodation and general living expenses. The full effect of this on student recruitment is still unclear. However, it will almost certainly accelerate students' requirements for higher quality, better management and value for money.

The University of Leeds has, over the past year, developed and implemented a new strategic plan aimed at placing the University amongst the top 50 universities in the world by 2015 (<http://www.leeds.ac.uk/strategy>). Providing high-quality, safe accommodation in appropriate locations is an important element of the new strategy and this is underpinned by the following specific objectives:

- To continue with our accelerated plans for refurbishment of University owned and managed accommodation
- To continue to dispose of unviable smaller properties
- To develop any new accommodation outside of the Area of Housing Mix
- To meet short-term demand for places through partnership arrangements with the Private Sector
- To continue to guarantee all new first year undergraduates and all international students, a place in University owned/managed accommodation

These objectives are mirrored in the Residential and Commercial Services' strategic plans which in turn are translated into clear management actions and key performance indicators.

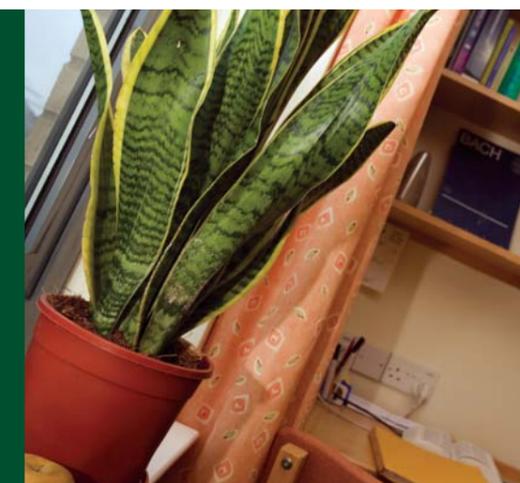
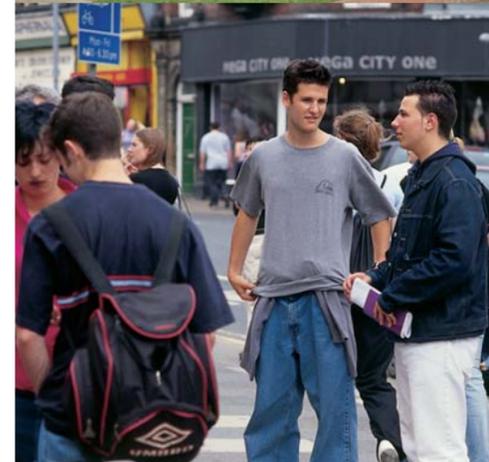
This update report provides a more detailed response to some of the issues within the Leeds Student Housing Market, and an update on the specific elements of our strategy which affect the Housing Market and the local community. We have updated our forecast for students requiring accommodation over the next five years, and instead of including new distribution maps showing the dispersal of University of Leeds' students throughout the city we are now combining our student information with that of Leeds Metropolitan University so that a more comprehensive picture of student movement can be developed. This, more comprehensive dispersal information is being developed by **Re'new** as part of the updated Shared Housing Action Plan.

The University is committed to working with the local community, Leeds City Council, students and other stakeholders to improve and support the integration of students as active citizens in the communities in which

they live. The University has recently reviewed its Community Strategy which seeks to achieve this goal through promoting other residential areas of the city to students, providing advice and guidance to students about living in the community, clear procedures for inappropriate behaviour, and promoting student democracy and citizenship. We are fully engaged in the Shared Housing Group and we are committed to playing our part in the updated Shared Housing Action Plan.

The University first appointed a Community Relations Officer in 2000. Since then the role has evolved and in November 2006 a new Community Policy Officer was appointed. This is a proactive and engaging post, working with the local community and developing University policy and responses relating to community issues ranging from housing, the private rented sector and social engagement.

We will continue to update and publish our plans in line with the University's strategic planning timetable and in line with our commitment to transparency and openness.



May 2007



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## 2 Student numbers (2006/7 – 2011/12)

This section shows our latest forecast of student numbers and the number of University owned/managed bedspaces over the period of our five year plan – as above. The first table (2.1) shows the forecast number of students we expect to be housed in University accommodation across a number of different categories up to 2011/12.

In this year of transfer we have guaranteed all 450 Bretton students a place in University accommodation if they want it, though it is clear that many second and third year students will wish to look for accommodation in the private rented sector. For these students we arranged a series of house hunting meetings in partnership with Unipol and an important element of these meetings was providing students with information to enable them to make informed decisions about where to live.

One significant change taking place in 2007/8 is the closure of Bretton Hall campus and the transfer of students from the school of Performance and Cultural Industries (PCI) to the main campus at Leeds. Approximately 450 students will move from Bretton Hall to Leeds in 2007/8 of which 150 will be new first year students.



Housing Strategy Update Report





## 2.1 Forecast of student numbers in University owned/managed accommodation

Category of Student	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
	Actual	Forecast	Forecast	Forecast	Forecast	Forecast
<b>LEEDS</b>						
Home/EU undergraduates		5343	5353	5387	5401	5405
International undergraduates		414	414	434	448	461
Other undergraduates		540	540	540	540	540
International postgraduates		642	713	748	777	789
Returning students (including sub-wardens)		580	580	580	713	684
UK/EU postgraduates		120	120	120	350	350
Students with dependants		40	40	40	40	40
<b>Overall total</b>	<b>7759</b>	<b>7679</b>	<b>7760</b>	<b>7849</b>	<b>8269</b>	<b>8269</b>

Within the forecast shown above it should be noted that:

- The number of places for students with dependants is shown at 40 for the full five-year period, however, we are increasing the amount of this type of accommodation available year-on-year through partnership arrangements with Unipol. We aim to have approximately 164 places available for students with dependants by 2011/12, one of the highest ratios of this type of accommodation at any UK university.
- In the final two years of our demand forecast we have increased the numbers of returning students and the numbers of UK/EU Postgraduate students we expect to house in order to match the amount of accommodation available. If we are unable to increase these categories we will adjust the number of rooms we have available in the portfolio through further sales or termination of short-term lease agreements.

## 2.2 Forecast of bed-space capacity (2007/8 – 2011/12)

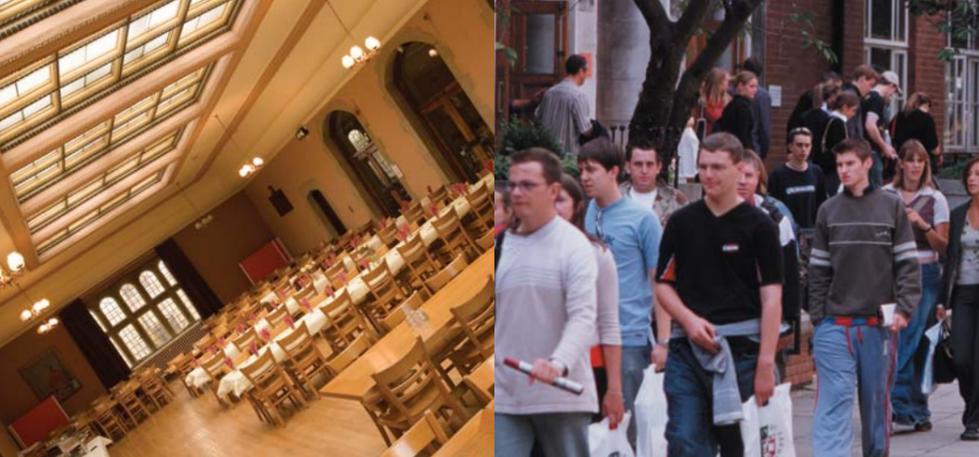
Table 2.2 shows the number of bedspaces in the University's accommodation portfolio and compares this to demand. The bottom row of the table shows the number of rooms we expect to head-lease on a year-by-year basis in order to meet demand. The narrative which follows explains the year-on-year changes due to sale, acquisition, refurbishment or redevelopment.

Variations in the overall total of bed-space capacity are accounted for by the following:

- Disposal of the Tetley Hall site on/after 1st February 2007.
- Disposal of small properties in July 2007.
- Return of Shimmin Flats to academic use on/after 1st July 2007.
- The demolition of Mary Ogilvie House at Charles Morris Hall in July 2007, and its subsequent rebuild, (subject to planning) ready for September 2009.
- Completion of the Henry Price refurbishment project by February 2007, ready for complete occupation in September 2007.
- The leasing of Grayson Heights from Unipol from September 2007.
- The demolition of St Marks residences in July 2008, and its subsequent rebuild, (subject to planning) ready for September 2010.

Residence site	2006/7	2007/08	2008/09	2009/10	2010/11	2011/12
Bodington	1148	1148	1148	1148	1148	1148
Carr Mills	298	298	298	298	298	298
Clarence Dock	608	608	608	608	608	608
Charles Morris	356	230	230	790	790	790
Devonshire	568	568	568	568	568	568
Ellerslie	117	117	117	117	117	117
Henry Price	175	355	355	355	355	355
James Baillie Park	563	563	563	563	563	563
Leodis	713	713	713	713	713	713
Lupton	640	640	640	640	640	640
Lyddon	131	131	131	131	131	131
Montague Burton	483	483	483	483	483	483
North Hill Court	80	80	80	80	80	80
Oxley	443	443	443	443	443	443
Sentinel Towers	243	243	243	243	243	243
Shimmin	40	0	0	0	0	0
Small Properties	193	186	186	186	186	186
St Marks	497	497	0	0	750	750
Tetley	0	0	0	0	0	0
Married Quarters	40	40	40	40	40	40
Grayson Heights	0	113	113	113	113	113
<b>Overall total</b>	<b>7336</b>	<b>7456</b>	<b>6959</b>	<b>7519</b>	<b>8269</b>	<b>8269</b>
Demand forecast	7759	7679	7760	7849	8269	8269
Additional rooms required	423	223	801	330	0	0





During the redevelopment of the residential portfolio, the combination of varying annual demand for bed-spaces, plus the short-term loss of existing bed-spaces, will require the head-leasing of bed-spaces from the private sector. (The number of bed-spaces required for each successive year is only calculated once residential student numbers have been forecast- generally between March and May.) Additional rooms required will only be head-leased in purpose built developments outside the AHM.

remaining almost static over the next five years with a small amount of growth from postgraduate students. It should be noted that these forecasts are based on planning numbers submitted in February/March 2007 and it is possible that changes could still take place before the start of the 2007/8 academic year.

From these latest projections we have calculated the approximate numbers of students who will need accommodation in the private sector as shown in table 2.3 below:

## 2.3 Overall Student Number Forecasts

Table 2.4 on the following page shows the University's overall projections of student numbers in all categories from 2006/7 to 2011/12. The table also includes historical (actual) data from 2001/2 to 2005/6. The projections show undergraduate student numbers

Table 2.3 Students needing accommodation in the private sector

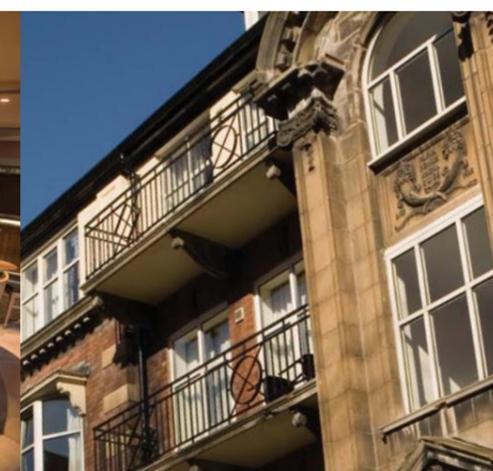
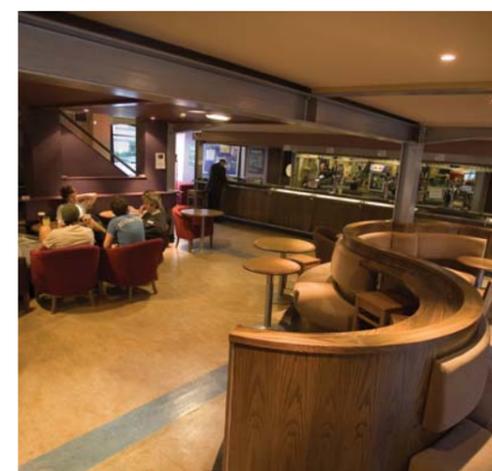
	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12
Total number of students requiring accommodation	26007	25558	25939	26384	26642	26778
Total numbers in university accommodation	7759 <sup>1</sup>	7679	7760	7849	8269	8269
Balance requiring accommodation in the private sector	18248	17879	18179	18535	18373	18509

Note: we have assumed that 10% of total full time students will be home based and have therefore reduced the full time student numbers shown in Table 2.3 by this amount.

<sup>1</sup> The University of Leeds had a shortfall of approximately 300 students in accommodation against this original target at the start of 2006/7. This was mainly due to under-recruitment of international students.

Table 2.4 Student Number Forecasts 2007/8 to 2011/12

STUDENT TYPE	Historical		Current				Forecast				% Change 06/07 07/08	% Change 06/07 11/12	
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11			2011/12
Undergraduate Full-time H/EU	18661	19937	20643	21383	21296	20971	20696	20734	20867	20924	20937	-1.3	-0.2
Undergraduate Full-time Intl	1380	1474	1607	1574	1509	1421	1390	1387	1456	1503	1547	-2.2	8.9
<b>TOTAL</b>	<b>20041</b>	<b>21411</b>	<b>22250</b>	<b>22957</b>	<b>22805</b>	<b>22392</b>	<b>22086</b>	<b>22121</b>	<b>22323</b>	<b>22427</b>	<b>22484</b>	<b>-1.4</b>	<b>0.4</b>
Undergraduate Part-time H/EU	3776	3696	3269	2198	1721	1703	1706	1693	1681	1681	1679	0.2	-1.4
Undergraduate Part-time Intl	314	382	366	340	293	251	251	251	251	251	251	0.0	0.0
<b>TOTAL</b>	<b>4090</b>	<b>4078</b>	<b>3635</b>	<b>2538</b>	<b>2014</b>	<b>1954</b>	<b>1957</b>	<b>1944</b>	<b>1932</b>	<b>1932</b>	<b>1930</b>	<b>0.2</b>	<b>-1.2</b>
Taught Postgraduate Full-time H/EU	1418	1609	1680	1696	1576	1340	1035	1119	1188	1213	1227	-22.8	-8.4
TP FT H/EU excluding PGCEs				1015	944	933	1035	1119	1188	1213	1227	10.9	31.5
Taught Postgraduate Full-time Intl	808	1170	1309	1199	1044	1093	1184	1274	1336	1374	1398	8.3	27.9
<b>TOTAL</b>	<b>2226</b>	<b>2779</b>	<b>2989</b>	<b>2895</b>	<b>2620</b>	<b>2433</b>	<b>2219</b>	<b>2393</b>	<b>2524</b>	<b>2587</b>	<b>2625</b>	<b>-9.6</b>	<b>7.9</b>
Taught Postgraduate Part-time H/EU	1808	1550	1692	1689	1605	1511	1552	1637	1745	1749	1775	2.7	17.5
Taught Postgraduate Part-time Intl	212	195	207	232	246	239	217	225	232	236	237	-9.2	-0.8
<b>TOTAL</b>	<b>2020</b>	<b>1745</b>	<b>1899</b>	<b>1921</b>	<b>1851</b>	<b>1750</b>	<b>1769</b>	<b>1862</b>	<b>1977</b>	<b>1985</b>	<b>2012</b>	<b>1.1</b>	<b>15.0</b>
Research Postgraduate Full-time H/EU	922	928	923	949	949	957	1004	1084	1170	1226	1259	4.9	31.6
Research Postgraduate Full-time Intl	391	384	430	487	465	487	507	603	633	671	680	4.1	39.6
<b>TOTAL</b>	<b>1313</b>	<b>1312</b>	<b>1353</b>	<b>1436</b>	<b>1414</b>	<b>1444</b>	<b>1511</b>	<b>1687</b>	<b>1803</b>	<b>1897</b>	<b>1939</b>	<b>4.4</b>	<b>34.3</b>
Research Postgraduate Part-time H/EU	423	409	402	416	384	362	328	348	367	398	422	-9.4	16.6
Research Postgraduate Part-time Intl	77	84	84	78	86	86	93	108	116	127	128	8.1	48.8
<b>TOTAL</b>	<b>500</b>	<b>493</b>	<b>486</b>	<b>494</b>	<b>470</b>	<b>448</b>	<b>421</b>	<b>456</b>	<b>483</b>	<b>525</b>	<b>550</b>	<b>-6.4</b>	<b>22.8</b>
<b>TOTAL Full-time</b>	<b>23580</b>	<b>25502</b>	<b>26592</b>	<b>27288</b>	<b>26839</b>	<b>26269</b>	<b>25816</b>	<b>26201</b>	<b>26650</b>	<b>26911</b>	<b>27048</b>	<b>-1.7</b>	<b>3.0</b>
<b>TOTAL Part-time</b>	<b>6610</b>	<b>6316</b>	<b>6020</b>	<b>4953</b>	<b>4335</b>	<b>4152</b>	<b>4147</b>	<b>4262</b>	<b>4392</b>	<b>4442</b>	<b>4492</b>	<b>-0.1</b>	<b>8.2</b>
<b>OVERALL TOTAL</b>	<b>30190</b>	<b>31818</b>	<b>32612</b>	<b>32241</b>	<b>31174</b>	<b>30421</b>	<b>29963</b>	<b>30463</b>	<b>31042</b>	<b>31353</b>	<b>31540</b>	<b>-1.5</b>	<b>3.7</b>





“ Following the publication of the first University of Leeds Housing Strategy in 2004, we have listened to feedback from the community. ”

# 3 Private Rented Sector Issues

## Overview

Inner NW Leeds is a diverse and relatively prosperous area of Leeds which has been home to University of Leeds students for many years. Indeed Headingley is, and has for some time been, an important factor in attracting students to Leeds. It is worth remembering that around 70% of students at the University of Leeds, and even higher proportions of students from other institutions choose to live in the Private Rented Sector (PRS) rather than University managed accommodation. As a consequence of the increased number of students going into higher education, some parts of Headingley, Hyde Park, Burley, Woodhouse and Little London now have very high ratios of rented housing to private family housing compared with other areas of the city. (The distinctive characteristics of this area are described in the chapter on demographics in the University's centenary publication, R Unsworth and J Stillwell, Twenty First Century Leeds, University of Leeds, 2004.)

Despite the attractions of Headingley and Inner NW Leeds to our students, we have previously supported the City Council's ASHORE (Area of Student Housing Restraint) initiative and through our sponsorship of and representation within Unipol, we have shown our ongoing commitment to help resolve concerns regarding the Private Rented Sector.

Following the publication of the first University of Leeds Housing Strategy in 2004, we have listened to feedback from the community and have been told that we should be doing more, primarily through more proactive support of the emerging policies and legislation connected with

the Private Rented Sector. We have therefore clarified our responses and views under the various sub-headings within this section.

## Private Rented Sector

The Housing Act 2004 provides a new, and wider, definition for Houses of Multiple Occupancy (HMOs) and introduces requirements for the licensing of certain HMOs, the introduction of approved codes of practice on housing management and a new Housing Health and Safety Rating System (HHSRS). These initiatives will complement each other but their effectiveness will depend upon the licensing, inspection and enforcement regime that will be managed by Leeds City Council (LCC).

We still have yet to fully understand how all provisions of the Act will be implemented, what licensing might cost, the resource implications for LCC and how LCC intend to fulfil their statutory duties, but these matters will become much clearer as Leeds City Council begin to implement the new Government legislation.

We understand that a mandatory licensing system will be implemented initially, and that Leeds City Council will only seek additional licensing, based on a sound business case that must be approved by the Secretary of State. LCC want all designations for additional licensing to be covered by a general approval, i.e. the local authority will determine what the occupancy/type of HMO trigger for additional licensing would be e.g. three storeys, four or more tenants, two or more households.

Leeds University will support any LCC representation to the Department for Communities and Local Government (DCLG) seeking this measure. Additionally the 'University' will lobby LCC to implement additional licensing where such additional licensing has been approved by the Shared Housing Group and where this will improve standards for students in Leeds.

Currently, University owned and managed accommodation is exempt from 'Licensing' meaning that there are no licensing fees to be passed on to rents payable by our residents. However, whilst the Act currently exempts our accommodation, this exemption may be revoked unless management is in accord with an 'approved code of practice'.

The University of Leeds has therefore decided to adopt the ANUK National Code of Standards for Larger Developments, and helped to develop this code as a founding member. The code currently enjoys support from the National Union of Students (NUS), DCLG, and a number of other stakeholders. This code and a Universities UK Code were endorsed by the ODPM (who were then responsible) in 2005, and formally launched in September 2006.

## Variable demand for bed-spaces and head-leasing

The University seeks to provide accommodation for all of its first year and international students. However, when excess demand is forecast, head-leased rooms will only be sought from large, nationally accredited providers, operating outside the AHM, on a year-by-year basis.

We do not intend to develop a new function within Residential and Commercial Services (RCS) at the University of Leeds to head-lease smaller properties for the following reasons:

- Most suitable smaller properties are in any case within the Area of Housing Mix (AHM).
- Many of these properties are unsuitable for new students because of their configuration and the standards/ facilities they provide.

- Management of additional, small properties would be resource intensive and not cost effective as our management systems are geared towards larger, purpose built properties.

Unipol Student Homes (see p12) was established with the very purpose of improving standards in the Private Rented Sector (PRS) and provides a mechanism (the Accommodation Bureau), to allow students to secure private rented accommodation. It would be inefficient and inappropriate to duplicate the same structures and services within RCS.

## Diversifying the locations of housing for students

The University's residential portfolio covers fifteen major sites, that are located from Bodington, north of the A6120 Ring Road, to Clarence Dock on the south side of the River Aire. Recent additions to the portfolio, have included Leodis Residences (various phases 2002-05), and Carr Mills (2006). These two sites have provided a total of 1,000 bed-spaces, and are located outside of the Area of Housing Mix. It should also be noted that the University has disposed of Tetley Hall (220 bed-spaces) and a number of smaller houses – many located within the AHM.

## Area of Housing Mix

The University of Leeds supported the City Council's Policy H15 (i) (ASHORE), now re-named the Area of Housing Mix (AHM), and has confirmed consistently that it does so with only minor reservations. Some of these reservations refer to proposed boundary changes which have been agreed to, in principle, by all parties.

As referred to previously in this update, the University supports the Shared Housing Action Plan and specifically objective 2.



The University of Leeds  
Housing Strategy Update Report  
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“ The University of Leeds acknowledges that it is a key stakeholder in the provision of private rented accommodation for its students. ”

## Balanced sustainable communities

The University of Leeds agrees with the objective of achieving a more sustainable mix of HMOs, shared housing and private/family housing in certain areas of inner NW Leeds and is already supporting increased diversity within specific areas of Leeds, by the manner in which it develops its own accommodation and by supporting AHM and a number of other specific initiatives contained in the Shared Housing Action Plan.

In addition, the University supports any clarification of the Use Classes Order (UCO) which would make it a requirement to obtain planning permission to convert a 'dwelling house' to a HMO, as defined in the new Housing Act (2004).

Headingley's declining student population (due to the rapid expansion of purpose built, private sector housing for students) brings opportunities to create a better balance of housing types in the Area of Housing Mix (AHM), but this will also require changes to the UCO to enable more effective, localised planning policies (for example the new planning and housing policies under development by Area Committee, the local Inner North West Area Action Plan and a Housing Strategy for the AHM).

## Neighbourhood management

All students accommodated within University of Leeds owned/managed accommodation sign a contract and have to abide by the terms and conditions of their occupancy. In its turn, the University of Leeds contracts with the students, to provide a certain level of service that is highlighted within documentation provided with the contract, and also in a document termed 'Customer Service Promise'. Details on University Residences Disciplinary Regulations are available from [http://www.leeds.ac.uk/aaandr/uni\\_res\\_disc.htm](http://www.leeds.ac.uk/aaandr/uni_res_disc.htm) Information given to students in University accommodation at the start of each academic year includes guidelines and advice on living in 'the community' and becoming good neighbours.

All students, whether they are resident in University accommodation, or live in private rented sector

accommodation, are covered by the General University Disciplinary Regulations, which are available from [http://www.leeds.ac.uk/aaandr/disp\\_reg.htm](http://www.leeds.ac.uk/aaandr/disp_reg.htm) Consequently, when a member of the public has a noise or nuisance problem with a student/group of students, they should e-mail the University Neighbourhood Helpline [neighbourhood.helpline@leeds.ac.uk](mailto:neighbourhood.helpline@leeds.ac.uk), or telephone 0113 343 1064 and the matter will be dealt with through the appropriate University system, in conjunction with whatever external agencies are deemed necessary. Further details can be found in the University's new Community Strategy [http://www.leeds.ac.uk/city/community\\_strategy.htm](http://www.leeds.ac.uk/city/community_strategy.htm)

## Alternative provision

The previous Housing Strategy alluded to the establishment of a possible Student Village located in Holbeck, South Leeds. Unfortunately, the opportunity for such a venture has now been overtaken by the development of large student residential sites between Kirkstall Road and Burley Road, close to the University. Whilst the University is still interested in projects that will deliver decent, well managed and affordable accommodation and infrastructure for its students, it is very unlikely that such a project could be undertaken in the short – medium term.

## Students in the City

The University of Leeds has an opportunity each year to provide information and advice to first year students before they start to seek accommodation in the private sector in their second or subsequent years of study. Each year the University of Leeds and the University Union (LUU) write to all first year students enclosing information and advice about house hunting from both LUU and from Unipol. This includes information about living in various areas of Leeds other than Headingley.

## Unipol Student Homes

The University of Leeds pioneered the creation of Unipol as an independent charity dedicated to improving the housing conditions of students in the 1970s in partnership with the then Leeds Polytechnic. Since that time, Unipol has received the support of the University in

providing a centralised Accommodation Bureau that assists all students in Leeds to find accommodation by providing a focal point for private sector landlords. The University has also encouraged Unipol to develop housing of its own to increase choice for students.

## Supporting and Extending Accreditation of the Private Rented Sector

In 1996, the University assisted in the establishment of the Unipol Code of Standards, which provided a voluntary set of benchmark standards for property owners in Leeds renting to students. It has consistently sought to improve those standards and to support Unipol in promoting initiatives to widen membership of the scheme by landlords and increases in student awareness of the benefits of renting from a Code of Standards compliant owner.

In conclusion, the University of Leeds acknowledges that it is a key stakeholder in the provision of private rented accommodation for its students. The University will do all it can to ensure that the provision of such accommodation is safe and well managed. We will continue to take account of and respond to the concerns of other stakeholders, in particular the communities within which this type of accommodation is provided, through regular reviews of the Housing Strategy.



Housing Strategy Update Report



May 2007

The University of Leeds





# 4 Update on the University of Leeds' Residential Portfolio

## Strategic overview

The University's policy is to continue to guarantee all new first year undergraduates and all international students, a place in University owned/managed accommodation. The University also remains committed to providing a high-quality residential portfolio, which meets students' expectations with regard to security, condition, fitness for purpose, facilities, amenity provision, and welfare support.

The University is also committed, as a founding member, to support the implementation of the Accreditation Network UK's (ANUK), Code of Standards for Larger Developments. This is a nationally recognised management accreditation scheme, and has the support of the National Union of Students (NUS), the Department of Communities and Local Government (DCLG), the Chartered Institute of Environmental Health (CIEH), and Universities UK (UUK).

The University of Leeds owns or manages fifteen residential sites in Central and NW Leeds. Of these, twelve are owned and managed, one is leased and managed by a Private Sector provider, and two sites are leased and managed by the University.

The University continues to pursue the main objectives of its original Housing Strategy issued in 2004, by

- Maximising the number of student bed-spaces on the University main campus.
- Developing any new accommodation required 'off-campus' through partnerships with the private sector.
- Head-leasing purpose built accommodation from the private sector to meet short-term accommodation needs.

- Disposing of unsuitable properties.
- Accelerating the refurbishment programme to improve the quality of existing accommodation.
- Providing specialised accommodation, to meet a greater variety of needs.
- Redeveloping accommodation to provide a higher density on existing sites, where appropriate.

## Acquisitions

The following sites have been added to the residential portfolio, for students wishing to be accommodated in University owned/managed accommodation:

- Leodis Phases II & III (2005) – 400 bed-spaces, a partnership development creating a total of 713 bed-spaces.
- Carr Mills (2006) – 300 new purpose-built bed-spaces on Meanwood Road.

## Disposals

The following properties within the portfolio have been sold during the period 2004/07:

- Rosehurst Guest House (2005)
- Ridgeway House (2005) – 24 bed annex of Devonshire Hall
- Ridgeway Cottage (2005) – Warden's accommodation at Devonshire Hall
- 16 houses in the Hyde Park, Burley & Headingley areas (2005) – 89 bed-spaces
- 10 houses in the Hyde Park, Burley & Headingley areas (2006) – 95 bed-spaces
- Tetley Hall (Jan 2007) – 220 bed-spaces

## University Policy on Property Disposals

Whilst it has been suggested that some residential property sales should be made with restrictive covenants to facilitate the development of affordable housing, we believe that this should instead be the remit of planning policy and legislation.

The University of Leeds follows guidance from the Higher Education Funding Council for England (HEFCE) who require Higher Education institutions to obtain professional advice in regard to both method of disposal and value, in order to procure best value from all land or property disposals.

Where disposals are "subject to planning" the Council's Planning Department identify any requirements for community support via 'section 106' agreements and through its requirements for affordable housing and compliance with the Housing Act.

## Future developments

### Charles Morris Hall

Mary Ogilvie House (118 beds) at Charles Morris Hall, on the University's main campus will close in June 2007 for redevelopment. The new development will be rebuilt to a high specification in order to provide premium quality accommodation for students and for residential conferences during the summer vacations. The new development will comprise c.560 beds (subject to planning) and will open in September 2009.

### St Marks Flats

It is assumed that St Marks Flats (497 beds) will be transferred to a developer from June 2008 for redevelopment along the lines of the James Baillie scheme, creating up to 750 new ensuite bed-spaces (subject to planning).

### Student dispersal

Maps have been created showing the dispersal of students in 2003/4, 2004/5 and 2005/6. These maps are available by calling Ann Collier on 0113 343 6079 or by e-mailing A.Collier@adm.leeds.ac.uk.

Maps for the current year 2006/7 have not been created because of the new initiative under the Shared Housing Action Plan to create consolidated maps for both universities. This project is being undertaken by Re'new.





# 5 Review, Monitoring and Reporting

The University will monitor and review the implementation of the Housing Strategy against its objectives and ensure that the results are readily available to all stakeholders. Formal reports will be made to the University via the Community and Housing Steering Group.

Specifically the University will:

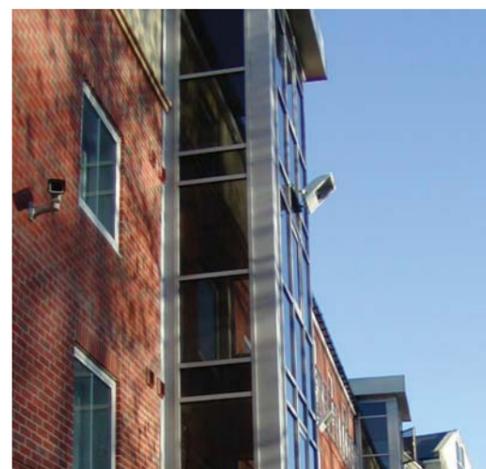
- Hold an annual Community and Housing Forum to report and discuss work with key stakeholders on progress against objectives.
- Provide oral reports on progress against objectives at meetings of the Private Rented Sector Strategic Working Group, the Shared Housing Group and North West District Partnership.
- Update the University's website as and when appropriate showing specific progress against all actions summarised in the Action Plan.
- Publish Housing Strategy updates on the web.

# 6 Action plan progress report

The attached matrix, taken from the original Housing Strategy document sets out priorities, rationale and actions and provides feedback on progress achieved to date.

The University's new Inner North-West Community Strategy sets out activities and objectives for the coming year in relation to community engagement.

Priority	Rationale	Actions	Progress
Provide an appropriate mix and quantity of accommodation for University of Leeds students	Underpin student recruitment and retention	Retain the guarantee of accommodation for all first year students, overseas undergraduates for all three years of study, for first year overseas postgraduates and for exchange, foundation and Exchange students	Guarantee retained for 2007/8 intake and extended to UK/EC postgraduates in 2008/9
	Meet student needs	Maintain a wide range of rents	The University of Leeds continues to maintain one of the widest ranges of accommodation rents in the UK with weekly rents ranging from £35 to £119.35
	Minimise the negative impact of students living in the community	Increase the provision of accommodation for returning students	Target for 2004/05 returners was set at 550 against 350 in 2003/04. Actual number of returners housed in 2004/05 was 520. The target for 2007/8 and beyond remains at 500 due to the increase in empty bed-spaces throughout Leeds and competition from the private sector
		Measure student satisfaction and emerging trends in student demand	Four years of survey data are now available showing increasing satisfaction levels for students in University accommodation
		Encourage increased dispersal of students outside the AHM and monitor and report on the changing profile of student dispersal	New distribution maps for both universities being prepared by <b>Re'new</b>





“ The guarantee of accomodation has been retained for 2007/8 and will be extended to UK/EU Postgraduates in 2008/9. ”

Priority	Rationale	Actions	Progress
Continuously improve the quality of housing provision	Meet student needs	Continue with and accelerate the current accommodation refurbishment programme	RCS long-term maintenance and refurbishment programme has been accelerated with 1,100 bed-spaces fully refurbished since 2004
	Underpin student recruitment and retention	Continue to provide and refine the provision of welfare and pastoral support for all students in University owned or managed accommodation	Review of Wardens and Pastoral Care now completed and recommendations implemented. A new 'community building' strategy is currently being developed
	Raise standards of quality and safety throughout all housing provision for students in Leeds	Continue to improve the delivery of all services to students in accommodation, including security, maintenance, cleaning and administration	New SLA established with Estates for maintenance, security and cleaning services. New cleaning contract negotiated with external companies. Student survey will measure ongoing improvement in satisfaction levels
		Continue to support the activities of Unipol Student Homes and the code of standards for private landlords	Continued attendance of Unipol board meetings and ongoing financial support
		Un-double the majority of double rooms by 2007/08	All rooms un-doubled one year earlier than plan (i.e. by 2006/07)

Priority	Rationale	Actions	Progress
Working to reduce crime in student housing areas	Promote student, staff and community safety	Ongoing involvement in crime reduction partnerships	Regular attendance at meetings of the West Yorkshire Police/ University Crime Reduction Partnership and Burley/Hyde Park Community Safety Project meetings – ongoing
	Protect University property and equipment		Burglary figures for Sep 06 – Mar 07 show a reduction of 1.2% for the Pudsey-Weetwood area against same period in Sep 05 – Mar 06. BUT the number of burglaries in student areas within Pudsey-Weetwood has fallen by 7.8% in the same period
Support regeneration in Leeds	Meet the city's regeneration agenda	Avoid ad-hoc partnership arrangements with private sector accommodation providers	Continued implementation of the accommodation development plan will achieve this objective
	Provide high quality, affordable housing for students in mixed communities	Progress feasibility and procurement of new development options in identified regeneration areas	New student village project in Holbeck now shelved due to unplanned growth of large private sector developments



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