



BeDSPACE

Case Study: Edinburgh

Edinburgh is one of the UK's top student cities, with four Universities and three further education colleges. The University of Edinburgh is a member of the Russell Group and is ranked within the top 20 universities in the UK, and Heriot-Watt, Queen Margaret and Edinburgh Napier all feature in the top 100.

Over the past 15 years, full time students enrolled in the City's four universities have risen by 31%, from 36,290 full time students in 2000/01 to 50,000 in 2014/2015. The number of bedspaces granted planning permission has, however, failed to keep pace with this rate of change. To date, a total of 13,049 bedspaces are currently being supplied in university, or purpose-built student accommodation (PBSA), with a further 6,183 bedspaces proposed, or under construction.

The lack of PBSA in Edinburgh has led to the loss of family housing with high numbers of students renting private housing, resulting in rapid population turnover and properties left vacant for extended periods over the summer.

In response to this, Edinburgh City Local Plan includes a policy (HOU 10) designed to support the development of PBSA, stating:

“ Planning permission will be granted for purpose-built student accommodation where:

- the location is appropriate in terms of access to public transport and university and college facilities; and
- the proposal will not result in an excessive concentration of student accommodation. ”

In order to understand the potential of the City to accommodate additional PBSA, the BeDSPACE model draws together information relating to housing capacity, demand and market signals, as we demonstrate below.

1 Establishing Capacity

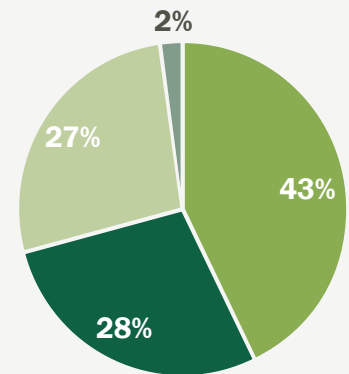
The Catchment Area



Edinburgh Local Authority Area

Local Accommodation Profile

Current accommodation profile



- Private rented accommodation - 43%
- University halls of residence - 27%
- Parental/own home/other - 28%
- Purpose built student accommodation - 2%

Base Data



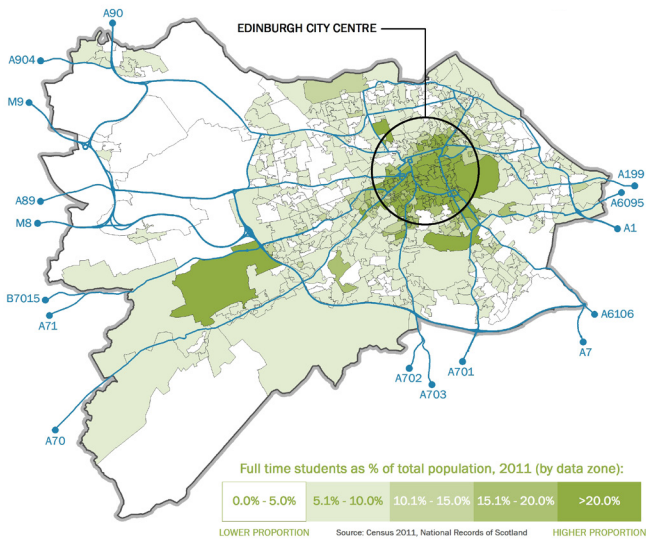
33,330 students requiring housing.

Student Housing Capacity

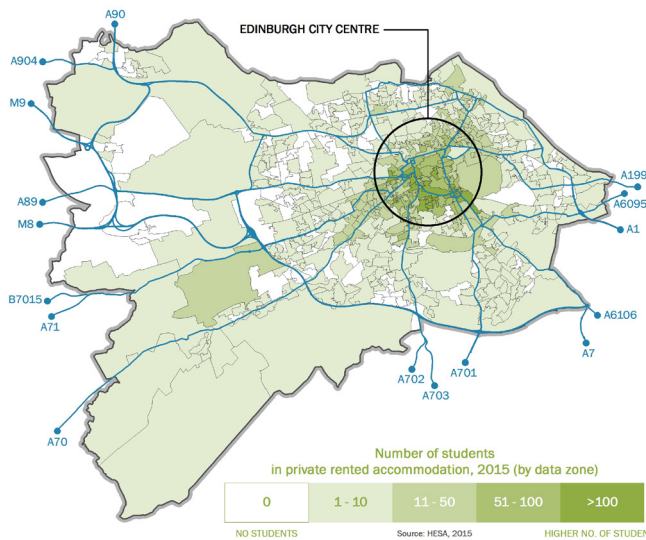


Potential capacity for c.14,000 additional bedspaces (*assuming all proposed developments are built out and all students wish to live in PBSA)

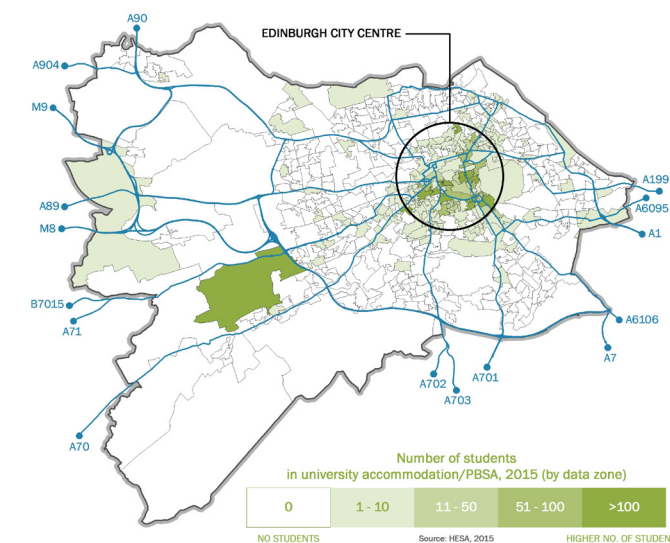
2 Demonstrating Need



Full time students as % of total population



Location of students in private rented accommodation



Location of students in PBSA

3 Evaluating Impact

Expenditure Impacts

By 2020, the total student population in Edinburgh requiring housing (33,330) could be expected to generate:



£108m on-going expenditure per annum



1,400 FTE jobs supported in local shops and services resulting from this expenditure

Construction Impacts

The delivery of up to 14,000 additional bedspaces could be expected to generate:



1,000 permanent FTE direct construction jobs



1,115 permanent FTE indirect and induced 'spin off' jobs



£115m GVA per annum during construction

Wider Impacts



Releasing Housing

Up to 2,800 houses released back into the market (assuming on average 5 students per home)



Council Tax

Up to £3.3m in additional Council Tax resulting from housing being released



Retaining Expenditure in Edinburgh City Centre



Supporting the Night Time Economy



Supporting Growth & Regeneration

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