

The movement of teaching to the Headingley campus was accompanied by the closure of the halls of residence on the campus leading to students seeking housing in the surrounding Becketts Park and Far Headingley areas. However, Leeds Metropolitan University is now proposing to move some teaching back to the city-site and has plans to work in partnership with UPP to build a further 500 bed spaces at the Headingley campus. Accordingly, the ability to accommodate all 1st year students in purpose built accommodation and the tighter teaching focus at Headingley Campus is having an impact on demand for shared housing in the surrounding areas.

UNIPOL

UNIPOL has 2,100 bed spaces in Leeds and has complexes in the city centre at Alexander Court (56) (the first residential conversion in the city centre in 1995) in New York Buildings (76) and at Mill Street (446) as well as in Woodhouse (Carlton Hill (234) and in the Hyde park area at Cardigan Road Flats (40), Garden House (40) and Royal Park Flats (113).

UNIPOL also house in excess of 240 students with dependents, mainly couples, and have some off-street properties leased from LCC, some owned by UNIPOL and some managed for private owners.

- ✓ UNIPOL have been working in partnership with Leeds City Council and Home Housing Group to regenerate the Argies estate in Kirkstall to provide housing for student families and postgraduates being refitted and regenerated and is an important part of retaining families in the area. The first phase provided 48 flats for student families in the 'Argies', the second provided 16 flats in some adjacent maisonettes and the third phase involved the conversion and refurbishment of the Greyson Heights multi-storey flats to provide flats for couples and some shared flats exclusively for postgraduate students.. There is also a fourth phase with Home Housing Group building some affordable homes around these sites).
- ✓ The Shay Street/Holborn Terrace lease is also being renewed, again leased from Leeds City council C, for a further 15 years using families to meet the mixed community theme, as outlined in the Government's Building for the Future 2004 paper referred to elsewhere in your paper.

UNIPOL have seen strong demand for all their accommodation but recently it has been hard to let properties on the fringes of the Headingley/Hyde park axis such as Meanwood. UNIPOL are mindful of the potential challenge to shared private rented housing posed by the new private sector purpose built accommodation, but hold strong concerns about the affordability of such provision and accordingly its long term future. They, along with others, are concerned that there could be a future oversupply similar to the concerns surrounding the volume of city-centre apartments.

Purpose build housing

There has been a huge expansion of purpose-built accommodation for students in the form of direct provision by Universities; commissioned facilities by Universities with private providers, UNIPOL provision and market derived private sector provision (UNITE, Liberty Park, Opel Court). This has largely been in the form of self-catering halls in cluster units with communal facilities and '24/7' management/support provision. Records from Leeds City Council presented in Appendix C shows 1522units providing 6792 bedspaces developed between 1995 and 2006. A further 1267 units offering 3424 bedspaces are under construction and 544 units offering 1800 bedspaces are awaiting planning permission.

There has been a particularly large expansion of supply especially in the area between Burley Road and Kirkstall Road adjacent to Little Woodhouse offering en-suite bedrooms, high degree of security; all-in deals; hospitality services (hotel services) and internal facilities (gyms, swimming pools, communal areas with plasma screens etc). There has been strong criticism of the lack of infrastructure and amenities especially parking in the Burley Road/ Kirkstall Road complexes although UNITE and the other providers are clearly requesting students NOT to bring cars and have negotiated bus service to city site and Becketts Park campuses.

While University provided or commissioned facilities have been targeted at 1st year students only, the provision by private providers is targeted at all students. The scale of the new building brings with it the possibility of combined University-provided and private sector provision exceeding the numbers of 1st year students. This would leave space to fill and pressure on providers to market accommodation to returning students currently living in shared private rented housing.

Unite and others are aiming for a 3-year stay by students and are robustly marketing to returning students as well as to 1st years. There is already some evidence of 3rd year students moving into the new purpose build complexes seeking quiet and safe surroundings for their final year. Unite and Liberty Living have also been marketing at international students and have agents in Cyprus and Greece.