

Student Residence Patterns in Leeds 2016

The following presents the findings from analysis of the records held by the two universities of the addresses of residence for their undergraduate and postgraduate students. It shows how many and what proportion of students are living in the various types of accommodation; the various locations surrounding the two Universities, and how the pattern of residence has changed since 2012 and 2007.

1 Types of Accommodation

1.1 Research on the numbers of students recorded in the records held by the University of Leeds and Leeds Beckett University showed that there were 52,067 students accommodated in Leeds as at October 2016. Of these, 33,321 (64%) were studying at the University of Leeds and 18,76 (36%) were studying at Leeds Beckett University.

Table 1 Types of accommodation for University of Leeds and Leeds Beckett University students

	University of Leeds	Leeds Beckett University	ALL
All PBSA	13,965	41.9%	5,246
Private	5,309	15.9%	2,329
UNIPOL	491	1.5%	860
University maintained/leased	8,165	24.5%	2,057
City Centre Private Rented	1,500	4.5%	811
Shared off street housing	12,088	36.3%	7,309
Own or Parental Home	5,768	17.3%	5,380
ALL	33,321	100.0%	18,746
			52,068
			100.0%

1.2 Table 1 shows a breakdown of the types of accommodation that students at the two universities were living in as at October 2016. It shows that:

1.2.1 36.9% of students (19,211) were living in PBSA, and of those 10,222 (19.6%) were living in accommodation either directly provided by the Universities or leased from private providers; 7,638 (14.7%) were living in accommodation supplied by private sector providers, and 1,351 (2.6%) were living in accommodation provided by Unipol Student Homes.

1.2.2 37.3% of students (19,397) were living in off-street shared houses (HMOs)

1.2.3 4.4% of students (2,311) were living in mainstream private rented apartments in Leeds City Centre,

1.2.4 21.4% of students (11,148) were living either in their own or their parental home

1.2.5 University of Leeds students were more likely (42% to 28%), to be living in PBSA, but Leeds Beckett University students were more likely (29% to 17%), to be living in their own or their parental home and slightly more, proportionally (39% to 36%), were living in off-street shared housing.

Table 2 Types of accommodation for new students, returning students and post-graduate students

<i>%s are of each type of student</i>	New Undergrads		Returning Undergrads		Postgrads		ALL	
All PBSA	12,912	75.6%	3,297	13.0%	3,002	30.9%	19,211	36.9%
Private	4,034	23.6%	1,914	7.6%	1,690	17.4%	7,638	14.7%
UNIPOL	979	5.7%	211	0.8%	161	1.7%	1,351	2.6%
University maintained/leased	7,899	46.3%	1,172	4.6%	1,151	11.8%	10,222	19.6%
City Centre Private Rented	421	2.5%	1,152	4.6%	738	7.6%	2,311	4.4%
Shared off street housing	1,023	6.0%	16,094	63.7%	2,280	23.4%	19,397	37.3%
Own or Parental Home	2,715	15.9%	4,726	18.7%	3,707	38.1%	11,148	21.4%
ALL	17,071	100%	25,269	100%	9,727	100%	52,067	100%

1.3 Table 2 shows a breakdown of the types of accommodation providing for different types of student: new students; returning students (2nd, 3rd, 4th years) and post graduate students. It shows that

1.3.1 Almost 13,000 of the 17,000 new undergraduate students, (76%) studying at the two universities were living in PBSA. 46% of those were living in University maintained or leased PBSA, and 24% were living in PBSA directly provided by private providers. 2.5% of new students (421) were living in private rented city centre apartments; 6%, (1,023) were living in off-street shared housing (HMOs) and the remaining 16% (2,715) were living in their own or their parental home.

1.3.2 Of returning students (2nd, 3rd, 4th years) 64%, (16,094) were living in off-street shared housing (HMOs) and 4.6% (1,152) were living in private rented apartments in the city centre. 13% of students (3,297) were living in PBSA, with most numerically (1,914) living in PBSA directly provided by private providers. The remaining 19% (4,726) were living in their own or their parental home.

1.3.3 Of postgraduate students, the highest number and proportion, (3,707- 38%) were living in their own home or their parental home; 31% (3,002) were living in PBSA, with most living in PBSA directly provided by private providers. 23% (2,280) were living in off-street shared housing (HMOs) and the remaining

1.3.4 Appendix B shows that of International students and students from EU countries, 56% of were living in PBSA split evenly between private sector provisions and accommodation directly provided or leased by the Universities; 25% were living in off-street shared housing; 12% were living in private rented apartments in Leeds City Centre (the highest proportion of all the various types of student), and the remaining 73% were studying from their own or parental home.

1.4 Table 3 shows the proportions of bedspaces (PBSA) and properties occupied by the different types of student.

Table 3 Different types of students as a proportion of bedspaces and properties

<i>%s are of each type of accommodation</i>	New Undergraduates	Returning Undergraduates	Postgraduates	ALL				
All PBSA	12,912	67.2%	3,297	17.2%	3,002	15.6%	19,211	100%
Private	4,034	52.8%	1,914	25.1%	1,690	22.1%	7,638	100%
UNIPOL	979	72.5%	211	15.6%	161	11.9%	1,351	100%
University maintained/leased	7,899	77.3%	1,172	11.5%	1,151	11.3%	10,222	100%
City Centre Private Rented	421	18.2%	1,152	49.8%	738	31.9%	2,311	100%
Shared off street housing	1,023	5.3%	16,094	83.0%	2,280	11.8%	19,397	100%
Own or Parental Home	2,715	24.4%	4,726	42.4%	3,707	33.3%	11,148	100%
ALL	17,071	32.8%	25,269	48.5%	9,727	18.7%	52,067	100%

1.4.1 67% of bedspaces in PBSA (12,912) are occupied by new students, and 33% (6,299) are occupied by returning undergraduates (17% or 3,297) or postgraduate students (16% or 3,002)

1.4.2 Almost 50% of city centre apartments rented by students are accommodating returning undergraduates and almost a third by postgraduates.

1.4.3 Off street shared housing is occupied mainly by returning undergraduate students (83%) or postgraduates (12%)

1.5 Appendix A shows a breakdown of the types of accommodation housing the different types of student studying at the two universities. It shows that

1.5.1 New University of Leeds students are much more likely to live in PBSA (84% to 63%) than new Leeds Beckett University students, and twice as likely (58% to 28%) to live in University maintained or leased PBSA. New Leeds Beckett University students are almost three times as likely (9.9% to 3.4%) to be living in off-street shared housing, and twice as likely to be living in their own or their parental home (24% to 10%).

1.5.2 Returning University of Leeds students are twice as likely than Leeds Beckett University students to be living in PBSA (17.5% to 7.5%) and more likely to be living in off-street shared housing (67% to 60%) but returning students at Leeds Beckett University are twice as likely to be living in their own or parental home (28% to 12%).

1.5.3 Postgraduate students at the University of Leeds are more than twice as likely to be living in PBSA than postgraduate students at Leeds Beckett University (33% to 13%), but Leeds Beckett University postgraduates were 50% more likely to be living in their own home or their parental home while studying (55% to 36%).

1.6 Appendix B shows those PBSA schemes either accommodating all or mainly students from the University of Leeds; those accommodating either all or mainly students from Leeds Beckett University, and those accommodating a mix of students. It shows that:

1.6.1 Six (6) direct private provisions (Leodis Residences, the Arena Village, St Marks Court, St Marks Apartments, The Priority, Headingley Rise) and Grayson Heights (Unipol) accommodate solely University of Leeds students, and six (6) schemes (Arena Village, Liberty Dock, The Tannery, Sky Plaza, Eldon Court, Samara Flats) accommodate mostly University of Leeds students.

Thirteen (13) accommodation schemes are provided directly or leased by the University of Leeds solely for their students (Central Village, James Baillie Park, Devonshire Hall, and the Lupton, St Marks, Charles Morris, Montague Burton and Oxley Residences, Henry Price Residences, Sentinel Towers, Lyddon Hall, Ellerslie Hall and North Hill Road)

1.6.2 Five (5) direct private provisions (Liberty Park, The Embankment, Lofthouse Residence, Holborn Central and Queens Square) and three (3) Unipol schemes (Mill Street, Carlton Hill, Royal Park Flats) accommodate solely Leeds Beckett University students and one (1) Unipol scheme (Garden House, Kirkstall) accommodates mainly Leeds Beckett University students. Seven (7) accommodation schemes are provided directly or leased by Leeds Beckett University solely for their students (Kirkstall Brewery, Carnegie, Marsden House, (Opal 1) Leeds Student Village (Opal 2), Woodhouse Flats, Sugarwell Court and 27A Cumberland Road

1.6.3 Ten (10) direct private provisions (The Plaza, IQ, The Triangle, Carr Mills, The Edge, Asquith Hall, Algernon Firth, Lovell Park, Portland Place, Broadcasting Tower), three (3) Unipol schemes (Alexandra Court, Westfield Court and Concept Place) and various properties on the University Campus accommodate a mix of students from the two universities.

Table 3 Changes in accommodation of students: 2007, 2012 and 2016

%s are of each type of student	2007		2012		2016		Change 2012 - 2016	Change 2007 - 2016
PBSA	7,946	19.9%	19175	38.6%	19,211	36.9%	36	11,265
City Centre Private Rented	151	0.4%	2737	5.5%	2,311	4.4%	-426	2,160
Shared off street housing	22,292	55.9%	18,282	36.8%	19,397	37.3%	1,115	-2,895
Own or Parental Home	9,514	23.8%	9,463	19.1%	11,148	21.4%	1,685	1,634
ALL	39,903	100%	49,657	100%	52,067	100%	2,410	12,164

1.6 Table 3 shows a breakdown of the changes over time in the types of accommodation chosen by students for their period of study. It shows that:

1.6.1 There were slightly more students (36) living in PBSA in comparison to 2012, but significantly more (11,235) than in 2007.

1.6.2 There was a slight increase of 1,115 in the numbers of students living in off street shared housing (HMOs) between 2012 and 2016, but the number and proportion of students living in HMOs with 2,895 fewer students living in HMOs than in 2007.

1.6.3 There was a reduction of 426 in number of students living in private rented apartments in Leeds City Centre in comparison to 2012, but there are still 2,160 more than in 2007.

1.6.4 There are 1,634 more students living in their own home or their parental home while studying than there were in 2007, and 1,685 more than in 2012, perhaps reflecting the impacts of increasing tuition fees and the costs of accommodation.

2 Locations of residence

2.1 The following presents analysis from address records of students at the two universities as at October 2016 as contained in Appendix C.

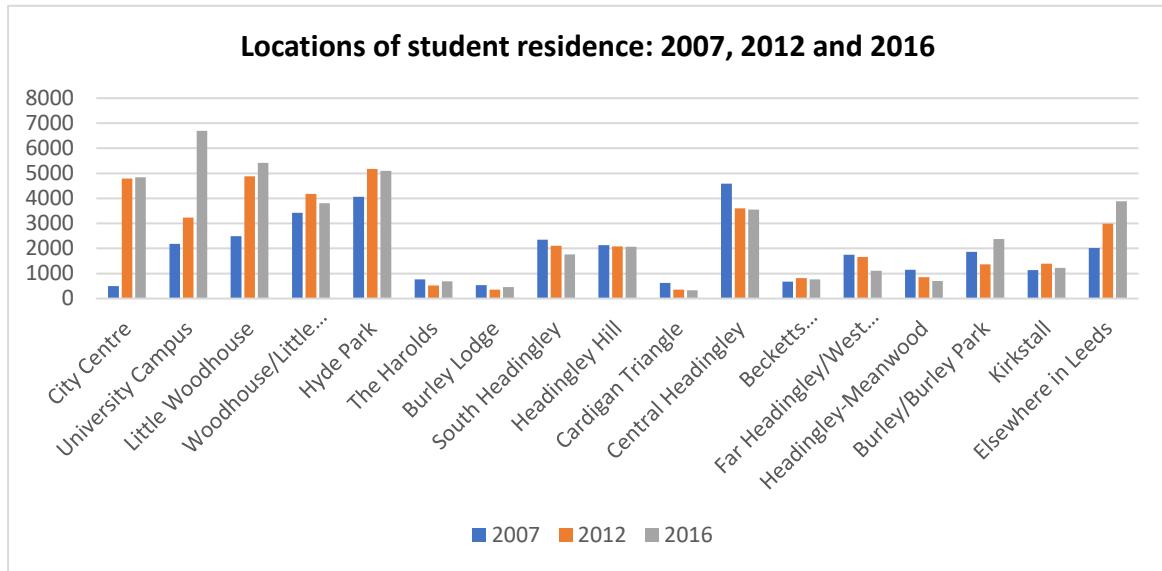


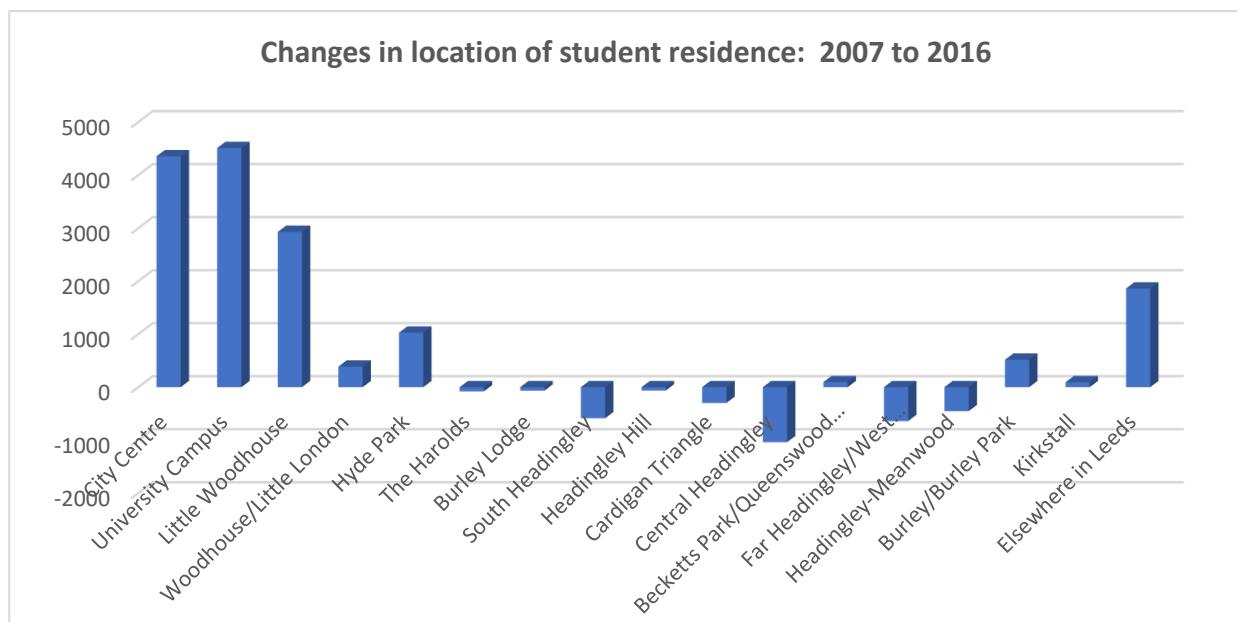
Table 4 *Location of residence of students and % of students resident in each area: 2016*

Area	No of Students	% of Students
City Centre	4849	9.3%
University Campus	6694	12.9%
Little Woodhouse	5422	10.4%
	16965	32.6%
Woodhouse/Little London	3810	7.3%
Hyde Park	5094	9.8%
The Harolds	686	1.3%
Burley Lodge	464	0.9%
Burley Park	639	1.2%
	10693	20.5%
Headingley Hill	2072	4.0%
Central Headingley	3547	6.8%
South Headingley	1766	3.4%
Cardigan Triangle	331	0.6%
	7716	14.8%
Burley	1738	3.4%
Becketts Park	769	1.5%
Far Headingley	1109	2.1%
Headingley/Meanwood	702	1.3%
Kirkstall	1227	2.4%
	5545	10.7%
Elsewhere in Leeds/Out of Leeds	11148	21.5%

2.2 Currently, just over a half of all students (almost 28,000 students) live in the city centre, the University Campuses and the areas immediately adjacent.

2.2.1 33% of all students (almost 17,000 students) live in the city Centre, the University Campus or Little Woodhouse, all of which are dominated by large Purpose Built Student Accommodation schemes.

- 2.2.2 20% of students (almost 10,700 students) live in the Hyde Park and Burley Park area dominated by off street shared housing (HMOs);
- 2.2.3 15% of students (just over 7,700 students) live in the Headingley area which is characterised by a mix of PBSA and off street shared housing, and where there were significant reductions in the student population between 2007 and 2012.
- 2.2.4 11% of students (just over 5,500 students) live in areas located farthest from the universities (Becketts Park, Far Headingley, Meanwood, Burley and Kirkstall) which contains a mix of PBSA (Oxley, Carnegie and Kirkstall Brewery Residences) and off street shared housing located within fundamentally residential areas where there had been significant reductions in the student population between 2007 and 2012.
- 2.2.5 Of the remaining 21.5% of students, studying at the two Universities, 7.5% (one in 13 students) live in parts of the Leeds District outside the Inner North West Leeds area; and 14% (one in 7 students) live outside of Leeds (in other parts of West Yorkshire and beyond).



- 2.3 There has been a continuation of the clear movement of students that occurred between 2007 and 2012 towards the City Centre, the University Campuses and the Little Woodhouse and Hyde Park areas adjacent to the university campuses.
- 2.3.1 Between 2012 and 2016, the number of students reduced in all areas except for Little Woodhouse, the University Campus area, The Harolds, Burley Lodge and Burley/Burley Park.
- 2.3.2 Between 2007 and 2016, the concentrations of students increased in 8 areas (Little Woodhouse, University Campus and the City Centre which are dominated by PBSA provision, in Hyde Park, Headingley Hill, Burley/Burley Park, and in Kirkstall, Becketts Park/Queenswood Drive , where PBSA provisions had been opened (Carnegie) or reopened (Kirkstall Brewery). Concentrations reduced in 8 areas (Woodhouse and Little London, The Harolds, Burley Lodge, South Headingley, Central Headingley, Far Headingley, West Park and Weetwood, Cardigan Triangle and the Headingley-Meanwood area.

2.4 Students comprise more than 10% of the local population in all areas within the Inner North West Leeds area. Since 2007 there have been increases in the concentrations of students within local populations in areas close to the Universities (Little Woodhouse, the University Campus area, the City Centre

2.4.1 In 4 areas, (Little Woodhouse, the University campus area, Hyde Park and Headingley Hill), students comprised over 50% of the local population.

2.4.2 In 6 areas, (Woodhouse/Little London, The Harolds, Burley Lodge, Burley/Burley Park, South Headingley and Central Headingley) students comprised between 25% and 50% of the local population.

2.4.3 In 6 areas, (City Centre, Far Headingley area, Becketts Park area, the Cardigan Triangle, Kirkstall and Headingley-Meanwood) students comprised between 10% and 25% of the local population.

2.5 *City Centre*

Analysis shows that has been a substantial movement of students into the city centre. As at October 2016, there were 4,849 students living in Leeds City Centre, 58 more than in 2012 but 4,355 more than in 2007. 22.6% of the population resident in the City Centre in 2016 were students compared to 22.9% in 2012, and 3.5% in 2007.

9.3% of all students now live in the city centre compared to 10.9% in 2012 and 1.3% in 2007. Students living in the city centre were accommodated in a mix of PBSA (56.5%) and private rented apartments (43.5%). 70% were studying at the University of Leeds and 30% at Leeds Beckett University.

2.6 *University Campus*

There has also been a substantial increase in the number of students living on or very close to the University campuses. In October 2016, there were 6,694 students living on or close to the university campuses, 3,455 more than in 2012 and 4,510 more than in 2007. In 2016, 66.4% of the population in the area containing and adjacent to the university campuses were students compared to 34.3% in 2012 and 25.9% in 2007.

12.9% of all students now live in the area containing and adjacent to the university campuses compared to 6.9% in 2012 and 5.6% in 2007. Students living in the area were accommodated in a mix of PBSA (77.8%) and private rented housing (22.2%). 88% were studying at the University of Leeds and 12% at Leeds Beckett University

2.7 *Little Woodhouse*

As at October 2016, there were 5,422 students living in the Little Woodhouse area, 538 more than in 2012 and 2,929 more than in 2007. In 2016, 76.3%, of the population in the area were students compared to 74.4%, in 2012 and 49.5% in 2007.

10.6% of all students now live in the area compared to 10.4% in 2012 and 6.4% in 2007. Students living in the area were accommodated in a mix of PBSA (53.9%) and private rented housing (46.1%). 65% were studying at the University of Leeds and 35% at Leeds Beckett University.

2.8 *Woodhouse and Little London*

As at October 2016, there were 3,810 students living in the Woodhouse and Little London area, 374 fewer than in 2012 but 387 more than in 2007. In 2016, 49.9%, of the population in the area were students compared to 57.7%, in 2012 and 65.1% in 2007.

7.3% of all students now live in the area compared to 8.9% in 2012 and 8.7% in 2007. Students living in the area were accommodated in a mix of PBSA (50.5%) and private rented housing (49.5%). 70% were studying at the University of Leeds and 30% at Leeds Beckett University.

2.9 *Hyde Park, the Harold's and Burley Lodg*

As at October 2016, there were 6,244 students living in the Hyde Park, 85 fewer than in 2012 but 1,028 more than in 2007. Students comprised 57.9% of the population in the area compared to 62.5% in 2012 and 49.8%. 9.8% of all students now live in the area compared to 11.0% in 2012 and 10.4% in 2007. Students living in the area were mostly accommodated in shared private rented housing (96%). 79% were studying at the University of Leeds and 21% at Leeds Beckett University

There were 686 students living in the Harold's, 164 more than in 2012 but 80 fewer than in 2007. 47.3% of the population are students compared to 37.7% in 2012 and 55.2% in 2007. 1.3% of all students now live in the area compared to 1.1% in 2012 and 2.0% in 2007. Students living in the area were all accommodated in shared private rented housing. 72% were studying at the University of Leeds and 28% at Leeds Beckett University.

There were 464 students living in the Burley Lodge area, 106 more than in 2012 but 66 fewer than in 2007. 31.5% of the population are students compared to 25.1% in 2012 and 37.1% in 2007. 0.9% of all students now live in the area compared to 0.8% in 2012 and 1.4% in 2007. Students living in the area were all accommodated in shared private rented housing. 66% were studying at the University of Leeds and 34% at Leeds Beckett University.

2.10 *Headingley Hill*

As at October 2016, there were 2,072 students living in the Headingley Hill area, 14 fewer than in 2012 and 63 fewer than in 2007. 54.7%, of the population in the area were students compared to 58.2%, in 2012 and 53.0% in 2007.

4% of all students now live in the area compared to 4.5% in 2012 and 5.4% in 2007. Students living in the area were accommodated in a mix of PBSA (66%) and private rented housing (34%). 90% were studying at the University of Leeds and 10% at Leeds Beckett University.

2.11 *South Headingley*

As at October 2016, there were 1,766 students living in the South Headingley area, 347 fewer than in 2012 and 586 fewer than in 2007. In 2016, 41.4%, of the population in the area were students compared to 51.6%, in 2012 and 54.0% in 2007. 3.4% of all students now live in the area compared to 4.5% in 2012 and 6.0% in 2007. Students living in the area were all accommodated in shared private rented housing. 71% were studying at the University of Leeds and 29% at Leeds Beckett University.

2.12 *Central Headingley*

As at October 2016, there were 3,547 students living in the Central Headingley area, 55 fewer than in 2012 and 1,038 fewer than in 2007. In 2016, 39.1%, of the population in the area were students compared to 41.3%, in 2012 and 56.1% in 2007.

6.8% of all students now live in the area compared to 7.7% in 2012 and 11.7% in 2007. Students living in the area were accommodated in a mix of shared private rented housing (79%) and PBSA (21%), 42% were studying at the University of Leeds and 58% at Leeds Beckett University.

2.13 *Cardigan Triangle*

As at October 2016, there were 331 students living in the Cardigan Triangle area, 27 fewer than in 2012 and 99 fewer than in 2007. In 2016, 16.7%, of the population in the area were students compared to 18.3%, in 2012 and 34.1% in 2007.

0.6% of all students now live in the area compared to 0.8% in 2012 and 1.6% in 2007. Students living in the area were all accommodated in shared private rented housing. 49% were studying at the University of Leeds and 51% at Leeds Beckett University.

2.14 *Burley Park/Burley*

As at October 2016, there were 2,377 students living in the Burley and Burley Park area, 1,006 more than in 2012 and 518 more than in 2007. In 2016, 28.9%, of the population in the area were students compared to 17.1%, in 2012 and 23.5% in 2007.

4.6% of all students now live in the area compared to 2.9% in 2012 and 4.7% in 2007. Students living in the area were virtually all accommodated in shared private rented housing (98%). 44% were studying at the University of Leeds and 56% at Leeds Beckett University.

2.15 *Becketts Park/Queenswood Driv*

As at October 2016, there were 769 students living in the Becketts Park and Queenswood Drive area, 42 fewer than in 2012 but 95 more than in 2007. In 2016, 14.5%, of the population in the area were students compared to 15.5%, in 2012 and 14.2% in 2007.

1.5% of all students now live in the area compared to 1.7% in 2012 and 2007. Students living in the area were accommodated in a mix of PBSA (51.5%) and shared private rented housing (48.5%). 14% were studying at the University of Leeds and 86% at Leeds Beckett University.

2.16 *Far Headingley/West Park/Weetwoo*

As at October 2016, there were 1,109 students living in the Far Headingley, West Park and Weetwood area, 555 fewer than in 2012 and 640 fewer than in 2007. In 2016, 20.9%, of the population in the area were students compared to 32.1%, in 2012 and 33.8% in 2007.

2.1% of all students now live in the area compared to 3.6% in 2012 and 4.5% in 2007. Students living in the area were accommodated in a mix of shared private rented housing (55.8%), PBSA (41.8%) and their own or parental homes (2.3%) 56.7% were studying at the University of Leeds and 43.3% at Leeds Beckett University.

2.17 *Kirkstall*

As at October 2016, there were 1,227 students living in the Kirkstall area, 170 fewer than in 2012 but 93 more than in 2007. In 2016, 15.1%, of the population in the area were students compared to 17.4%, in 2012 and 13.2% in 2007.

2.4% of all students now live in the area compared to 3.0% in 2012 and 2.9% in 2007. Students living in the area were accommodated in a mix of PBSA (83%) and shared private rented housing (17%). 19% were studying at the University of Leeds and 81% at Leeds Beckett University.

2.18 *Meanwood/Headingley area*

As at October 2016, there were 702 students living in the area between Meanwood and Headingley, 149 fewer than in 2012 and 452 fewer than in 2007. In 2016, 12.3%, of the population in the area were students compared to 15.2%, in 2012 and 20.2% in 2007.

1.3% of all students now live in the area compared to 1.8% in 2012 and 2.9% in 2007. Students living in the area were accommodated in a mix of PBSAS (48.4%) shared private rented housing (43.7%) and their own or parental home (7.9%. 30% were studying at the University of Leeds and 70% at Leeds Beckett University.

2.19 *Elsewhere in Leeds*

As at October 2016, there were 3,883 students living in parts of Leeds outside of those areas closest to the Universities, or that have 'traditionally' been places where students in Leeds live, 891 more than in 2012 and 1,861 more than in 2007. In 2016, students made up 0.6% of the population in those areas, compared to 0.5%, in 2012 and 0.3% in 2007.

7.5% of all students now live in parts of Leeds outside of those areas closest to the Universities, or that have 'traditionally' been places where students in Leeds live, compared to 6.4% in 2012 and 2.5.2% in 2007, mainly in their own or parental home (81.3%) or shared private rented housing (18.7%). 56% were studying at the University of Leeds and 44% at Leeds Beckett University.

2.20 *Outside of Leeds*

As at October 2016, there were 7,265 students living outside of Leeds, in other parts of West Yorkshire, or beyond, 794 more than in 2012 but 227 fewer than in 2007. In 2016, students made up 1.0% of the population in those areas, compared to 0.9%, in 2012 and 1.0% in 2007.

14.0% of all students now live outside of Leeds, in other parts of West Yorkshire, or beyond, compared to 13.8% in 2012 and 18.9% in 2007, all in their own or parental home (81.3%). 52% were studying at the University of Leeds and 48% at Leeds Beckett University.

3 Summary of findings

3.1 Current accommodation

3.1.1 Just under 40% of students are living in PBSA, slightly more than in comparison to 2012, but significantly more (by almost 11,500 students) in comparison to 2007.

- There are thirteen (13) accommodation schemes directly provided or leased by the University of Leeds solely for their students and seven (7) provided directly or leased by Leeds Beckett University solely for their students;
- Six (6) private PBSA schemes accommodate solely University of Leeds students, and five (5) private PBSA schemes accommodate solely Leeds Beckett University students
- Six (6) private PBSA schemes accommodate mostly University of Leeds students and one (1) Unipol scheme accommodates mainly Leeds Beckett University students.
- Ten (10) private PBSA schemes, three (3) Unipol schemes and various properties on the University Campus accommodate a mix of students from the two universities.

3.1.2 Just under 40% of students are living in off street shared housing, around the same as in 2012 but significantly lower (by almost 3,000 students) than in 2007

3.1.3 A fifth of students are studying from their own or their parental home, almost 1,700 more than in 2012 and 1,650 more than in 2007.

3.1.4 Almost 2,200 more students are living in private rented apartments in the city centre than in 2007, but fewer students are living in mainstream private rented apartments in Leeds City Centre in comparison to 2012

3.2 Student preference

3.2.1 Of all new students one in six are studying from home, three-quarters are living in PBSA and only 6% are living in off street shared housing.

3.2.2 Overall new students tend to live in PBSA (76% or 12,900 students) or at home (16% or 2,700 students). New University of Leeds students are much more likely to live in PBSA (84% to 63%) than new Leeds Beckett University students. New Leeds Beckett University students are almost three times as likely (9.9% to 3.4%) to be living in off-street shared housing, and twice as likely to be living in their own or their parental home (24% to 10%) than University of Leeds students.

3.2.3 64% of returning undergraduate students (16,100 students) live in off street shared housing but a significant minority (13% or 3,300 students) live in PBSA and just over 4,700 returning undergraduate students (19%) live at home.

3.2.4 Returning University of Leeds students are twice as likely than Leeds Beckett University students to be living in PBSA (17.5% to 7.5%) and more likely to be living in off-street shared housing (67% to 60%). Returning students at Leeds Beckett University are twice as likely to be living in their own or parental home (28% to 12%).

3.2.5 The highest proportion of Postgraduate students (38%) study from their own or their parental home. 31% (3,000 students) live in PBSA and 23% (2300 students) live in off street shared housing.

3.2.6 Postgraduate students at the University of Leeds are more than twice as likely to be living in PBSA than postgraduate students at Leeds Beckett University (33% to 13%). Leeds Beckett University postgraduates are 50% more likely to be living in their own home or their parental home while studying (55% to 36%).

3.3 Concentrations of students

3.3.1 Students comprise more than 10% of the local population in all areas within the Inner North West Leeds area.

3.3.2 Since 2007 there have been increases in the concentrations of students within local populations in areas close to the Universities (Little Woodhouse, the University Campus area, the City Centre

3.3.3 In 4 areas, (Little Woodhouse, the University campus area, Hyde Park and Headingley Hill), students comprised over 50% of the local population.

3.3.4 In 6 areas, (Woodhouse/Little London, The Harolds, Burley Lodge, Burley/Burley Park, South Headingley and Central Headingley) students comprised between 25% and 50% of the local population.

3.3.5 In 6 areas, (City Centre, Far Headingley area, Becketts Park area, the Cardigan Triangle, Kirkstall and Headingley-Meanwood) students comprised between 10% and 25% of the local population.

3.4 Locational preference

3.4.1 There has been a continuation of the clear movement of students towards the City Centre, the University Campuses and the Little Woodhouse and Hyde Park areas adjacent to the university campuses

3.4.2 Areas with the largest numbers of resident students were University Campus area (6,694), Little Woodhouse (5,422), Hyde Park (5,094), the City Centre (4,849), Woodhouse and Little London (3,810) and Central Headingley (3,547)

3.4.3 Between 2012 and 2016, the number of students reduced in all areas except for Little Woodhouse, the University Campus area, The Harolds, Burley Lodge and Burley/Burley Park

3.4.4 Between 2007 and 2016, the concentrations of students increased in 8 areas and reduced in 8 areas

3.4.5 One in 13 students studying at the two Universities (7.5%) live in parts of the Leeds District outside the Inner North West Leeds area. One in 7 students studying at the two Universities (14%) live outside of Leeds (in other parts of West Yorkshire and beyond)

3.4.6 There were clear differences between University of Leeds and Leeds Beckett University students in terms of their locational preferences

3.4.7 University of Leeds students are more likely to live in the University Campus area, Headingley Hill, the Hyde Park area, South Headingley, Woodhouse, Little Woodhouse and the city centre

3.4.8 Leeds Beckett University students are more likely to live in Kirkstall, the Beckett Park area, the Headingley/Meanwood border, Central Headingley,

3.4.9 There was a more even balance of residence in the Cardigan Triangle and the Far Headingley area while the preferences of students living elsewhere in Leeds or Outside Leeds were also in more of a balance.

4 Conclusions and implications

- 4.1 The plurality of demand from students has continued to sustain a mix of provision encompassing University provided and private sector PBSA, renting privately in Leeds City Centre and in shared HMOs in residential areas, and home based study.
 - 4.1.1 The number of students studying from their own or their parental home has been increasing and may well continue to increase given costs facing students and their parents. This may have an impact on demand for new PBSA in the future
 - 4.1.2 The accommodation needs of new students living away from home, is predominantly being met by the PBSA market. It is unclear whether there is, or will be sufficient demand from new students to justify substantial new PBSA developments without demand switching. If new PBSA accommodation aimed at new students does continue to be built, it is likely that the future of older provisions may become less secure.
 - 4.1.3 There will be a continuing demand for accommodation from post graduate students which could also provide much of the demand needed to sustain PBSA provision. This could be augmented by demand from International students, although the future level of applications from such students may make assessing accommodation needs
 - 4.1.4 Returning students could well provide the major source of demand for new PBSA in the future. A significant minority of returning students live in PBSA, and should PBSA be developed and provided which more resembles shared housing than large institutional blocks, then returning students currently living in shared housing could be attracted
- 4.2 The movement of student locational preference to the areas surrounding the university campus and the city centre has continued, and has been matched by a continuing reduction in the numbers of students living in areas farther from the University campuses
 - 4.2.1 New PBSA in areas on or close to the University campus has proved popular and provides for an increasing number of students such that around 40% of students now live in those areas. Those areas predominantly provide rented housing for students and households working in the city centre, the Universities and teaching hospitals.
 - 4.2.2 Demand for shared housing in the Hyde Park area has remained steady with a small increase in the number of students moving to the area. This may drive continuing demand from investors to provide more HMOs in the area. Persuading students to move from HMOs in the area may be difficult and will require viable and attractive alternatives which could be in the form of small scale PBSA provisions. There has been evidence of growing demand from young working households for rented housing in the area, and these 'potential family building' households could provide the more residential demand of the future.

- 4.2.3 Demand for accommodation in Central Headingley and nearby areas has continued to reduce, the proportion of all students living there has fallen by 50% since 2017 and the concentration of students in the local population has diminished significantly. To some degree, there has been replacement demand from young working households, sharing or living independently, but there is still some nervousness amongst landlords over long term plans
- 4.2.4 Demand for accommodation in Far Headingley and nearby areas has continued to reduce, the proportion of students living there has halved since 2007 and the concentration of students in the local population has diminished significantly. The area is returning to being a residential area with a mix of owner-occupied homes and rental provision that is attractive to students at the Headingley Campus and young working households.

Appendix A

Types of accommodation providing for new students, returning students, postgraduates and international students

%s are of each type of student	New Undergrads					
	University of Leeds		Leeds Beckett University		ALL	
Private	2407	23.5%	1627	23.9%	4034	23.6%
UNIPOL	202	2.0%	777	11.4%	979	5.7%
University maintained/leased	5979	58.3%	1920	28.2%	7900	46.3%
All PBSA	8588	83.8%	4324	63.4%	12913	75.6%
City Centre Private Rented	266	2.6%	155	2.3%	421	2.5%
Shared off street housing	351	3.4%	672	9.9%	1023	6.0%
Own or Parental Home	1048	10.2%	1667	24.4%	2715	15.9%
ALL	10253	100%	6818	100%	17072	100%
%s are of each type of student	Returning Undergrads					
	University of Leeds		Leeds Beckett University		ALL	
Private	1313	9.0%	601	5.6%	1914	7.6%
UNIPOL	148	1.0%	63	0.6%	211	0.8%
University maintained/leased	1091	7.5%	81	0.8%	1172	4.6%
All PBSA	2552	17.5%	745	7.0%	3297	13.0%
City Centre Private Rented	592	4.1%	560	5.3%	1152	4.6%
Shared off street housing	9756	66.7%	6338	59.5%	16095	63.7%
Own or Parental Home	1717	11.7%	3009	28.2%	4726	18.7%
ALL	14617	100%	10652	100%	25270	100%
%s are of each type of student	Postgraduates					
	University of Leeds		Leeds Beckett University		ALL	
Private	1589	18.8%	101	7.9%	1690	17.4%
UNIPOL	141	1.7%	20	1.6%	161	1.7%
University maintained/leased	1095	13.0%	56	4.4%	1151	11.8%
All PBSA	2825	33.4%	177	13.9%	3002	30.9%
City Centre Private Rented	642	7.6%	96	7.5%	738	7.6%
Shared off street housing	1981	23.4%	299	23.4%	2280	23.4%
Own or Parental Home	3003	35.5%	704	55.2%	3707	38.1%
ALL	8451	100.0%	1276	100.0%	9728	100%

%s are of each type of student	International Students				EU Students			ALL Non-UK Students	
	University of Leeds	Leeds Beckett University	University of Leeds	Leeds Beckett University					
Private	2201	28.6%	184	22.6%	119	17.0%	93	34.2%	2504 27.2%
UNIPOL	177	2.3%	10	1.2%	2	0.3%	13	4.8%	189 2.0%
University maintained/Leased	2424	31.5%	41	5.0%	26	3.7%	22	8.1%	2491 27.0%
All PBSA	4802	62.3%	184	22.6%	147	20.9%	128	47.1%	5133 55.7%
City Centre Private Rented	730	9.5%	254	31.2%	84	12.0%	36	13.2%	1068 11.6%
Shared off street housing	1749	22.7%	263	32.3%	307	43.7%	90	33.1%	2319 25.1%
Own or Parental Home	424	5.5%	114	14.0%	164	23.4%	18	6.6%	702 7.6%
ALL TYPES	7705	100%	815	100%	702	100%	272	100%	9222 100%

Appendix B

Purpose Built Student Accommodation accommodating students from the University of Leeds and Leeds Beckett University: 2016

Accommodation	Provider	New Students		Returning Students		Postgrads		ALL		
Private Providers		LBU	UoL	LBU	UoL	LBU	UoL	LBU	UoL	ALL
The Plaza	Unite	402	62	138	97	21	154	561	313	874
Leodis Residences	Mansion	0	641	0	50	0	108	0	799	799
Arena Village (Opal 3)	CSL	13	363	17	82	4	93	34	538	572
Liberty Dock	Liberty Living	20	469	4	56	1	13	25	538	563
IQ/Perseverence Mill	IQ	145	41	112	109	8	112	265	262	527
The Tannery	Unite	3	428	2	35	0	26	5	489	494
Sky Plaza	Unite	59	55	0	140	0	165	59	360	419
Eldon Court	Northend	7	52	19	62	3	176	29	290	319
Carr Mills	Carr Mills	21	11	29	23	12	89	62	123	185
Samara Flats	Samara	7	19	19	55	0	70	26	144	170
The Triangle	Park Lane	24	15	46	35	2	28	72	78	150
The Edge	Iconinc	11	21	4	24	5	42	20	87	107
Asquith House/Austin Hall	USL	27	25	5	25	1	21	33	71	104
Algernon Firth	Collegiate	15	5	25	20	2	29	42	54	96
St Marks Court	Collegiate	0	9	0	25	0	43	0	77	77
The Priory	Unite	0	6	0	36	0	34	0	76	76
Liberty Park	Liverty Living	38	0	25	0	1	0	64	0	64
Headingley Rise	SJM	1	1	7	52	0	0	8	53	61
Lovell Park	Primo	3	2	25	17	3	4	31	23	54
St Mark's Apartments	Apex	0	4	0	5	0	34	0	43	43
Portland Place		3	3	5	9	1	0	9	12	21
The Embankment	Park Lane	5	0	10	0	0	0	15	0	15
Lofthouse Residence	YPP	2	0	3	0	8	0	13	0	13
Holborn Central		1	0	11	0	1	0	13	0	13
Queens Square		1	0	5	0	0	0	6	0	6
Unipol Student Homes										
Concept Place		138	190	13	36	2	17	153	243	396
Mill Street		352	0	12	0	0	0	364	0	364
Carlton Hill		175	0	13	0	0	0	188	0	188
Grayson Heights		0	10	0	8	0	121	0	139	139
Royal Park Flats		112	0	11	0	4	0	127	0	127
Alexandra Court		0	2	4	7	6	1	10	10	20
Garden House, Kirkstall		11	0	3	0	0	4	14	4	18
Westfield Court		2	1	0	2	1	9	3	12	15

Accommodation	Provider	New Students		Returning Students		Postgrads		ALL		
University/Private provider		LBU	UoL	LBU	UoL	LBU	UoL	LBU	UoL	ALL
Central Village	UoL	0	1188	0	214	0	5	0	1406	1407
Kirkstall Brewery	LBU	824	0	28	0	9	0	861	0	861
Lupton Residences	UoL	0	700	0	28	0	1	0	729	729
Devonshire Hall	UoL	0	627	0	21	0	4	0	652	652
Charles Morris Residences	UoL	0	577	0	57	0	12	0	646	646
James Baillie Park (Unite)	UoL/Unite	0	566	0	23	0	6	0	595	595
St Mark's Residences	UoL	0	32	0	9	0	536	0	577	577
Montague Burton Residences	UoL	0	424	0	61	0	86	0	571	571
Leeds Student Village (Opal 2)	LBU/LSV	483		31	0	21	0	535	0	535
Oxley Residences	UoL	0	440	0	24	0	0	0	464	464
Marsden House (Opal 1)	LBU	426	0	20	0	9	0	455	0	455
Henry Price Residences	UoL	0	403	0	37	0	8	0	448	448
Carnegie-Becketts Park	LBU	368	0	23	0	4	0	395	0	395
Sugarwell Court	UoL	311		9		0		320	0	320
Sentinel Towers	UoL	0	150	0	11	0	102	0	263	263
Broadcasting Tower	LBU/Unite	54	20	19	39	5	99	78	158	236
University Campus various	UoL/LBU	9	43	37	96	5	24	51	163	214
Lyddon Hall / Annexe/Terrace	UoL	0	148	0	39	0	3	0	190	190
Ellerslie Hall	UoL	0	97	0	4	0	2	0	103	103
Woodhouse Flats	LBU	71	0	15	0	16	0	102	0	102
North Hill Road	UoL	0	85	0	9	0	5	0	99	99
27A Cumberland Road	UoL	0	0	8	0	8	0	16	0	16
Mary Morris	UoL	0	0	0	0	0	1	0	1	1

Appendix C

Changes in the location of student residence: 2007, 2012 and 2016

	Pop 2016 (Est)	2007			2012			2016			Trend since 2012	Trend since 2007
		No. of students	% of students	Students as % of Population	No. of students	% of students	Students as % of Population	No. of students	% of students	Students as % of Population		
Little Woodhouse	7108	2493	6.3%	49.5%	4884	10.4%	74.4%	5422	10.4%	76.3%	Higher	Higher
University Campus	10116	2184	5.5%	25.9%	3239	6.9%	34.3%	6694	12.9%	66.2%	Higher	Higher
Hyde Park	8801	4066	10.2%	49.8%	5179	11.0%	62.5%	5094	9.8%	57.9%	Lower	Higher
Headingley Hill	3790	2135	5.4%	53.0%	2086	4.5%	58.2%	2072	4.0%	54.7%	Lower	Higher
Woodhouse/Little London	7633	3423	8.6%	65.1%	4184	8.9%	57.7%	3810	7.3%	49.9%	Lower	Lower
The Harolds	1451	766	1.9%	55.2%	522	1.1%	37.7%	686	1.3%	47.3%	Higher	Lower
South Headingley	4267	2352	5.9%	54.0%	2113	4.5%	51.6%	1766	3.4%	41.4%	Lower	Lower
Central Headingley	9066	4585	11.5%	56.1%	3602	7.7%	41.3%	3547	6.8%	39.1%	Lower	Lower
Burley Lodge	1474	530	1.3%	37.1%	358	0.8%	25.1%	464	0.9%	31.5%	Higher	Lower
Burley/Burley Park	8233	1859	4.7%	23.5%	1371	2.9%	17.1%	2377	4.6%	28.9%	Higher	Higher
City Centre	21409	494	1.2%	3.5%	4791	10.2%	22.9%	4849	9.3%	22.6%	Lower	Higher
Far Headingley/West Park/Weetwood	5297	1749	4.4%	33.8%	1664	3.6%	32.1%	1109	2.1%	20.9%	Lower	Lower
Cardigan Triangle	1987	630	1.6%	34.3%	358	0.8%	18.3%	331	0.6%	16.7%	Lower	Lower
Kirkstall	8133	1134	2.9%	13.2%	1397	3.0%	17.4%	1227	2.4%	15.1%	Lower	Higher
Becketts Park/Queenswood Drive	5321	674	1.7%	14.2%	811	1.7%	15.5%	769	1.5%	14.5%	Lower	Higher
Headingley-Meanwood	5686	1154	2.9%	20.2%	851	1.8%	15.2%	702	1.3%	12.3%	Lower	Lower
Elsewhere in Leeds	646182	2022	5.1%	0.3%	2992	6.4%	0.5%	3883	7.5%	0.6%	Higher	Higher
ALL IN LEEDS	756679	39742	100%	5.4%	46873	100%	6.2%	52067	100%	6.9%	Higher	Higher
Outside of Leeds		7492	18.9%		6471	13.8%		7265	14.0%		Higher	Lower

	2012 - 2016		2007 - 2016		2012 - 2016	2007 - 2016
	Change in no. of students	Change in % of students	Change in no. of students	Change in % of students	Change in % of students in population	Change in % of students in population
City Centre	58	-0.9%	4355	8.1%	-0.2%	19.2%
University Campus	3455	5.9%	4510	7.3%	31.9%	40.3%
Woodhouse/Little London	-374	-1.6%	387	-1.4%	-7.8%	-15.2%
Little Woodhouse	538	0.0%	2929	4.1%	1.9%	26.8%
Hyde Park	-85	-1.3%	1028	-0.6%	-4.6%	8.1%
The Harolds	164	0.2%	-80	-0.6%	9.5%	-7.9%
Burley Lodge	106	0.1%	-66	-0.5%	6.4%	-5.6%
South Headingley	-347	-1.1%	-586	-2.6%	-10.3%	-12.6%
Headingley Hill	-14	-0.5%	-63	-1.5%	-3.5%	1.7%
Cardigan Triangle	-27	-0.1%	-299	-1.0%	-1.7%	-17.6%
Central Headingley	-55	-0.9%	-1038	-4.9%	-2.2%	-17.0%
Becketts Park/Queenswood Drive	-42	-0.3%	95	-0.2%	-1.0%	0.2%
Far Headingley/West Park/Weetwood	-555	-1.4%	-640	-2.3%	-11.1%	-12.8%
Headingley-Meanwood	-149	-0.5%	-452	-1.6%	-2.8%	-7.9%
Burley/Burley Park	1006	1.6%	518	-0.2%	11.7%	5.4%
Kirkstall	-170	-0.6%	93	-0.5%	-2.4%	1.9%
Elsewhere in Leeds	891	1.1%	1861	2.3%	0.1%	0.3%
ALL	5194		12325		0.7%	1.5%

Appendix D

Type of accommodation providing for students at University of Leeds and Leeds Beckett University: 2016

	PBSA				Private rented				Own/ Parental Home				ALL			
	UoL	LBU	ALL		UoL	LBU	ALL		UoL	LBU	ALL		UoL	LBU	ALL	
City Centre	1839	899	2738	15.9%	1500	611	2111	8.7%					3339	1510	4849	9.3%
University Campus	4833	287	5120	29.8%	1065	509	1574	6.5%					5898	796	6694	12.9%
Woodhouse/Little London	1375	548	1923	11.2%	1304	583	1887	7.8%					2679	1131	3810	7.3%
Little Woodhouse	1178	1748	2926	17.0%	2336	160	2496	10.3%					3514	1908	5422	10.4%
Hyde Park	56	136	192	1.1%	3952	950	4902	20.2%					4008	1086	5094	9.8%
The Harolds					496	190	686	2.8%					496	190	686	1.3%
Burley Lodge					308	156	464	1.9%					308	156	464	0.9%
South Headingley					1257	509	1766	7.3%					1257	509	1766	3.4%
Headingley Hill	1345	14	1359	7.9%	521	192	713	2.9%					1866	206	2072	4.0%
Cardigan Triangle					161	170	331	1.4%					161	170	331	0.6%
Central Headingley	731		731	4.2%	763	2045	2808	11.6%	8		8	0.1%	1502	2045	3547	6.8%
Becketts Park/Queenswood Drive		396	396	2.3%	104	269	373	1.5%					104	665	769	1.5%
Far Headingley/West Park/Weetwood	464		464	2.7%	139	480	619	2.5%	26		26	0.2%	629	480	1109	2.1%
Headingley-Meanwood					102	116	218	0.9%	3		3	0.0%	105	116	221	0.4%
Meanwood		340	340	2.0%	56	33	89	0.4%	48	4	52	0.5%	104	377	481	0.9%
Burley/Burley Park					1020	1320	2340	9.6%	37		37	0.3%	1057	1320	2377	4.6%
Kirkstall	144	875	1019	5.9%	67	110	177	0.7%	20	11	31	0.3%	231	996	1227	2.4%
Elsewhere in Leeds					406	320	726	3.0%	1761	1396	3157	29.8%	2167	1716	3883	7.5%
Outside of Leeds								0.0%	3749	3516	7265	68.7%	3749	3516	7265	14.0%
ALL IN LEEDS	11965	5243	17208	100%	15557	8723	24280	100%	5652	4927	10579	100%	33174	18893	52067	100%