Student Accommodation
In
Tower Hamlets

July 2009

DRAFT
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## Appendix

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- **Appendix 2:** Student accommodation Started/under construction
- **Map 1:** Location of student accommodation
Students’ Accommodation in Tower Hamlets

1. Introduction

London is an international centre for the new knowledge economy and the creative industries. It is a world centre of academic excellence and providing research. It leads in providing skilled workers in a global economy. The city attracts students and scholars from all over the world. Tower Hamlets Council is keen to strengthen and grow its knowledge-based economy. The local universities are critical to increasing the highly skilled workforce through their teaching and research.

The Government white paper *The Future of Higher Education*, 2003 aspires to increase participation in higher education from 43% to 50% of all 18-30 year olds by 2010. This implies an increase in the intake of students, staff and the infrastructure and support services.

Spatial planning has a role to play in supporting the provision of university facilities including purpose-built student accommodation. There are potential economic and regeneration benefits associated with student accommodation through creating demand for local businesses and assisting in regeneration of areas.

In the last three years Tower Hamlets has experienced a significant increase in number of new student accommodation development. This increase has prompted further research, to understand what the need is for student accommodation in Tower Hamlets and where it is best located in the borough.

2. Background

The HESA data identified that there were 207,700 full time students in London in 2004/05 compared to 175,500 in 2000/01 (LDA, 2007).

Tower Hamlets had approximately 17,666 students in 2001 (census 2001). In 2007/08 it had grown to 20,785, a growth of 17.65% or 2.9% p.a. (HESA).

Tower Hamlets has two main universities, namely
- Queen Mary University of London
- London Metropolitan University (see Map 1).

Other universities, though outside the borough, such as University of the Arts, London School of Economics and Political Science (The City of London), City University and University of East London (Newham).

Tower Hamlets values the provision of student accommodation in the borough in so far as it supports the resident universities. Student accommodation is also considered to provide some regenerative benefits.

According to the Planning Register, Tower Hamlets currently has just under 4000 purpose built student accommodation within the borough and a further
1700 bed spaces in the planning pipeline (1306 under construction in July 2009).

There is currently a steady market for student accommodation. Currently more new developers are submitting applications, which is a sign of and expanding market. UNITE, Shaftesbury Housing Association, Cass & Claredale Housing Association and Nido London (funded by Blackstone, the largest private equity firm in the world), are some of the developers who have entered this field in Tower Hamlets.

The supply of student accommodation needs to be kept in perspective of other highly competing land requirements. In Tower Hamlets housing, particular affordable housing, is its highest priority, along side with local employment opportunities as well as land for open space and other social infrastructure. The result of the increased student housing provision has meant that in recent years, up to a third of the borough’s annual housing provision has been for student accommodation. Student accommodation is considered a specialist housing need by regional and local planning policy and therefore currently does not attract affordable housing contributions, nor does this housing specifically address Tower Hamlets significant housing need.

### 3. Objectives of the study

In addition to providing education, the Council wishes to provide accommodation for students as part of its housing and spatial planning policy frameworks. The Council is now looking at developing a better understanding of the demand and supply of student accommodation in the borough so that it can carefully manage competing land use demands within the borough.

The Council wishes to develop guidance for considering the applications for student accommodation, based on an understanding on student accommodation needs in the borough. Given it is hard to predict needs into the longer term, this strategy looks to the short term need (first 5 years). The need for student accommodation will continue to be monitored over the lifetime of the Core Strategy.

The study examines the impact of purpose built students’ accommodation.

The study has identified, in conjunction with the universities within the borough,
- Future requirement for student accommodation in the borough;
- The preferred locations in which it should be delivered;
- Impact of student accommodation on the local area and whether it competes for land with other housing needs
- A mechanism to monitor student accommodation over time.

### 4. Methodology

The methodology consists of desk research/ review of secondary data, including
National, regional and local policies;
Review of existing research reports from the LDA and any other organisations;
Gathering information on the quantity of purpose built students’ accommodation provided by:
  - Private sector
  - Universities
Tower Hamlets Planning Register showing list of planning applications with approvals, refusals and at pre-application stage;

Primary research was also carried out on local universities’ accommodation / asset management strategies including their future requirements. Meetings were held with Queen Mary University of London (QMUL), London Metropolitan University (LMU) and private developers. Correspondence by e-mail was also held with officials from UNITE, Cass & Claredale Halls of Residence Association Ltd and King Sturge.

5. **Type of student accommodation within Tower Hamlets**

The accommodation that students live in within the borough can be categorised into different types, namely:

- **Halls of residence**: Halls of residence are generally provided by the universities within their campuses. Such accommodation (hostels) is categorised by Uses class Order, 1987 (revised in 2005) as “sui generis”.

  Most of the Halls of Residence in Tower Hamlets are provided by QMUL on and around its campuses. Recent provision of student accommodation has moved away from Hall of Residence style of accommodation, in favour of other, more self-contained accommodation styles. The reduction in new Halls of residences reflects the nature of the student accommodation market being lead by private developers rather than Universities.

- **Purpose built student accommodation**: Such accommodation that is non-self contained, self catering single or en-suite rooms is classified as sui generis in the Use Classes Order, 1987 (revised in 2005). Such accommodation can be further classified into two categories, namely
  - **Studio accommodation**: Category of accommodation that is self contained is called of studio accommodation i.e. en-suite rooms with attached kitchen. Such accommodation is considered as self-contained and categorised as C3 by Use Classes Order 1987 (revised in 2005).

    According to the Census 2001, a self-contained unit must contain kitchen, WC and bathroom facilities behind a single door which only that household can use. Increasingly more and more studio accommodation is being built in London and the borough, in particular because of the higher rentals it fetches. An example of such
accommodation is at Rodwell House, Middlesex Street being developed by NIDO.

- **Non self contained accommodation**: Category of student accommodation with attached toilets but a common kitchen and are considered as non-self contained. Provision of such accommodation is not counted towards the Council’s housing provision and is categorised as hostels (sui generis uses) in the Use Class Order 1987 (revised in 2005).

Non self-contained household spaces at the same address are counted as a single dwelling.

This has increasingly become the preferred form of student accommodation being provided by private companies. It has become common for the Universities to enter into partnership/ agreement with private providers who build purpose built students’ accommodation (NUS, 2006/07), rather than built it themselves. In Tower Hamlets, increasingly universities are becoming much less involved in providing student accommodation. The type of accommodation being provided in Tower Hamlets is largely purpose built student accommodation comprising of non self contained accommodation.

- **Private Rented Sector**: This category includes students renting private accommodation or living in “Housing in Multiple Occupations” (HMO). In terms of private student lets, the Housing Act 2004 covers any dwelling occupied by five or more people who form more than one household (www.communities.gov.uk). There is no separate Use Class Order for HMOs and are classed under Use Classes Order 1987 (revised in 2005) as C3.

- **Students living with parents/guardians** According to the UK census 2001, 42% of students in London aged 19-24 choose to live at home (LDA, 2007). The main reason students choose to stay at home is to save money. According to the Mayor’s Review of Higher Education (2004), about a third of the students living with parents are from the low income households. Trends have shown that the proportion of students from lower income and “non-traditional” backgrounds has increased by 1% (HESA, 2007), while others have increased by more than 5%. This may mean that an increasing number of students from lower socio-economic backgrounds may need more affordable student accommodation. The Mayor’s Review of Higher Education (2004) also found that students from Black and Asian Minority Ethnic (BME) households typically are much less likely to live away from home.

### 4. Policies Governing Students Housing

#### 4.1 National Policy Context
Planning Policy Statement 3: Housing (2006) requires a strategic housing market survey to consider the demographic trends and profiles within the borough and identify the accommodation requirements of its population, including students.

4.2 London Policy Context

The Draft London Housing Strategy, 2009 recognises that housing of all tenures is needed to cater to the multiple needs of its population. It visualises London to provide social inclusivity to give all an opportunity of choices and mobility.

The Strategy considers counting student accommodation towards a measure of overall housing provision London.

The London Plan Consolidated with Alterations since 2004, 2008 requires the boroughs to ensure that

“New developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups” (Policy 3A.5 and 13).

Para 3.39 says

“Provision of purpose-built student accommodation adds to the overall supply of housing and may reduce pressure on the existing supply of market and affordable housing”.

Significantly, the Plan (para 3.39) requires the provision of purpose-built student accommodation to be monitored separately from targets for social housing and intermediate provision, as these are targeted at different needs.

Also, Para 3.53 states “Where a proposal for development relates solely to student accommodation, it will not normally be appropriate to apply a planning obligation for an element of social rent or intermediate housing”.

The London Plan SPG on Housing (2005) states in Para 16.1 that student accommodation should not be considered as social housing as it is not permanent housing and is only provided on the basis that an individual is a member of a specific educational institution.

It requires the monitoring of provision of purpose built student accommodation separately to the provision of social housing and intermediate provision and should not be counted against targets for either of these provision categories.

Para 17.7 requires that
“Where, in conjunction with neighbouring authorities, a requirement for
student housing provision is identified, a separate target for student provision
may be set, either in proportionate or numerical terms, in addition to the
overall affordable housing target”.

4.3 Local Context - Tower Hamlets Local Plans

Tower Hamlets Community Plan 2008 aims to “increase the overall supply
of housing for local people” under the priority theme: A Great Place to Live. It
has no specific plans for students’ accommodation.

seeks to encourage the provision of housing for residents with special needs,
including students.

The accompanying text (para 5.29) justifies additional provision of student
accommodation as it would release dwellings elsewhere in the Borough in
both the public and the private rented sector within the borough. It agrees to
consider the provision of students housing in certain locations (the locations
have not been demarcated) provided there is no loss of permanent housing.

The Core Strategy Interim Planning Guidance (IPG), 2007 (Policy CP 24)
promotes Student accommodation in the campuses of Queen Mary University
of London and in the proximity (5 minutes walking distance as per Para 5.30)
of London Metropolitan University at Aldgate. To encourage specialist
housing, which meets identified housing needs, the Council does not seek
planning contributions for affordable housing. The Policy recognises that
student accommodation does not contribute directly to meeting the Borough’s
housing need.

The justification text (para 5.30) agrees that student accommodation supports
the Borough’s universities, but it does not contribute to meeting the Borough’s
housing need and, therefore, is not a preferred housing use throughout the
borough.

The Core Strategy IPG resists proposals for purpose built student housing in
other areas in the Borough in favour of housing that meets an identified
Borough housing need including the provision of affordable housing.

5. Demand and supply of student accommodation in Tower Hamlets

5.1 Demand in Tower Hamlets

Tower Hamlets has based its demand for student accommodation through
discussions with London Metropolitan University and Queen Mary University
of London in Tower Hamlets. The outcome of these discussions has been as
follows:

- LMU considers the provision of student accommodation vital for its
  success. A high proportion of its students are international students and
the university will continue to seek to encourage these students. The university identified that increase in student accommodation was required over the next 5 years. It was estimated that approximately 4,000 additional units would be required for their campuses in Tower Hamlets and Islington. According to their Officer responsible for student accommodation, approximately 2000 beds are required to support the City and Aldgate campus in Tower Hamlets.

- Queen Mary University of London (Mile End Campus and Whitechapel) already accommodates about 2100 students within its campus on Mile end Road, it identified that there were approximately 962 students on the waiting list as on September 2007. Queen Mary University of London (QMUL) identified their core demand for student accommodation to include first year undergraduates who live more than an hour from the campus and international students. To meet this demand, QMUL is considering options of increasing bed spaces on its Mile End campus by approximately 700 by 2013/14. The QMUL School of Medicine and Dentistry, which is based at Whitechapel, may require an increase in student accommodation for its undergraduates at Whitechapel. In a meeting with officials of QMUL, it was agreed that QMUL would require an additional 600-700 bed spaces within the next five year period.

Thus the total demand estimated by QMUL is 600-700 bed spaces. Furthermore officers identified that of its existing stock approximately 632 were aging and were expected to be replaced in the short term.

**Demand from other sources**

In addition to the primary demand from the key resident university comes from universities outside the borough. There is a recognised needs for other borough to provide student accommodation for other universities outside the borough such as University of the Arts, London School of Economics and Political Science (The City of London), City University and University of East London (Newham).

Initial studies indicate there is a high need for student accommodation across London. However there is currently no London wide needs assessment to understand the requirements for student accommodation.

Tower Hamlets housing targets of 31500 to 2017 accounts for approximately 10% of London’s overall housing provision. Applying the same percentage, an additional 10% of the existing identified demand from the resident universities has been assumed to account for wider needs for student accommodation outside those that are already identified.

The additional demand equates to 270 new student units,

### 5.2 Supply in Tower Hamlets

Currently within Tower Hamlets there are 3837 student beds (as identified in appendix 1.) Much of this accommodation is centred around the QMUL campus at Mile End and at Whitechapel.
The supply has increased from about 2,107 student beds (supplied by QMUL on its campus) in 2004/05 (LDA, 2007) to 3837 in 2008/09, an increase of 82% or 20% per annum (Tower Hamlets Planning Register).

This increase reflects a similar increase that has been experienced across London.1

In addition there are a further 1700 bed spaces are under construction or have planning permission but not started construction (see Appendix 2).

6. Characteristic of the supply of new student accommodation

The significant increase in the provision of student accommodation indicates that there is currently a steady market. The rental levels for student accommodation and secure short term tenancies have risen at a much faster rate than those in the private rented sector. The weekly rents for a self-catering single and self-catering en-suite rooms have been increasing by approximately 5% every year since 2003/04 (NUS, 2007). This is in comparison to the rentals in the private rented sector have been increasing by only an estimated 2% per annum. (NUS survey)

Subsequently, a niche market for student accommodation has developed whereby more new developers are submitting applications, which is a sign of and expanding market. UNITE, Shaftesbury Housing Association, Cass & Claredale Housing Association and Nido London (funded by Blackstone, the largest private equity firm in the world), are some of the developers who have entered this field in Tower Hamlets.

Below are some of the characteristics of recent student accommodation developments in Tower Hamlets.

6.1 Previously developed land

From the available data, most of the private student accommodation in Tower Hamlets has been built on land previously used for warehousing, storage and light industrial uses (B1/B8 uses), car park and service yards (sui generis uses) (Appendix 1). Student accommodation is generally being developed on such sites that have lower amenity value or poor access and are therefore less expensive. Moreover, as most student accommodation developments are car free developments, sites that suffer from vehicular access constraints, lack of amenity space and poor location (close to railway lines, on industrial land etc), become viable for student accommodation (LDA, 2007). Though with good access, student accommodation in Tower Hamlets has largely been built on previous car parks, warehouses or building yards (Appendix 1).

6.2 Location of student accommodation

Judging for the locations of student accommodation built within the borough since 2005, the preferred locations have been in the areas in and around existing university campuses (see map 2):

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1 GLA Greater London Housing Needs Assessment DRAFT August 2008
DRAFT REPORT

- Westfield Student village of QMUL
- Whitechapel Road, Mile End Road, Aldgate East and areas within easy access of QMUL and LMU
- Cambridge Heath Road, Three Colts Lane, Birkbeck Street (Bethnal Green)
- Locations such as East India Dock Road/ Burdett Road crossing and John Bell House on The Highway, in Shadwell.

6.3 Cost of student accommodation

There is an increased tendency by the providers to build high end studio apartments at the cost of less expensive en-suite accommodation (TO FINISH)

7. Future provision of student accommodation in Tower Hamlets (TO FINISH)

Following discussions with the key university providers the following was identified for future provision of student accommodation.

Location
QMUL identified its preference for student accommodation close to the university as it promotes itself as one of the only universities in London that offers a ‘campus environment’.

Conversely LMU student accommodation did not have a strong preference. Student accommodation could either be within walking distance of its campuses or otherwise well connected by public transport.

Costs
Of key concern to QMUL was the cost of student accommodation as it considered that the tenancy and cost of accommodation play an important part in the attractiveness of the university. The on-campus rentals for student accommodation are for only 38 weeks, while private providers charge for 48-52 weeks.

8. Monitoring of student accommodation

Currently there is no mechanism to monitor the existing and proposed student accommodation and their locations within the borough. Consequently, the student accommodation in and around a particular location was not monitored. This needs to change with an annual review of demand of student accommodation based on information from the local universities, and the expected supply within the borough.

9. Conclusions

General Issues
There is no national or regional strategy to meet the accommodation needs of students although the Regional Authority recognises their contribution to a successful knowledge-based economy.

Students’ accommodation that is non-self contained falls within a land use class of “sui-generis”. It is not considered as “affordable” or private housing. However, it does count towards overall housing delivery within the borough (provided they are self-contained units).

- **Existing Supply**

There is an increased tendency by the providers to build high end studio apartments at the cost of less expensive en-suite accommodation. This is likely to negatively impact on students from lower income families. Consequently, there may be a need for ‘affordable student accommodation’. However, unlike affordable housing, there is no definition of “affordable rooms”, level of rent or proportion of bed spaces that may define affordable student accommodation.

- **Current and Future Demand**

The future provision of student accommodation needs to be viewed in the context of needing to meet competing land needs including other housing priorities, such as affordable housing.

QMUL considers the Core demand to be international students and 1st year undergraduate students living more than an hour away from the University. LMU considers their core demand to be of International students.

The estimates of future demand from QMUL, LMU and universities outside the borough are pegged at 2700 student beds

- **Other factors**

There are currently no space standards or amenity standards for student accommodation (unlike mainstream housing).

It is important, not just to provide for more students housing, but also to provide a safe and decent living environment with good transport links.

**9. Recommendations**

After consulting LMU, QMUL, and several private providers in seminars held by Property week and University of London, officers recommend the following policy options:

1. **Demand and Supply**: Tower Hamlets will look to provide for the estimated core demand of the Queen Mary University of London and London Metropolitan University and Universities in Central London.

   - The total demand for student accommodation amounts to 2700+270 = 2970 bed spaces in 5 years, i.e. up to 31st March 2014. Out of these 1700 bed spaces are under construction or have planning permission but not started construction (see Appendix 2).
2. **Location:** Permission for student accommodation should be concentrated around the existing universities within Mile End and Aldgate or within walking distance of good public transport links to local universities or Central London Universities and close to Town Centres (PTAL 4-6) (for example Mile End, Bethnal Green and Whitechapel).

3. **Affordability:** Use conditions of requiring ‘affordable student accommodation such as agreeing to provide a certain percentage of affordable rooms to assist students from low income households (i.e. a mix of high-end studio apartments and non-self-contained rooms).

   Affordability of students will be measured by the parents being on the benefits Register.

5. **Monitoring:** The Annual Monitoring Report will monitor the student accommodation applications that are approved, under construction and completed.
### Appendix 1: Existing Student accommodation in Tower Hamlets

<table>
<thead>
<tr>
<th>Name of property</th>
<th>Location</th>
<th>Accommodation provided</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Provider: Queen Mary University of London</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Albert Stern House</td>
<td>253 Mile End Road E1 4BJ Ward: Mile End &amp; Globe Town</td>
<td>47</td>
</tr>
<tr>
<td>Hatton House</td>
<td>1-6 Westfield Way, Mile End, E14PD Ward: Mile End</td>
<td>36</td>
</tr>
<tr>
<td>Ifor Evans Place</td>
<td>Mile End Road E1 4BL Ward: Mile End &amp; Globe Town</td>
<td>96</td>
</tr>
<tr>
<td>Lindop House</td>
<td>1-13 432 Mile End E1 4PE Ward: Mile End &amp; Globe Town</td>
<td>74</td>
</tr>
<tr>
<td>Varey House</td>
<td>44-61 Westfield way, Mile End E1 4PD Ward: Mile End &amp; Globe Town</td>
<td>100</td>
</tr>
<tr>
<td>Maynard House</td>
<td>9-26 Westfield way, Mile End E1 4PD Ward: Mile End &amp; Globe Town</td>
<td>100</td>
</tr>
<tr>
<td>Chapman, Chesney, Lodge &amp; Selincourt Houses</td>
<td>Westfield Way E1 4pd Ward: Mile End</td>
<td>94</td>
</tr>
<tr>
<td>Stocks Court</td>
<td>4-54 Stayners Road, Mile End E1 4AH Ward: Bethal green South</td>
<td>125</td>
</tr>
<tr>
<td>Beaumont Court</td>
<td>New Westfield Student village</td>
<td>167</td>
</tr>
<tr>
<td>Creed Court</td>
<td>Westfield Way</td>
<td>124</td>
</tr>
<tr>
<td>Lynden House</td>
<td>Ward: Mile End &amp; Globe Town</td>
<td>24</td>
</tr>
<tr>
<td>Maurice Court</td>
<td></td>
<td>173</td>
</tr>
<tr>
<td>Pooley House</td>
<td>Ward: Mile End &amp; Globe Town</td>
<td>378</td>
</tr>
<tr>
<td>Richard Feilden House</td>
<td></td>
<td>200</td>
</tr>
<tr>
<td>France House</td>
<td></td>
<td>110</td>
</tr>
<tr>
<td>13 smaller student houses on Alderney Road, Arbery Road &amp; Bancroft Road</td>
<td>Within 10 minute walk of Mile End campus Ward: Mile End &amp; Globe Town</td>
<td>84</td>
</tr>
<tr>
<td>Claredale Hall</td>
<td>249-253 Claredale Street, Cambridge Heath, E2 6PE Ward: Bethal Green North</td>
<td>20</td>
</tr>
<tr>
<td>Floyer House</td>
<td>Philpot Street E1 2DP</td>
<td>145</td>
</tr>
<tr>
<td>Sherren House</td>
<td>Nicholas Road, E1 4AF, Ward: Bethal Green South</td>
<td>41 for QMUL</td>
</tr>
<tr>
<td>Raheren Court</td>
<td>7-9 Solby Street E14DN Ward: Mile End &amp; Globe Town</td>
<td>58 for QMUL</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>2196</strong></td>
</tr>
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</table>

Source: Queen Mary’s University of London; www.ccsr.qmul.ac.uk
| **Metropolitan University**  
Provider: Cass and Claredale Housing Association (Claredale); UNITE (Pacific); 41-65 Three Colt Lane (JG Colts & Hives) |  |
<table>
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<tbody>
<tr>
<td><strong>Name of property</strong></td>
<td><strong>Location</strong></td>
<td><strong>Accommodation provided</strong></td>
</tr>
</tbody>
</table>
| Claredale Hall  
E2 6PE  
PA/01/00292 dated 12.04/02 | 249-253 Claredale Street, Cambridge Heath, E2 6PE  
Ward: Bethal Green North | 245 |
| Pacific Court | 45-51 Redmans Road  
Ward: Whitechapel | 142 |
| | 41-65 Three Colts lane  
Bethnal Green South | 203 |
| **Total** |  | 590 |

Source: http://www.cassandclaredale.co.uk

| **London School of Economics**  
Provider: Sanctuary |  |
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<tbody>
<tr>
<td><strong>Name of property</strong></td>
<td><strong>Address</strong></td>
<td><strong>Accommodation provided</strong></td>
</tr>
</tbody>
</table>
| Lillian Knowles House | 50 Crispin street, E1 6HQ  
Ward: Bethal Green North | 365 |

Source: www.lse.ac.uk

| **University of Arts**  
Providers: UNITE (Sherren House); Sanctuary (Sherren Court & Don Gratton House) |  |
<table>
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</thead>
<tbody>
<tr>
<td><strong>Name of property</strong></td>
<td><strong>Address</strong></td>
<td><strong>Accommodation provided</strong></td>
</tr>
</tbody>
</table>
| Walden street | Walden street  
Ward: Whitechapel | 39 |
| Sunlight Apartments | Birkbeck Street  
Ward: Bethal Green South | 24 |
| Sherren House | Nicholas Road, E1 4AF,  
Ward: Bethal Green South | 105 |
| Coopers Court | 124 Eric Street, Mile End, E3 4SW  
Ward: Mile End East | 54 |
| Don Gratton House  
PA/01/00108 | Old Montague Street, Aldgate East  
E1 5NN  
Ward: Spitalfields & Banglatown | 244 |
| **Total** |  | 466 |

Source: www.arts.ac.uk; www.sshl.org.uk; www.unite-group.co.uk
### Miscellaneous
**Provider:** UNITE

<table>
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<tr>
<th>Name of property</th>
<th>Address</th>
<th>Accommodation provided</th>
</tr>
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<tbody>
<tr>
<td>Raheren Court PA/06/00262</td>
<td>7-9 Solby Street E14DN Ward: Mile End &amp; Globe Town</td>
<td>128</td>
</tr>
<tr>
<td></td>
<td>56 East India Dock Road;E14</td>
<td>92</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>220</strong></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td><strong>3837</strong></td>
</tr>
</tbody>
</table>

Source: susan.hayward@unite-group.co.uk
Appendix 2: Not started/ Under Construction as on 30th June 2009

<table>
<thead>
<tr>
<th>Name of property</th>
<th>Location</th>
<th>Provider</th>
<th>Previous use</th>
<th>Accommodation provided</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Bell House PA/06/01759</td>
<td>10 King David lane, E1 0EJ Ward: Shadwell</td>
<td>UNITE for Metropolitan University</td>
<td>student accommodation</td>
<td>132</td>
<td>Under construction</td>
</tr>
<tr>
<td>Rodwell House PA/06/0432</td>
<td>100-106 Middlesex Street, E1 Ward: Spitalfields &amp; Banglatown</td>
<td></td>
<td>Car park and offices</td>
<td>1174</td>
<td>Under construction</td>
</tr>
<tr>
<td>Parmitter Industrial Estate PA/07/2294</td>
<td>Parmiter Street E2 9HZ Ward: Bethnal Green North</td>
<td>Work Space Group</td>
<td></td>
<td>54</td>
<td>Not started</td>
</tr>
<tr>
<td>14 Fieldgate Street And 7 To 9 Plumbers Row PA/08/00195</td>
<td>Field gate Street Ward: Whitechapel</td>
<td></td>
<td>Car storage/ retail</td>
<td>340</td>
<td>Not started</td>
</tr>
<tr>
<td><strong>Total approved/ under construction</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>1700</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: Planning register

Summary:

<table>
<thead>
<tr>
<th>Student accommodation in Tower hamlets</th>
<th>Completed</th>
<th>under construction</th>
<th>Not started</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed spaces</td>
<td>3837</td>
<td>1306</td>
<td>394</td>
<td>5537</td>
</tr>
</tbody>
</table>

Source: Planning Register, Tower Hamlets
Map 1: Student Accommodation in Tower Hamlets
DRAFT REPORT

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