

Kingston University

Extract from Residential Accommodation Strategy 2011 - 2014:

Introduction

The last ten years have seen a steady increase in the number of students attending Kingston University. This increase in student numbers has, in some cases, caused our learning and teaching facilities to be stretched to capacity. Currently under the aegis of the Campus Development Plan, work is being undertaken to (a) provide much needed additional learning and teaching space and (b) improve the quality of some of the existing co-curricular facilities.

Throughout this period of student number increase, the University has been conscious of the fact that this has not been matched, in any way, by a proportionate increase in University owned and managed accommodation (e.g. halls).

Demand for places

The following statistical analysis demonstrates that there is sufficient 'untapped demand' to ensure that a 'modest' expansion of up to 2500 would go some way to meet that demand without creating a risk whereby unfilled rooms, or 'voids', would result in financial exposure for the institution.

(Note: Evidence collected from 2009/10 online applications for hall accommodation suggests that around 53.27% of students given the opportunity to apply for halls of residence, do so. Research indicates that 40% **of continuing students would also take up the opportunity to continue to live in halls.) **Based on UNITE data 2006*

- Of those students who are eligible to apply for halls accommodation and are classified as Unconditional Firm (UF), demand exceeds supply by around 40%. For example in 2010 / 2011, for the 2500 (approx) halls places, there were over 3500 applications from students who were UF with the University.
- On the 1st October 2010 four hundred and twenty six (**426**) students were on our hall priority waiting list living at least ten – fifteen miles from Kingston train station and meeting all other rules.
- Up to 1st October 2010, two thousand two hundred and thirty four (**2234**) new students meeting all other eligibility criteria had been informed that they were unable to apply for accommodation because they lived within ten miles of Kingston University. It is evident that this restriction unfairly penalises students travelling within London, many of whom will be forced to travel for more than one hour each way each day. The environmental cost can also be considerable if these students choose to drive. If this restriction were to be removed we could presume that one thousand one hundred and ninety (**1190**) students (i.e. 53.27%) would choose to live in Halls of residence

- Home/ EU postgraduates are not currently eligible for Hall accommodation, because of the constraints on numbers. In 2010 Kingston enrolled 2574 Postgraduate students originating from the UK and EU, of whom 454 are from the EU. If this rule was removed for EU students alone, we could assume that **242** of these students (53.27%) would apply for halls.
- We currently house first year students **only**, due to a shortage in the availability of rooms with second and third year students being forced to find student properties in the locality. It is apparent that a significant number of second and third year students are keen to return to halls for the security and stability that they offer. If one were to estimate that, of approximately 11000 continuing students who are not in Halls or Headed Tenancy properties, 40% would be keen to accept halls accommodation, it can be assumed that four thousand (**4400**) places would be required (NB See Appendix)
- We currently manage a list of lodgings for up to 150 non full year students (i.e. Study Abroad / Erasmus). The total demand for lodgings fluctuates between 75 to 150 rooms at any time. If being housed in halls, we could assume a figure of seventy five (**75**) bed spaces.

Existing student waiting list	426
Students within 10 miles	1190
Home/ EU postgraduates	242
Continuing Students	4400
Partial years	75
<u>Additional room requirement</u>	<u>6333</u>

Therefore, it could be argued that we could possibly have a potential demand in excess of 6000 places and, even if one halved that figure, demand for institutional halls accommodation would still appear to be in the region of **3100** additional places. The argument could therefore be made that the current target of an additional **2500** units would appear to remain a realistic one, even if there is a drop in demand for student residential accommodation as a result of the funding changes and that, therefore, should be reflected in the institution's Residential Accommodation Strategy 2011 - 2014

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Appendix

No of halls places per student – KU & other institutions

Table 1(a)

Previous data March 2008

University	Full time Students	Bed Spaces	Bed spaces/ students	Ranking
Brunel	11,205	3,225 [4,585*]	0.29 (0.21) [0.41*]	3 [=2]
Royal Holloway	6,395	3,016	0.47 (0.41)	1
Roehampton	6,490	1,444	0.22 (0.32)	4
Guildford	9,915	4,028	0.41 (0.21)	2
Middlesex	17,920	1,916	0.11	8
Greenwich	13,835	2,521	0.18	5
East London	10,115	1,180	0.12	7
Thames Valley	13,470	911	0.07	9
Kingston	15,615	2,434	0.16 (0.13)	6

Bedspaces/student figures shown in round brackets are those stated in the Grimley "Town Planning Strategy" report (February 2005)

[*] Including approx. 1,360 additional bedspaces due for completion 2008.

Table 1(b)

Updated December 2010

University	FT UG 2008/9	FT PG 2008/9	Bed Spaces *	Notes	Bed spaces/ students	Ranking
Brunel	10,185	2,645	4,549		0.355	3
Royal Holloway	6,590	1,335	3,556		0.449	1
Roehampton	6,050	1,320	1,379		0.187	6
Surrey	8,420	3,160	4,832		0.417	2
Middlesex	13,120	2,440	1,347		0.087	12
Greenwich	13,700	2,795	2,806		0.170	7
East London	13,055	3,485	1,170		0.071	13
Thames Valley	7,455	585	911	(810 at Paragon)	0.113	11
Kingston	17,475	2,760	2,574	(214 iQ Wave)	0.127	10
Brighton	13,110	1,510	1,914		0.131	9
Sussex	8,045	1,795	3117		0.317	4
Northumbria	17,830	3,045	3030		0.145	8
Oxford Brookes	11,030	1,610	3469		0.274	5

* information collected from University websites December 2010

(For information, the table 2 below illustrates the various types of student accommodation, and the number of recorded residents against each, for academic year 2010 / 2011.)

Table 2

TYPE OF ACCOMMODATION

HEADED TENANCY	1	97
	2	330
	3	181
	4	17
HEADED TENANCY Total		625
INSTITUTION MAINTAINED HALLS	1	2171
	2	89
	3	87
	4	3
INSTITUTION MAINTAINED HALLS Total		2350
OTHER	1	351
	2	364
	3	252
	4	18
	5	3
OTHER Total		988
OWN HOME	1	938
	2	756
	3	464
	4	59
	5	43
	6	16
OWN HOME Total		2276
PARENTAL/GUARDIAN HOME	1	2544
	2	2036
	3	1573
	4	154
	5	27
	6	6
PARENTAL/GUARDIAN HOME Total		6340
PRIVATE SECTOR HALLS	1	8
	2	28
	3	19
PRIVATE SECTOR HALLS Total		55
PRIVATELY RENTED ACCOM	1	1606
	2	2387
	3	1874
	4	131
	5	15
PRIVATELY RENTED ACCOM Total		6013
UNKNOWN	1	660
	2	388
	3	292
	4	26
UNKNOWN Total		1366
(blank)	1	509
	2	49
	3	6
(blank) Total		564
Grand Total		20577