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Planning Design Economics

**KINGSTON UNIVERSITY**

**STUDENT RESIDENTIAL  
ACCOMMODATION STRATEGY**

**WORKING PAPER 3: PROVISION**

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## 1.0 INTRODUCTION

1.1 This Working Paper brings together a range of statistics relating to student enrolment and accommodation provision at Kingston University in the past and present, and makes a series of projections for future accommodation need. It forms one of three working papers which will inform the University's accommodation strategy and ultimately support future development proposals. The other two papers are:

- Working Paper 1: Policy
- Working Paper 2: Comparisons

1.2 The working papers are evolving documents and form "repositories" for a range of material of relevance to the promotion of new student residential accommodation. At this point, the strategy is not aimed at justifying particular sites. The statistics compiled in this report will need to be reviewed periodically to take into account the University's growth targets and any further information that can be gained through undertaking student surveys.

1.3 The key documents that have been consulted in preparing this paper are:

- *Kingston University Strategic Plan (2005/06 to 2009/10)*
- *Kingston University Student Numbers - Censuses 2002, 2003, 2004, 2005 and 2006*

1.4 The University is currently in the process of preparing an updated Strategic Plan, due in 2008/9.

1.5 In addition, the following University departments have been consulted:

- Student Services
- Planning Office

### **Structure of Working Paper 3**

1.6 Section 2.0 of this document provides background information on the University's overall estate, excluding student residential accommodation.

1.7 Section 3.0 provides a description of the University's current residential accommodation provision.

- 1.8 Section 4.0 considers the degree to which student accommodation demand is currently met through private provision.
- 1.9 Section 5.0 provides a review of past and present enrolment statistics for Kingston University and includes protection of future growth.
- 1.10 A range of issues arising from this review of student accommodation provision are considered at Section 6.0.

## 2.0 THE UNIVERSITY ESTATE - CURRENT SITUATION

### History

- 2.1 Kingston University began life as the Kingston Technical Institute in 1899 and became recognised as a "Technical College" by the Board of Education in 1926. The Knights Park campus was built in 1939 to house the College of Art and shortly after the war Kingston Hill become home to Gipsy Hill College. The Technical College merged with the College of Art in 1970 and Gipsy Hill College in 1975 to form Kingston Polytechnic. The Polytechnic was granted university status in 1992.
- 2.2 The history of the University illustrates how its estate has evolved through incremental necessity; through mergers between colleges and through a degree of planning. The University now provides education for nearly 20,000 students and employs approximately 2,000 staff.

### Teaching and Support Accommodation

- 2.3 Kingston University occupies four main teaching sites; three within the Royal Borough of Kingston (RBK) and one within the London Borough of Wandsworth (LBW). There are also "support" departments located in various smaller properties within Kingston. The existing situation (pre-2007 figures) is set out in the table below.

LOCATION/ LOCAL AUTHORITY	USE/FACILITY	FLOOR SQ.M (GROSS) (PRE- 2007)
Penrhyn Road (RBK)	Arts & Social Science; Health and Social Care; Science; Computing, Information Systems; and Mathematics	39,171
Kingston Hill (RBK)	Arts and Social Sciences (Music, Education) Business; Health and Social Care Sciences	21,272
Knights Park (RBK)	Art, Design & Architecture	15,395
Roehampton Vale (LBW)	Engineering	6,324
River House (RBK)	Central support space	2,067
Cooper House (RBK)	Central support space	1,364
Millennium House (RBK)	Central support space	780
Dorich House (RBK)	Central support space	406
Surrey Club (RBK)	Central support space	376
<b>Total</b>	<b>/</b>	<b>87,155</b>

**Table 2.1:** Academic and Support Floorspace Distribution (2006)

### *Additional teaching space*

- 2.4 The University has commenced a programme of building projects to enhance the amount and quality of teaching accommodation. Three major projects were completed in the autumn of 2007.
- 2.5 In September 2004 planning and conservation area applications were submitted for the demolition of a 250m<sup>2</sup> gymnasium building and the erection of a three-storey, 1,500m<sup>2</sup> extension to the existing Learning Resource Centre at the University's Kingston Hill campus. Both applications were approved, subject to conditions in October 2005 (ref. 05/14804/FUL and 05/14823/CAC).
- 2.6 In October 2005 planning permission was granted, subject to conditions, for the demolition of an existing workshop building (3,365m<sup>2</sup>) and the erection of a six-storey(plus roof top plant), 9,245m<sup>2</sup> building (ref. 05/12534/FUL) at the Penrhyn Road campus.
- 2.7 In January 2006 a planning application was submitted for the erection of a three storey (plus roof top plant) extension to the existing building engineering building at the Roehampton Vale campus (ref. 2006/0383). The extension will provide 1,629m<sup>2</sup> additional office and teaching accommodation.

<b>SITE</b>	<b>FLOORSPACE DEMOLISHED</b>	<b>NEW FLOORSPACE SQ.M (GROSS)</b>	<b>NET INCREASE SQ.M (GROSS)</b>
Learning Resource Centre (Kingston Hill)	250 (Gym)	1,500	1,250
Quad Building (Penrhyn Road)	3,365 (Workshop)	9,245	5,880
Engineering Building (Roehampton Vale)	0	1,629	1,629
<b>TOTALS</b>	<b>3,615</b>	<b>12,374</b>	<b>8,759</b>

**Table 2.2:** Teaching and Support Floorspace (Autumn 2007)

### **Social/sports provision**

- 2.8 Tolworth Court Sports Ground is located to the east of Kingston Road (A240) and is accessed from Old Kingston Road. The site covers approximately 22.5ha and provides outdoor sport facilities including grass pitches - for rugby, football and cricket

- a floodlit hard court area with space for three tennis courts, two netball courts or a five-a-side football pitch. There is also a two-storey pavilion and a car park with capacity for 80 cars

2.9 For indoor facilities there is a fitness centre (refurbished in 2006) located within the main building at the Penrhyn Road campus. This provides aerobics and dance Studio space and a 45-station gym.

2.10 In addition to facilities provided directly by Kingston University it also has arrangements with some local sports centres who provide financial discounts to Kingston University students who use their sports and leisure facilities.

### **Social Facilities**

2.11 As well as the provision of academic teaching facilities Kingston University also provides the following facilities:

#### *Penrhyn Road*

- i) A canteen known as 'The Foodstore': this provides take-away and canteen style facilities.
- ii) A health centre, located within no. 12 Grove Crescent. This provides medical treatment and advice for students living on and around campus (the facility is not available for use by members of the general public).
- iii) A Student's Union café/bar known as 'The Space'.
- iv) A convenience store.

#### *Kingston Hill*

- i) A Student's Union bar located within a WWII military cinema, known as 'Hannafords'.
- ii) A canteen known as 'The Foodstore': this provides take-away and canteen style facilities.
- iii) A small scale ("essentials only") convenience store in Kenry House.
- iv) The Learning Cafe located in the Learning Resource Centre (LRC) provides hot & cold drinks and snacks.

#### *Knights Park*

- i) Student's Union bar located adjacent to the Hogsmill River.

- ii) A canteen known as 'The Foodstore': this provides take-away and canteen style facilities.
- iii) The Stanley Picker Gallery for the Arts is Kingston University's exhibition space. The gallery holds a rolling programme of lectures and exhibitions and is located adjacent to the Knights Park campus/Middle Mill halls of residence on a small island in the Hogsmill River.

### **Library Facilities**

2.12 The University's library facilities/services are contained in four Learning Resource Centres (LRC). These can be found at the Penrhyn Road site (resources for the faculties of Arts and Social Sciences, Science and Technology), Kingston Hill (resources for business, education, law, music and healthcare sciences, together with computing and media facilities), Roehampton Vale (resources for engineering students) and Knights Park (resources for design, fine art, graphics, performing arts and the built environment).

### **3.0 CURRENT RESIDENTIAL PROVISION**

- 3.1 The independent living opportunity that is afforded to higher-education students whilst studying away from their home is considered to be a valuable component of the higher-education learning experience but the University has a 'duty of care' to its students and therefore aspires to the provision of a sufficient quantity of modern, affordable and safe accommodation in close proximity to the University's main teaching campuses. It is known that students selecting a university attach high importance to the availability of accommodation in the first year.
- 3.2 Due to a current lack of provision Kingston University currently operates an exclusion zone that restricts those students whose family home is within 10 miles of Kingston from applying for a place in a hall of residence. The statistics collected in this document demonstrate the extent to which the "exclusion zone" reduces demand.
- 3.3 The University reviews its allocation policy annually to reflect current priorities. In 2006/7 for a student to be eligible for accommodation at Kingston University, the following criteria need to be met:
- i) a full-time place on a first year foundation course; or
  - ii) a full-time place on a first year undergraduate course provided the student has not progressed from a foundation course and already benefited from a hall of residence place; or
  - iii) a full-time place on a first year postgraduate course - overseas students only; and,
  - iv) provided the student's family home is not within 10 miles of Kingston Station.

#### **Halls of Residence**

- 3.4 Kingston University currently provides a range of types and quality of student accommodation in five locations including three halls at the Kingston Hill campus.

<b>Name of Hall (and Campus)</b>	<b>Type of Accommodation</b>	<b>Campus most Suitable for</b>	<b>Cost/week (2006/07)</b>
Walkden Hall (Kingston Hill)	160 Superior en-suite rooms	Kingston Hill or Roehampton Vale	£97.25
Chancellors Hall (Kingston Hill)	328 en-suite rooms	Kingston Hill or Roehampton Vale	£94.00
Rennie Centre Halls (Kingston Hill)	29 standard rooms (nursing and midwifery only)	Kingston Hill Taught at St George's, University of London	£89.50
Rennie East and West Halls (Kingston Hill)	56 budget rooms (nursing and midwifery only)	Kingston Hill Taught at St George's, University of London	£81.50
Clayhill	717 en-suite rooms	Penrhyn Road or Knights Park	£94.00
Seething Wells	603 en-suite rooms	Penrhyn Road or Knights Park	£94.00
	119 Budget en-suite rooms	Penrhyn Road or Knights Park	£81.50
Middle Mill	204 Standard rooms	Penrhyn Road or Knights Park	£89.50
Kingston Bridge House	218 Standard rooms	Penrhyn Road or Knights Park	£89.50
<b>TOTAL No. Rooms</b>	<b>2,434 rooms (including 85 nursing and midwifery only)</b>	<b>Average Cost/Week</b>	<b>£92.48</b>

**Table 3.1:** Residential Accommodation provision (2006)

- 3.5 A number of the University's halls of residence have accommodation that is fully or partially adapted for students with disabilities. Students with disabilities, who could not otherwise attend the University, will be given priority for a place in halls provided their application is received within the required deadlines. Students with disabilities may only be offered a place in halls for the duration of their course if they could not otherwise attend the University.

## **4.0 PRIVATELY PROVIDED STUDENT ACCOMMODATION**

### **Headed Tenancy Scheme**

- 4.1 Kingston University operates a "Headed Tenancy Scheme" which involves the University renting properties from the private sector and sub-letting them to students. There are currently approximately 150 properties rented to students through this scheme (providing 500 to 600 bedspaces). The scheme is not made available to first-year students as the University believes that new students are best accommodated in halls of residence. In 2006 the scheme was oversubscribed by 1332 students who applied for the scheme but were unsuccessful.
- 4.2 The University is seeking to expand the Headed Tenancy Scheme: however, it is difficult to find additional properties and to meet rising student expectations for quality accommodation. In addition, the scheme is in direct competition with the Royal Borough of Kingston's Tenant Finder Service which provides accommodation for people on its housing waiting list. [RBK prepared a Housing Needs Survey in 2000/01. It was estimated at that point in time that there was a need to provide 1,365 new dwellings per year to meet local need. Over 9,000 households were estimated to be living in unsuitable accommodation in 2001, 14.5% of the borough's housing stock].

### **Private rented sector**

- 4.3 There are concentrations of student private rented accommodation in Kingston, Surbiton and New Malden. Students pay in the region of £60-90 per week for a room in such accommodation.
- 4.4 Due to good transport links and competition with young professionals, Kingston and Surbiton tend to be the most expensive areas.
- 4.5 The University provides a Register of Private Landlords which advertises properties on the University's Intranet. Between 5,000 and 6,000 properties are listed. To be entered on the register, landlords are required to abide by the University's Code of Practice.
- 4.6 Given that there are more than 20,000 students currently enrolled at Kingston University and 2,434 bedspaces in halls of residence, a significant number of

students either live in the family home or rely on the private rented sector in central, south or west London.

## 5.0 STUDENT ENROLMENT

5.1 Student enrolment can be sub-divided into four main categories, namely:

- i) level of study and year of study;
- ii) part-time or full-time;
- iii) country of origin; and,
- iv) on-campus and off-campus (outside RBK ).

5.2 The following tables provide statistics for the above at the commencement of 2006 autumn term. The figures have been provided by University's Planning Office.

Level	Year	FT	%	PT	%	Total
<b>Foundation Degree</b>	<b>1</b>	604	97.26%	17	2.74%	<b>621</b>
	<b>2</b>	413	95.82%	18	4.18%	<b>431</b>
	<b>3</b>	0	0.00%	3	100.00%	<b>3</b>
	<b>4</b>	0	0.00%	2	100.00%	<b>2</b>
<b>FDN Total</b>		<b>1,017</b>	<b>96.22%</b>	<b>40</b>	<b>3.78%</b>	<b>1,057</b>
<b>Undergraduate</b>	<b>1</b>	6,140	88.96%	762	11.04%	<b>6,902</b>
	<b>2</b>	4,449	90.21%	483	9.79%	<b>4,932</b>
	<b>3</b>	3,545	91.11%	346	8.89%	<b>3,891</b>
	<b>4</b>	280	79.10%	74	20.90%	<b>354</b>
	<b>5</b>	5	9.80%	46	90.20%	<b>51</b>
	<b>6</b>	0	0.00%	33	100.00%	<b>33</b>
<b>UG Total</b>		<b>14,419</b>	<b>89.21%</b>	<b>1,744</b>	<b>10.79%</b>	<b>16,163</b>
<b>Postgraduate Taught</b>	<b>1</b>	1,055	46.70%	1,204	53.30%	<b>2,259</b>
	<b>2</b>	0	0.00%	410	100.00%	<b>410</b>
	<b>3</b>	0	0.00%	35	100.00%	<b>35</b>
	<b>4</b>	0	0.00%	31	100.00%	<b>31</b>
	<b>5</b>	0	0.00%	9	100.00%	<b>9</b>
<b>PGT Total</b>		<b>1,055</b>	<b>38.45%</b>	<b>1,689</b>	<b>61.55%</b>	<b>2,744</b>
<b>Postgraduate Research</b>	<b>1</b>	57	66.28%	29	33.72%	<b>86</b>
	<b>2</b>	29	63.04%	17	36.96%	<b>46</b>
	<b>3</b>	31	53.45%	27	46.55%	<b>58</b>
	<b>4</b>	2	11.11%	16	88.89%	<b>18</b>
	<b>5</b>	0	0.00%	25	100.00%	<b>25</b>
<b>PGR Total</b>		<b>119</b>	<b>51.07%</b>	<b>114</b>	<b>48.93%</b>	<b>233</b>
<b>Grand Total</b>		<b>16,610</b>	<b>82.24%</b>	<b>3,587</b>	<b>17.76%</b>	<b>20,197</b>

Table 5.1: Level/year of study - full and part-time

Level	Year	On Campus	%	Off Campus	%	Total
Foundation Degree	1	78	12.53%	543	87.47%	621
	2	44	10.28%	387	89.72%	431
	3	3	100.00%	0	0.00%	3
	4	0	0.00%	2	100.00%	2
<b>FDN Total</b>		<b>125</b>	<b>11.84%</b>	<b>932</b>	<b>88.16%</b>	<b>1,057</b>
Undergraduate	1	6,044	87.57%	858	12.43%	6,902
	2	4,366	88.52%	566	11.48%	4,932
	3	3,623	93.10%	268	6.90%	3,891
	4	347	98.02%	7	1.98%	354
	5	51	100.00%	0	0.00%	51
	6	33	100.00%	0	0.00%	33
<b>UG Total</b>		<b>14,463</b>	<b>89.49%</b>	<b>1,700</b>	<b>10.51%</b>	<b>16,163</b>
Postgraduate Taught	1	2,054	90.91%	205	9.09%	2,259
	2	379	92.32%	32	7.68%	410
	3	35	100.00%	0	0.00%	35
	4	31	100.00%	0	0.00%	31
	5	9	100.00%	0	0.00%	9
<b>PGT Total</b>		<b>2,507</b>	<b>91.37%</b>	<b>237</b>	<b>8.63%</b>	<b>2,744</b>
Postgraduate Research	1	86	100.00%	0	0.00%	86
	2	46	100.00%	0	0.00%	46
	3	58	100.00%	0	0.00%	58
	4	18	100.00%	0	0.00%	18
	5	25	100.00%	0	0.00%	25
<b>PGR Total</b>		<b>233</b>	<b>100.00%</b>	<b>0</b>	<b>0.00%</b>	<b>233</b>
<b>Grand Total</b>		<b>17,329</b>	<b>85.80%</b>	<b>2,868</b>	<b>14.20%</b>	<b>20,197</b>

Table 5.2: Level/year of study - on/off-campus

Level	Year	UK	%	EU	%	OSeas	%	Total
Foundation Degree	1	580	93.40%	15	2.42%	26	4.19%	621
	2	409	94.90%	5	1.16%	17	3.94%	431
	3	3	100.00%	0	0.00%	0	0.00%	3
	4	2	100.00%	0	0.00%	0	0.00%	2
<b>FDN Total</b>		<b>994</b>	<b>94.04%</b>	<b>20</b>	<b>1.89%</b>	<b>43</b>	<b>4.07%</b>	<b>1,057</b>
Undergraduate	1	6,059	87.79%	385	5.58%	458	6.64%	6,902
	2	4,325	87.69%	314	6.37%	293	5.94%	4,932
	3	3,323	85.40%	249	6.40%	319	8.20%	3,891
	4	318	89.83%	16	4.52%	20	5.65%	354
	5	48	94.12%	2	3.92%	1	1.96%	51
	6	33	100.00%	0	0.00%	0	0.00%	33
<b>UG Total</b>		<b>14,106</b>	<b>87.27%</b>	<b>966</b>	<b>5.98%</b>	<b>1,091</b>	<b>6.75%</b>	<b>16,163</b>
Postgraduate Taught	1	1,657	73.35%	170	7.53%	432	19.12%	2,259
	2	371	90.49%	15	3.66%	24	5.85%	410
	3	30	85.71%	1	2.86%	4	11.43%	35
	4	29	93.55%	2	6.45%	0	0.00%	31
	5	8	88.89%	1	11.11%	0	0.00%	9
<b>PGT Total</b>		<b>2,095</b>	<b>76.35%</b>	<b>189</b>	<b>6.89%</b>	<b>460</b>	<b>16.76%</b>	<b>2,744</b>
Postgraduate Research	1	60	69.77%	8	9.30%	18	20.93%	86
	2	38	82.61%	2	4.35%	6	13.04%	46
	3	43	74.14%	7	12.07%	8	13.79%	58
	4	15	83.33%	2	11.11%	1	5.56%	18
	5	18	72.00%	3	12.00%	4	16.00%	25
<b>PGR Total</b>		<b>174</b>	<b>74.68%</b>	<b>22</b>	<b>9.44%</b>	<b>37</b>	<b>15.88%</b>	<b>233</b>
<b>Grand Total</b>		<b>17,369</b>	<b>86.00%</b>	<b>1,197</b>	<b>5.93%</b>	<b>1,631</b>	<b>8.08%</b>	<b>20,197</b>

Table 5.3: Level/year of study - origin of students (OSeas = Overseas)

## Growth

5.3 The University has been pursuing a strategy of growth in response to Government policy and guidance. Student growth is one of the University's strategic aims (*University Plan*, page 2). A key indicator of the University's success is defined as whether or not it meets or exceeds its targets for growth in student numbers. The aim is "to increase the overall student body, both home and international students by approximately 6,000 students in the period 2004/05 to 2013/14". The Plan continues: "we expect that a significant proportion of the increase in undergraduate numbers will be in foundation degrees" (i.e. students that are eligible for hall of residence places). The proposed future rate of growth is intended to be slower than the period up to 2005-2006. The following table shows year-on-year growth up to 2006 and extrapolates the growth based on the University's stated aims.

Academic Year	Full-Time	Part-Time	Total Enrolment	Growth	%
2002/3	13,124	3,618	16,742	1,097	6.55%
2003/4	14,183	3,656	17,839	725	4.06%
2004/5	14,525	4,039	18,564	1,218	6.56%
2005/6	15,837	3,945	19,782	415	2.10%
2006/7	16,610	3,587	20,197	650	3.20%
2007/8	17,160	3,687	20,847	600	2.90%
2008/9	17,660	3,787	21,447	600	2.80%
2009/10	18,160	3,887	22,047	600	2.70%
2010/11	18,660	3,987	22,647	600	2.60%
2011/12	19,160	4,087	23,247	600	2.60%
2012/13	19,660	4,187	23,847	600	2.50%
2013/14	20,160	4,287	24,447	600	2.50%
2014/15	20,660	4,387	25,047	600	2.40%
2015/16	21,160	4,487	25,647		

Table 5.3: Historic and projected future student population growth 2002/3 to 2015/16.

5.4 Whilst growth is planned at all levels, the rate of increase in student numbers will vary between the categories of student enrolment. In terms of levels of study, the Strategic Plan (page 8) identifies the following growth targets between 2005/6 and 2009/10:

- Foundation Students - 1341
- Undergraduates (Home and EU only) - 981
- Postgraduates (taught courses) - Not specified
- Postgraduates Research - Not specified

5.5 In terms of the geographical origin of students, the Strategic Plan (page 9) identifies a target growth of international (non-EU), fee paying students of 1,300 by 2009/10 (2,140 by 2013/14) giving a total of approximately 4,000 overseas students by 2016. In 2006/07 1,631 overseas students were enrolled at Kingston University.

5.6 Using the projections of student growth provided in Table 5.3, the following tables set out estimates for first year, full-time students for the years 2010/11 and 2015/16. The table assumes that growth will be at the same rate for all levels of study, for full-time and part-time study and for home, EU and overseas students. Given the University's aims set out in the Strategic Plan, the figures below are likely to be an under-estimate of the numbers of first year foundation students and increases in overseas students at all levels. The levels of growth used are:

- From 2006/7 to 2010/11 - 12%
- From 2006/7 to 2015/16 - 27%

LEVEL		2006/07	2010/11	2015/16
<b>Foundation</b>	- Total	1,057	1,185	1,341
	- First year	621	696	789
	- First year, Full Time	604	677	767
<b>Undergraduate</b>	- Total	16,163	18,123	20,526
	- First year	6,902	7,739	8,766
	- First year, Full Time	6,140	6,885	7,798
<b>Postgraduate Taught</b>	- Total	2,744	3,077	3,484
	- First year	2,259	2,533	2,869
	- First year, Full Time	1,055	1,183	1,340
	- First year, Overseas	432*	484*	549*
<b>Postgraduate Research</b>	- Total	233	261	296
<b>TOTALS</b>		<b>20,197</b>	<b>22,647</b>	<b>25,647</b>

**Table 5.4:** Projected enrolment statistics for 2010/11 and 2015  
 (\* Assumes all overseas postgraduate students are full-time).

## 6.0 PROVISION

6.1 Kingston University seeks to provide a place in a hall of residence for all full-time, first-year students at the University or an associated college for a least one full academic year. This includes first-year foundation students, first-year undergraduates and first-year, overseas postgraduates on taught courses. First year undergraduates who have previously undertaken a foundation course and benefited from a hall of residence place are not eligible. Present students whose family home is within a ten-mile radius of Kingston Station are also excluded. The ten-mile zone is shown on Plan 2. It covers an area of approximately 314 square miles or 81,400ha and includes a population of over 2.7 million (based on the 2001 census). In 2008/9 the University will prioritise overseas students on all levels (i.e. not just first-year students) ahead of other students.

### Current situation

6.2 The following table provides a breakdown of the number of full-time, first-year students who accepted and took up places at the University in the academic year 2006/7 together with those who were eligible for a place in a hall of residence.

Level	Total new FT intake	Home within 10 miles	Ineligible for other reasons	Eligible	Eligible no 10-mile zone
Foundation	572	285	-	287	572
Undergraduate	5,931	2,627	-	3,304	5,931
Postgraduate Taught	1,783	1,073	278	432*	432*
Postgraduate Research	77	54	23	0	0
<b>Totals</b>	<b>8,363</b>	<b>4,039</b>	<b>301</b>	<b>4,023</b>	<b>6,935</b>

**Table 6.1:** Students eligible for a hall of residence place (2006)

\* Based on 432 full-time overseas students on postgraduate taught courses in 2006

6.3 Table 6.1 demonstrates that out of a total first year, full-time intake of 8,363 after applying exclusions, 4,023 were eligible for a hall place in the academic year 2006/7. This figure takes into account the effect of the 10-mile radius exclusion zone which has the effect of reducing demand by some 48%

6.4 In addition to the artificial suppression of demand through the application of the 10-mile "exclusion zone", not all students eligible for a place in a hall of residence take up the offer. Whilst those students that live within the 10-mile "exclusion zone" are not automatically offered hall of residence places, the University does offer an opportunity for such students to go onto a waiting lists, so that they can take up rooms vacated by students who drop-out or move to private sector accommodation during their first year.

**Future eligibility**

6.5 As the University reviews its accommodation policy on an annual basis, the number of students eligible for residential accommodation may vary. The following is based on the scenario that all first year students would be eligible for a place in halls.

6.6 Based on the student enrolment growth levels used in Section 5.0 (12% for 2006/7 to 2010/11 and 27% for 2006/7 to 2015/16), the following table provides estimates of students eligible for hall of residence places in 2010/11 and 2015/16; it takes into account the removal and retention of the 10-mile zone.

LEVEL	2010/11		2015/16	
	No Restriction	10-mile zone	No Restriction	10-mile zone
Foundation (First year/Full-time)	641	321	726	364
Undergraduate (First year/Full-time)	6,643	3,700	7,532	4,196
Postgraduate (First year/Full-time)	484	484	549	549
<b>TOTALS</b>	<b>7,768</b>	<b>4,505</b>	<b>8,807</b>	<b>5,109</b>

Table 6.2: Eligibility for hall places in 2010/11 and 2015/16

**Options for future provision**

6.7 The University's policy towards the provision of hall of residence places is a key factor in controlling demand for places. The University could adopt a number of approaches which could retain or remove the 10-mile exclusion zone. The following scenarios are considered below, though it should be noted that these may not necessarily reflect the current or future policy of the University:

1. A guaranteed place for all first year, full time foundation and undergraduate students and all overseas first year, full time postgraduates (100% provision);

2. Sufficient places to accommodate 75% of all full-time, first year foundation and undergraduate students and 95% of overseas postgraduate students; and,
3. Sufficient spaces to accommodate 50% of all full-time, first year foundation students and 90% of overseas postgraduate students.

#### *Scenario 1*

- 6.8 If the University were to guarantee a place of all first year, full-time foundation and undergraduate and first year overseas postgraduate students then there would be a need to provide approximately 7,000 bedspaces based on the 2006 intake. (572 foundation students, 5,932 undergraduates and 432 overseas postgraduates on taught courses). This would represent 0.42 bedspaces per full-time student. This level of provision is equivalent to that provided at nearby universities, e.g. Guildford provides 0.41, Royal Holloway 0.47, and Brunel will provide 0.41 in 2008 (See Working Paper 2 for more detail).
- 6.9 Based on the current level of provision, there would be a shortfall of over 4,500 bedspaces. If the 10-mile exclusion zone is maintained, over 4,000 bedspaces would be needed, a 1,600 shortfall. Taking the estimates for future intake set out in Table 6.2, the shortfall is likely to increase to over 5,300 by 2010 and to over 6,300 by 2015 if the level of hall of residence provision remains unchanged. If the 10-mile exclusion zone is retained, the shortfalls will be over 2,000 for 2010 and 2,600 for 2015.

#### *Scenario 2*

- 6.10 It is extremely unlikely that all first year students would wish to take up a place in a hall of residence. There has been a steady trend over recent years for students to remain in the family home whilst studying. A study undertaken in 2004 based on a sample of 1,250 UK students including 209 London-based students (see Section 3.0 of Working Paper 1), found that 19% of students outside London and 39% of students within London (the London boroughs) lived with their parents whilst studying in 2002/3. Analysis of the application data by the University has also identified that around 40% of students eligible for a place in halls either do not apply or reject the offer. The degree to which this is:
- i) through choice;
  - ii) through financial necessity; or,
  - iii) due to a lack of provision in hall of residence;

is unclear.

- 6.11 Assuming that (i) and/or (ii) are the primary reasons and the trend for staying within the family home has continued to rise steadily since 2002/03, it could conceivably be the case that - using the London figure - only 50% of each new year's student intake would take up a place in a hall of residence if offered. For the 2006/7 year at Kingston University, this would equate to a demand for some 3,865 bedspaces (0.22 bedspaces per full-time student).
- 6.12 The extent to which Kingston University shares similarities with "London" universities or those defined as "Outside London" is debatable. Universities within central London benefit from better transport links than Kingston. It is likely that there is a greater need and demand for students to live away from the family home if they study at Kingston, rather than at a central London University.
- 6.13 If, say, 75% of each year's intake plus 95% of new overseas postgraduates took up an offer of a place in a hall of residence there would still be a need to provide 5,287 bedspaces (0.32 per full-time student). Based on the current position this represents a shortfall of over 2,800 bedspaces.
- 6.14 If the 10-mile exclusion zone is retained and 75% of the new intake plus 95% of new overseas postgraduates take up a hall place - of those that live outside the 10-mile zone - demand will exist for approximately 3,194 bedspaces, a shortfall of some 760 bedspaces. This demonstrates how effective the exclusion zone is at suppressing demand. However, based on the above, there would still be a shortfall in provision.

### *Scenario 3*

- 6.15 If only 50% of the 2006 first year intake sought a place in a hall of residence, plus 90% of new overseas postgraduates approximately 1,200 students would not have been catered for had the 10-mile exclusion zone not been in place. Based on the projection of student growth set out above, 50%/90% demand would equate to a shortfall of over 1,600 bedspaces by 2010. The exclusion zone has the effect of removing this demand.

### **Summary**

- 6.16 Table 6.3 provides a summary of the three scenarios described above. The figures derived for 2010/11 are based on a 12% growth in student enrolment spread equally

over all levels of study and origin of students. Figures for 2015/16 are based on 27% growth. Given that the University is targeting the expansion of foundation courses (generally one-year long) and overseas students, it is likely that the projected shortfalls for 2010/11 and 2015/16 are under-estimates.

SCENARIO	2006/7		2010/11		2015/16	
	BEDS REQ'D	SHORT-FALL	BEDS REQ'D	SHORT-FALL	BEDS REQ'D	SHORT-FALL
1A: Guaranteed Place - No Exclusion Zone	6,953	4,501	7,768	5,334	8,830	6,396
1B: Guaranteed Place - 10-mile Exclusion	4,023	1,589	4,505	2,071	5,109	2,675
2A: 75% demand UG FD 95% demand O'seas - No Exclusion Zone	5,287	2,853	5,923	3,489	6,714	4,280
2B: 75% demand UG FD 95% demand O'seas - 10-mile Exclusion	3,103	669	3,426	992	3,941	1,507
3A: 50% demand UG FD 90% demand O'seas - No Exclusion Zone	3,640	1,206	4,078	1,644	4,623	2,189
3B: 50% demand UG FD 90% demand O'seas - 10-mile Exclusion	2,184	0	2,446	12	2,774	340

**Table 6.3:** Bedspaces needed to meet six scenarios for provision. (Based on figures for intake in 2006/07)

6.17 The scenarios demonstrate the effect the 10-mile exclusion zone has on suppressing demand. It is apparent that other universities in the region (see Working Paper 2) do not operate such a regime to restrict demand, albeit some institutions may create flexible distance restrictions to suppress demand.

6.18 There are a number of educational, economic and environmental reasons for removing the 10-mile exclusion zone and providing halls of residence within reasonable distance of the teaching sites, namely:

- i) time spent travelling;
- ii) car use, congestion, pollution, etc.;

- iii) reduced quality of student experience; and,
- iv) loss of income to the local economy.

## **7.0 SUMMARY**

- 7.1 This Working Paper documents the situation at Kingston University in 2006/7 in terms of student residential accommodation provision, teaching and ancillary accommodation and privately provided student accommodation in the area.
- 7.2 The current breakdown of student enrolment is set out and projections for future growth, based on the *University Plan* and statistics provided by the University's planning team are provided. Through analysis of current supply and demand for student accommodation, estimates for current and future un-met demand have been provided.

### **Current situation**

- 7.3 Kingston University currently has approximately 90,000sq.m of teaching and support accommodation. With the completion of new buildings in 2007 this will increase to some 98,759sq.m. Nearly 70% of this space is provided at the Penrhyn Road (45%) and Kingston Hill (23%) sites.
- 7.4 The University currently provides 2,434 bedspaces in seven halls of residence located on five sites. On average, the cost of a room in a hall of residence at Kingston University in 2006/7 is £92.48.
- 7.5 The University operates a Headed Tenancy Scheme which provides between 500 and 600 bedspaces in approximately 150 privately owned properties. This scheme is in direct competition with the Council's housing waiting list.
- 7.6 Given that there are nearly 20,000 students currently enrolled at the University (over 14,000 full-time undergraduates), 2,434 bedspaces in halls of residence and up to 600 bedspaces in the Headed Tenancy Scheme, a significant proportion of students (over 85% of full-time undergraduates) either live in the family home or rely on the private rented sector.

### **Growth**

- 7.7 20,197 students were enrolled at the University in December 2006, 82% of which are full-time students, 14% are non-UK students and 8% are non-EU students.

7.8 The University aims to increase the overall student body, both home and international students, by approximately 6,000 students in the period between 2004/5 and 2013/14. This amounts to approximately 600 students per year, an increase of between 2.4% and 3.2% per annum. It is intended that future growth will concentrate on foundation courses and overseas students. This will mean that numbers of students eligible for hall places will grow at a faster rate than overall growth. Approximately 60% of foundation students were first years in 2006. Over 50% of overseas students were either on first year undergraduate or postgraduate taught course in 2006.

### **Current and projected shortfall**

7.9 This Working Paper has considered the current and potential shortfall in student residential accommodation for three scenarios. If all new first year foundation and undergraduate students together with all overseas, postgraduate, first year students, are to be guaranteed a place in a hall of residence, approximately 6,935 bedspaces are required, based on the 2006/7 intake. This represents a shortfall of over 4,500 spaces.

7.10 For a range of reasons, not all students entitled to accommodation in a hall of residence will take up a place. Assuming demand exists from 75% of full-time first year undergraduates and foundation students and 95% of postgraduate overseas students, a shortfall of over 2,200 bedspaces results. Retaining the 10-mile exclusion zone has the effect of suppressing this demand and reducing the shortfall to less than 700 spaces. By 2010 these shortfalls are liable to rise to at least 3,480 and 990 respectively. (All projections are based on equal levels of growth across all levels of study and country of origin. The University's strategy in the current University Plan is to concentrate growth in foundation courses, postgraduate and overseas students. Numbers of students eligible for hall places is likely to grow at a faster rate than the overall growth in the numbers of students).