



## LIVERPOOL STUDENT ACCOMMODATION MARKET COMMENTARY



## **LOCATION**

### **CITY PROFILE**

Liverpool is the commercial centre of Merseyside. Although there has been a decline in service during the last 40 years, Liverpool has recently re-established its role as one of the UK's main commercial ports. Historically, the city also has a strong association with the insurance industry and is increasingly recognised as a centre for financial and banking services.

### **TRANSPORT**

Liverpool is approximately 35 miles to the west of Manchester and 212 miles to the north-west of London. Due to its location the city has a very good transportation infrastructure. The M62 motorway provides access to Manchester and the M6 motorway. In addition, the M57 motorway and M58 motorway have greatly enhanced the accessibility of the northern and southern parts of the Merseyside conurbation. Liverpool is also connected to the Wirral by two road tunnels, one of which connects with the M53 motorway serving Chester and North Wales.

Liverpool John Lennon Airport provides a range of domestic flights and international flights to selected destinations. The airport is located approximately 12 miles to the south-east of the city.

Liverpool is served by three railway stations. Central station runs services to London Euston and London Kings Cross. James Street station runs services to London Euston and Lime Street station runs services to London Euston, London Paddington and London St Pancras. The average journey time from Liverpool Lime Street to London Euston is 2 hours and 35 minutes.

### **DEMOGRAPHICS**

Liverpool has an urban area population of 816,000 (2001 Census), which has increased from 481,000 in 1991. There is a population of approximately 1,465,000 that live within 20 kilometres of the city centre (1994 estimate).

The city has a below average weighting of "*Symbols of Success*" (3.49%), "*Grey Perspectives*" (2.4%) and "*Happy Families*" (8.45%) compared with the UK national

averages of 9.7%, 7.36%, and 11.64% respectively. The proportion of “*Municipal Dependency*” (24.54%), “*Welfare Borderline*” (9.74%) and “*Ties of the Community*” (19.60%) is higher than the national averages of 6.40 %, 5.29% and 16.23% respectively.

## **EMPLOYMENT**

Overall, the statistics for employment in the Liverpool Travel to Work Area broadly mirror the national statistics. However, a slightly lower proportion of the population is employed in the “*Manufacturing Industries*” sector, and a higher proportion is employed in “*Other Services*”. Major employers in the city include Liverpool John Lennon Airport, Ford Motor Company, The University of Liverpool, and University Anitree Hospitals NHS Trust.

Unemployment in the Liverpool area stood at 6.7% in January 2011 which is in excess of the national UK figure of 4.3%

## **LIVERPOOL STUDENT DEMOGRAPHICS**

Liverpool has four Higher Education establishments located within the city, namely the University of Liverpool, Liverpool John Moores University, Liverpool Hope University and the Liverpool Institute for Performing Arts. There are approximately 43,610 full time students studying within the four different establishments, of which 42% study at the University of Liverpool, 43.4% study at Liverpool John Moores University, 13.1% study at Liverpool Hope University and 1.6% study at the Liverpool Institute for Performing Arts.

## **THE UNIVERSITY OF LIVERPOOL**

The University of Liverpool is ranked 29<sup>th</sup> in the sector by The Times Good University Guide 2013 and has 8.1 applications per place. The University of Liverpool is a member of the prestigious Russell Group of Universities.

Liverpool University has in total 21,880 students, of which 18,295 (83.6%) are full time. Of the total number of students 17,450 (79.8%) are studying undergraduate courses, 4,430 (20.2%) are studying postgraduate courses (HESA 2011/12 data). The Times Good University Guide 2013 states that overseas students account for 13.4% of the student population and mature students 11.8%. The main campus is located in the city

centre. Students studying veterinary courses study at the Lee Hurst campus which is in the Wooleston area, approximately 12.5 miles from the main campus.

All first year and international students are guaranteed University accommodation as long as key application dates are adhered to. The guarantee for accommodation is not affected by a student's home address.

### **LIVERPOOL JOHN MOORES UNIVERSITY**

Liverpool John Moores University is ranked 93<sup>rd</sup> in the sector by The Times Good University Guide 2013 and has 5.3 applications per place.

Liverpool John Moores University has a total number 24,455 students, of which 18,910 (77.3%) are full time. Of the total number of students 20,430 (83.5%) are undergraduates, 4,025 (16.5%) are post graduates (HESA 2011/12 data). The Times Good University Guide 2013 states that overseas students account for 9.8% of the student population and mature students 20.9%. The University buildings are split between three campuses, the first being City campus, the second campus also occupies a central location on Mount Pleasant and the third location is the newly developed Iron Marsh campus which comprises mostly sports and recreational facilities and is approximately 4 miles south of the city centre.

All first year and international students are guaranteed University accommodation although students with a Liverpool postcode should apply to private halls of residence.

### **LIVERPOOL HOPE UNIVERSITY**

Liverpool Hope University is not ranked in The Times Good University Guide 2013 as the University blocked the release of data from HESA and opted out of the year's league tables.

We understand Hope University has 7,750 students of which 5,700 are full time. Of the total number of students 1,985 (25.6%) are postgraduates and 5,765 (74.3%) are undergraduates (HESA 2011/12). The University is split over two campus locations, the main one being Hope Park, which is approximately 3 miles from the city centre. Creative

campus is home to the Arts and Humanities Faculties and approximately 0.5 miles from the city centre. There is also Aigburth Park which provides accommodation only and is located 3 miles from Hope Park.

All first year and international students are guaranteed accommodation.

## THE LIVERPOOL INSTITUTE FOR PERFORMING ARTS

The Liverpool Institute for Performing Arts is not mentioned in The Times Good University Guide 2013.

Liverpool Institute for Performing Arts (formerly part of Liverpool John Moores University) has a total of 705 students, of which all of them are full time and are undergraduates (HESA 2011/12). The campus buildings occupy a central location on Mount Pleasant.

## UNIVERSITY HALLS OF RESIDENCE

### ACCOMMODATION OVERVIEW

The University of Liverpool, Liverpool John Moores University and Liverpool Hope University are only able to provide residential accommodation for a relatively small proportion of their students. The Liverpool Institute for Performing Arts does not provide any accommodation. The three education providers have a combined total of 9,171 bed spaces for 43,610 full time students. Therefore only 21% of students reside within University accommodation.

Where students are unable to obtain University accommodation they either live at home or rent from the private sector. The majority of student demand is met by houses in multiple occupation (HMO's) or the parental home.

Institution		Total Number of Full Time Students	University Accommodation (bed spaces)	% of bed spaces to F/T Students
University of Liverpool		18,295	4,441	24.3%
Liverpool John Moores University		18,910	3,500	18.5%
Liverpool Hope University College		5,700	1,230	21.6%
The Liverpool Institute for Performing Arts		705	0	0.0%
<b>Total</b>		<b>43,610</b>	<b>9,171</b>	<b>21.0%</b>

## THE UNIVERSITY OF LIVERPOOL

The University of Liverpool's Halls of Residence are predominately located within two miles of the city centre. There is a bus network that takes students to the University campus.

The University of Liverpool has twelve Halls of Residence offering 4,441 bed spaces. The majority of the accommodation is non en-suite and for the most part, was constructed in the 1970s. One of the university's accommodation halls, Philharmonic Court which offers accommodation to 240 students, will be closed for the 2013/2014 academic year for refurbishment works.

The University of Liverpool accommodation rents range from £90.30 to £183.00 per bed per week. The standard letting term ranges from 39 to 51 weeks and rents are paid inclusive of bills

## SUMMARY OF THE UNIVERSITY OF LIVERPOOL'S HALLS OF RESIDENCE 2012/13

The table below summarises the type, cost and number of beds provided by the University of Liverpool.

Halls	Accommodation	Beds	Term (Wks)	Weekly Cost 2013/14	GOI (p.a)
Dale Hall	<u>Catered</u>	265	39	£124.60	£4,859
	Standard				
	<u>Self Catered</u>		39	£90.30	£3,522
	Standard				
Lady Mountford Hall	<u>Catered</u>	241	39	£124.60	£4,859
	Standard				
McNair Hall	<u>Catered</u>	161	36	£124.60	£4,486
	Standard				
Morton House	<u>Catered</u>	220	39	£124.60	£4,859
	Standard				
Rankin Hall	<u>Catered</u>	264	39	£124.60	£4,859
	Standard				
Salisbury Hall	<u>Catered</u>	221	39	£124.60	£4,859
	Standard				

Derby & Rathbone Hall	<u>Catered</u>				
	Standard		39	£124.60	£4,859
	En suite		39	£140.70	£5,487
	<u>Self Catered</u>	515			
	Standard		39	£90.30	£3,522
	En suite		39	£102.20	£3,986
Roscoe & Gladstone	<u>Catered</u>				
	Standard		39	£124.60	£4,859
	En suite		39	£140.70	£5,487
	<u>Self Catered</u>	400			
	Standard		39	£90.30	£3,522
	En suite		39	£102.20	£3,986
Prospect Point	<u>Self Catered</u>				
	En-suite		40	£98.00	£3,920
		340	51	£98.00	£4,998
	En-suite Double		40	£103.00	£4,120
			51	£103.00	£5,253
Mulberry Court	<u>Self Catered</u>				
	Standard	379	51	£90.30	£4,605
	Flat		51	£100.80	£5,141
Vine Court	<u>Self Catered</u>				
	En-suite Single		41	£130.90	£5,367
			51	£130.90	£6,676
	En-suite 3/4 bed		41	£133.70	£5,482
			51	£133.70	£6,819
	En-suite - double		41		£5,582
				£136.15	
			51	£136.15	£6,944
	En-suite - large		41	£141.40	£5,797
	<u>Catered</u>	750			
	En-suite Single		41	£167.30	£6,859
			51	£167.30	£8,532
	En-suite 3/4 bed		41	£169.75	£6,960
			51	£169.75	£8,657
	En-suite - double		41		£7,075
				£172.55	
			51	£172.55	£8,800
	En-suite - large		41	£183.05	£7,505
			51	£183.05	£9,336
Melville Grove	<u>Self Catered</u>				
	Standard	350	40	£90.42	£3,617
	Large		40	£95.55	£3,822
Myrtle Court*	<u>Self Catered</u>				
	Classic En-suite	237	35	£117.00	£4,095
	Premium En-suite		35		£4,375
				£125.00	
Cedar House*	<u>Self Catered</u>				
	Classic En-suite	98	35	£137.00	£4,795
	Premium En-suite		35		£5,145
				£147.00	
<b>Total</b>		<b>4,441</b>			

## LIVERPOOL JOHN MOORES UNIVERSITY

Liverpool John Moores University's Halls of Residence are predominately located within easy walking distance of the city centre campus.

Liverpool John Moores University has eighteen Halls of Residence offering 3,500 bed spaces. Much of the accommodation is on a nominated basis through private operators. The accommodation is spacious and modern, the majority of which have en-suite bathrooms.

Liverpool John Moores University accommodation rents range from £83.00 to £136.00 per bed per week. The standard letting term is 42 weeks and rents are paid inclusive of bills.

### SUMMARY OF LIVERPOOL JOHN MOORES UNIVERSITY'S HALLS OF RESIDENCE 2013/14

The table below summarises the type, cost and number of beds provided by Liverpool John Moores University.

Halls	Accommodation	Beds	Term (Wks)	Weekly Cost 2013/14	GOI (p.a)
Apollo Court	<u>Self Catered</u>				
	En suite	208	42	£106.00	£4,452
	Studio		42	£136.00	£5,712
Cambridge Court*	<u>Self Catered</u>				
	En suite	221	42	£113.00	£4,746
North Western Hall	<u>Self Catered</u>				
	Premium	250	42	£83.00	£3,486
	Deluxe		42	£85.00	£3,570
Grand Central	<u>Self Catered</u>				
	Standard	1,000	42	£102.00	£4,284
	En suite		42	£115.00	£4,830
	Deluxe		42	£122.00	£5,124
Marybone 1*	<u>Self Catered</u>				
	Standard	400	42	£83.00	£3,486
Marybone 2 & 3*	<u>Self Catered</u>				
	En-suite	380	42	£103.00	£4,326
Great Newton Hall*	<u>Self Catered</u>				
	En suite	294	42	£104.50	£4,389
	En suite plus		42	£110.50	£4,641
Victoria Hall	Self Catered	416			



	En suite		42	£102.00	£4,284
	Deluxe		42	£109.00	£4,578
Prospect Point*	Self Catered	100			
	En suite		42	£105.50	£4,431
Europa	En suite	201	42	£114.50	£4,809
Rose Lane**	Self Catered				
	Standard	30	43	£82.00	£3,526
	Large		43	£86.00	£3,698
	<b>Total</b>	<b>3,500</b>			

\*Nominations agreements with private halls

\*\*post grads only

## LIVERPOOL HOPE UNIVERSITY COLLEGE

Liverpool Hope University College's Halls of Residence are predominately located within two miles of the city centre. There is a bus network that takes students to the campus.

Liverpool Hope University College has accommodation spread over three sites and the Halls of Residence offer 1,230 bed spaces.

Liverpool Hope 2013/2014 rents for self-catered accommodation range from £87.00 to £117.05 per bed per week. The standard letting term is 36 weeks or 43 weeks and rents are paid inclusive of bills.

## SUMMARY OF LIVERPOOL HOPE UNIVERSITY COLLEGE'S HALLS OF RESIDENCE 2013/2014

The following table summarises the type, cost and number of beds provided by Liverpool Hope University College.

Halls	Accommodation	Beds	Term (wks)	Weekly Cost 2013/14	GOI (p.a)
Aighburth Park					
St Julie's Hall	<u>Self Catered</u>				
	Standard	470	36	£87.00	£3,132
			43	£103.90	£4,468
St Michael's Hall	<u>Self Catered</u>				
	En suite		36	£117.05	£4,214
			43	£87.00	£7,569
Hope Park	<u>Self Catered</u>				
Wesley Hall	En suite		36	£113.00	£4,068
Newman Hall	En suite		36	£113.00	£4,068
Teresa Hall	En Suite		36	£113.00	£4,068
Angela Hall	Standard	575	36	£87.00	£3,132
Austin Hall	Standard		36	£87.00	£3,132
Hilda	Standard		36	£87.00	£3,132
Constance Allen Hall					
Gerard	Self Catered				
Manley	En suite	185	36	£105.00	£3,780
Hopkins Hall*					
<b>Total</b>		<b>1,230</b>			

\*Owned and Managed by Cosmopolitan Student Homes

## PRIVATE OWNERSHIP IN LIVERPOOL

### OPERATORS

Liverpool has representation from UNITE, Opal, Liberty Living, Victoria Hall, Cosmopolitan Housing, Downing Developments, Mansion Group, Fresh Student Living, Pierhead Housing, T.J Thomas Estates Co and MCR Group all of whom directly let their accommodation. The strong representation from the majority of national providers of student accommodation reflects the relatively mature nature of the market for private purpose built student accommodation in Liverpool.

## RENTS

Many operators in Liverpool offer a diverse choice of prices that are intended to encourage 51 or 52 week occupancy. The basic minimum contract period is predominantly 42 weeks.

2013/2014 rents for en-suite accommodation range from £76 to £182 per week. Rental variations reflect differences in location, specification, “extras” and floor level; however all the major operators include utilities in the rent.

## PRIVATE OWNERSHIP IN LIVERPOOL – 2013/2014 RENTS

Operator	Halls	Accommodation	Beds	Term (wks)	Weekly Cost 2013/14	GOI (p.a)	
Cosmopolitan Housing	Marybone 1	Standard	36	42	£83.00	£3,486	
				50	£76.00	£3,800	
Cosmopolitan Housing	Marybone 2	En-suite		42	£103.00	£4,326	
				50	£94.00	£4,700	
		Deluxe En-suite		42	£107.00	£4,494	
				50	£98.00	£4,900	
Cosmopolitan Housing	Marybone 3	Standard En-suite		42	£103.00	£4,326	
				50	£94.00	£4,700	
Cosmopolitan Housing	Grenville Street	Deluxe		261	43	£112.00	£4,816
					50	£105.00	£5,250
		Extra Large Deluxe			43	£112.00	£4,816
			50		£109.00	£5,450	
		Studio	43		£135.00	£5,805	
				50	£125.00	£6,250	
		Extra Large Studio		43	£140.00	£6,020	
				50	£130.00	£6,500	
Unite Group	Cambridge Court^	Classic en-suite	253	43	£120.00	£5,160	
Unite Group	Capital Gate**	Self Catered	430				
		Classic en-suite		43	£111.00	£4,773	
		Premium En-suite		43	£121.00	£5,203	
		Classic Studio		43	£189.00	£8,127	
				51	£159.00	£8,109	
Unite Group	Grand Central	Self Catered	210				
		Classic Standard		43	£108.00	£4,644	
		Classic en-suite		43	£123.00	£5,289	
		Classic Accessible		51	£140.00	£7,140	
		Premium En-suite		43	£132.00	£5,676	

		Classic Studio		43	£138.00	£5,934
				51	£127.00	£6,477
		Premium Studio		43	£150.00	£6,450
Unite Group	The Railyard	Self Catered				
		Classic en-suite	271	43	£111.00	£4,773
				51	£98.00	£4,998
		En-suite		43	£119.00	£5,117
Unite Group	Lennon Studios (183 en-suite, 64 studios)	Self Catered				
		Classic en-suite		43	£123.00	£5,289
		Premium En-suite		43	£133.00	£5,719
		Classic Standard	247	43	£110.00	£4,730
		Basic Studio		43	£147.00	£6,321
		Classic Studio		43	£157.00	£6,751
		Premium Studio		43	£180.00	£7,740
Unite Group	Larch House	Self Catered				
		Standard	104	43	£99.00	£4,257
		1 Bed Flat		43	£165.00	£7,095
Unite Group	Arrad House	Self Catered				
		En-suite	75	43	£120.00	£5,160
Liberty Living	Liberty Park	Self Catered				
		En-suite		43	£103.00	£4,429
			390	50	£95.00	£4,750
		Premium En-suite		43	£108.00	£4,644
				50	£99.00	£4,950
Liberty Living*	Atlantic Point	Self Catered				
		Single En-suite		43	£111.50	£4,795
				50	£99.00	£4,950
				52	£99.00	£5,148
		Double En-suite (Single Occupancy)	923	43	£138.00	£5,934
				50	£125.00	£6,250
		Double En-suite (Double Occupancy)		43	£150.00	£6,450
				50	£135.00	£6,750
Liberty Living	Prospect Point	Self Catered				
		Single En-suite		43	£105.00	£4,515
				50	£99.00	£4,950
				52	£99.00	£5,148
		Double En-suite (Single Occupancy)	125	43	£130.00	£5,590
				50	£120.00	£6,000
				52	£120.00	£6,240
		Double En-suite (Double Occupancy)		43	£145.00	£6,235
				50	£132.00	£6,600
				52	£132.00	£6,864
Opal	Opal Court	En-suite		43	£110.50	£4,752
				51	£110.50	£5,636
		En-suite Plus	516	43	£113.50	£4,881
				51	£113.50	£5,789
		Deluxe En-suite		43	£117.50	£5,053
				51	£117.50	£5,993
Mansion Group	St Andrews	Classic Double	475	48	£88.00	£4,224

	Gardens	Premium Single		48	£96.00	£4,608
		Premium Standard		48	£99.00	£4,752
		Premium Double		48	£102.00	£4,896
		Deluxe		48	£104.00	£4,992
		Super-deluxe		48	£105.00	£5,040
Mansion Group	66 Mount Pleasant	Self Catered En-suite	43	48	£101.00	£4,848
Mansion Group	Windsor Court	Self Catered	100			
		Premium Studio (double occupancy - ppp)		51	£88.00	£4,488
		Premium Studio		51	£177.00	£9,027
		Deluxe Studio		51	£182.00	£9,282
		Premium 2 Bed		51	£125.00	£6,375
		Deluxe 2 bed		51	£139.00	£7,089
MCR Property Group	Cathedral Campus	Self Catered Classic		44	£92.00	£4,048
		Classic Plus	425	44	£94.00	£4,136
		2 bed apartment		44	£104.00	£4,576
Agnes Jones	Agnes Jones House	Self Catered Standard	306	43	£93.00	£3,999
Fresh Student Living	Europa	Self Catered Bronze		43	£112.00	£4,816
		Bronze		50	£108.00	£5,400
		Silver		43	£114.00	£4,902
		Silver	391	50	£110.00	£5,500
		Gold		43	£116.00	£4,988
		Gold		50	£112.00	£5,600
		Platinum		43	£120.00	£5,160
		Platinum		50	£116.00	£5,800
Pierhead Housing Association	Monument Building	Self Catered Standard		42	£66.00	£2,772
		Large Room	93	42	£68.00	£2,856
		Self Contained Flat		42	£93.00	£3,906
CRM	Lee Court	Self Catered 4 bed en-suite		44	£110.00	£4,840
				51	£100.00	£5,100
		Studio		44	£169.00	£7,436
			70	51	£155.00	£7,905
		Accessible studio		44	£179.00	£7,876
				51	£165.00	£8,415
		Large studio		44	£179.00	£7,876
				51	£165.00	£8,415
CRM	VITA	Studio		44	£149.00	£6,556
				51	£139.00	£7,089
		Superior Studio		44	£152.00	£6,688
			321	51	£142.00	£7,242
		Premium Studio		44	£159.00	£6,996
				51	£149.00	£7,599
		Deluxe Studio		44	£176.00	£7,744

		Large Deluxe Studio		51	£165.00	£8,415
				44	£180.00	£7,920
		Platinum Studio		51	£169.00	£8,619
				51	£180.00	£9,180
Accomod8	Heritage Court	Self Catered				
		Standard in 8 bed House	156	52	£85.00	£4,420
		Standard in 6 bed House		52	£85.00	£4,420
T.J Thomas Estates Co.	Parr Court 1	Self Catered Standard	58	42	£75.00	£3,150
T.J Thomas Estates Co.	Parr Court 2	Self Catered Standard	58	42	£75.00	£3,150
T.J Thomas Estates Co.	Lime Court	Self catered Standard	33	42	£75.00	£3,150
T.J Thomas Estates Co.	Largo Court	Self catered Standard	56	42	£75.00	£3,150
T.J Thomas Estates Co.	Derby Building	Self catered Standard	24	42	£53.00	£2,226
T.J Thomas Estates Co.	Haigh Court	Self catered Standard	130	42	£90.00	£3,780
		1 Bed Flat		42	£95.00	£3,990
Penlake Ltd	Areana House	Self catered Standard	54	42	£95.00	£3,990
Penlake Ltd	Beacon Buildings	Self catered Standard	41	42	£85.00	£3,570
Penlake Ltd	Oliver House	Self catered Standard	38	42	£95.00	£3,990
Penlake Ltd	Streatlam Tower	Self catered Standard	36	42	£75.00	£3,150
Penlake Ltd	Victoria Court	Self catered Standard	54	42	£75.00	£3,150
Penlake Ltd	Alexander Terrace	Self catered Study Room	93	42	£105.00	£4,410
Penlake Ltd	St Andrews Place	Self catered En-suite	100	42	£110.00	£4,620
Penlake Ltd***	The Paper Mill 28-30 Henry Street		102			
Urban Sleep	Art School Lofts	Classic Studio		51	£140.00	£7,140
		Cathedral Studio	217	51	£150.00	£7,650
		Georgian Studio		51	£175.00	£8,925
<b>TOTAL</b>			<b>7,315</b>			

\*600 rooms subject to referral agreement with no guarantee

\*\*part short term noms to JMU - numbers unknown

\*\*\* rents have not been released yet

## LIVERPOOL STUDENT DEMAND PROFILE

Liverpool has 43,610 full time students and only 9,171 bedrooms in university halls of residence. This indicates that 79% of students cannot obtain university accommodation.

Accommodation Analysis	Accommodation (bed spaces)	Proportion of Students %
University of Liverpool	4,441	10.2%
Liverpool John Moores University	3,500	8.0%
Liverpool Hope University College	1,230	2.8%
The Liverpool Institute for Performing Arts	0	0.0%
Private Sector Operators	7,315	16.8%
Unable to Obtain University or Private Sector Accommodation	27,124	62.2%
<b>Total</b>	<b>43,610</b>	<b>100%</b>

The Private Sector Operators provide 7,315 bedrooms on a direct let basis. This represents just 16.8% of total student numbers.

A total of 16,486 (37.8%) of students can access purpose built university or private sector accommodation, which indicates that 27,124 (62.2%) of students must obtain accommodation elsewhere. This shortfall is broadly made up from either Houses in Multiple Occupation (HMO's) or from students living with parents.

## PIPELINE DEVELOPMENT

In addition to the previous analysis we are aware of the following proposals for further student accommodation schemes in Liverpool.

Address/Halls	Estimated no. of Beds	Developer	Status
Chatham Place	354	EHA Developments	Planning Permission granted on 25.10.2010. Application No: 10F/0354
4-14 Oldham Street	113	Tara House Ltd	Application registered 2.2.2010. Awaiting decision. Application No: 10F/0221
52-56 Upper Parliament Street	59	Mr Aidan Hollick / Snow Architects Ltd	Permission granted with conditions on 22.12.10. Application No: 10F/0560.

Site At The Junction Of Seymour Street St Vincent Street & Lord Nelson Street	151	Edward Symmons LLP	Application Registered on 18.10.2010. Application No: 10F/2355.
34-36 Princes Road	54	Middle England Developments Limited	Planning consent granted on 18.05.11. Application No: 11F/0697.
46-48 Mount Pleasant, Liverpool, L3 5SD	54	Faith Pharmacy Limited	Planning consent granted on 20-12-2010. Application No: 10F/2275.
Former The Sarah Mcard Day Nursery, Shaw Street, Liverpool L6 1HS	240	City Block Developments Ltd	Planning consent granted on 02.02.2012. Application No: 11F/2108.
20 Falkland Street, Liverpool, L3	106	Rockpower Ltd	Planning consent granted on 16.01.2012. Application No: 11F/2504.
Land at Oldham Place Off Roscoe Street Liverpool L1 2TD	140	Bentley Properties Preston Ltd	Applicaion No: 12F/0144. Permission granted 04/10/12.
12 Gradwell Street	54	Middle England Developments Limited	Application registered 07/02/12, application number 12F/0330. Permission granted 30/03/12
4 Gildart Street	83	Private individual(s) (Mr Jayson Van Flute	Application date 14/02/12 - Outline application. Application number - 12O/0406
Hatton Garden Industrial Estate Johnson Street	396	Whinmoor Estates Limited	Reference - 12F/0784. Permission granted 27/09/12
3 Crosshall Street Liverpool	67	VITA (Chapel) Limited	Reference - 12F/0867 - Permission granted 29/05/12
Site At The Junction Of Seymour Street St Vincent Street & Lord Nelson Street	213	Maple Grove Developments Limited	Reference number - 12F/0979 - permission granted 06/09/12
Arndale House, 91-93 London Road	160	X1 Developments Ltd	Application date 05/09/2012. Reference number 12F/2243
The Main Bridewell, Cheapside	106	St Brides Investment Ltd	Application date 09/10/2012. Reference number 12F/2517. Permisison granted March 2013.
Octagon Building, 115 Grove Street	47	Liverpool Edge Ltd	Application date 19/06/2012. Reference number 12F/1311
29 Gildart Street	47	Nexgate Developments Ltd	Permission granted 03/12/12. Reference number 12F/1976
Land bounded by Grove Street, Brownlow Hill	1,224	University of Liverpool	Reference number 12F/1355. Permission granted 21/08/12
Site bounded by Great Newton Street, Pembroke Street	267	Marcus Worthington Properties Ltd	Reference number 12F/2395 - permission granted 21/11/12



Philharmonic Court, Catharine Street	354	Marcus Worthington Properties Ltd	Reference number 12F/2393. Permission granted 24/01/13
Site 22, Paradise Street, Seel Street	305	Portside House (Seel Street) Ltd	Application 12f/2372 approved with conditions 23.11.2012
Former Odeon Picture House, 28 London Road	440	Taylorson Developments Ltd	Application date 05/10/2012. Reference number 12F/2495
Former site Josephine Butler House, Hope Street, Myrtle Street	368	Student Castle Ltd	Application date 02/10/2012. Reference number 12F/2475
City Point, Great Homer Street, Prince Edwin Street	176	Oscar Developments	Application date 08/11/12, reference - 12F/2863
33 Devon Street	166	AMA Development	Planning Permission granted on 08/01/2013. Application No: 09O/2623
Scandinavia Buildings, 2 Nelson Street	241	GMD Investments	Application date 18/01/2013 - reference 13F/0157
Land at Junction of Kent Street and Grenville Street South	261	Illiad and Liverpool Diocesan Board of Finance	Expected completion August 2013
<b>Total</b>	<b>6,246</b>		

## PROJECTED ACCOMMODATION ANALYSIS IF PIPELINE BUILT

Accommodation Analysis	Accommodation (bed spaces)	Proportion of Students %
University of Liverpool	4,441	10.2%
Liverpool John Moores University	3,500	8.0%
Liverpool Hope University College	1,230	2.8%
The Liverpool Institute for Performing Arts	0	0.0%
Private Sector Operators	7,315	16.8%
Pipeline	6,246	14.3%
Other (Students Resident "at home" or in HMOs)	20,878	47.9%
<b>Total</b>	<b>43,610</b>	<b>100%</b>

The above pipeline represents 14.3% of current full time student numbers. If the above schemes were included in our summary figures, circa 22,732 (52.1%) of full time students would be able to access university or purpose built private sector accommodation. The remaining 20,878 (47.9%) would have to remain "at home" or rent from the private sector in HMO's.

### Historic Full Time Student Numbers

Institution	Full Time Student Numbers														
	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07*	2007/08	2008/09	2009/10	2010/11	2011/12
University of Liverpool	12,156	12,709	13,290	13,790	13,610	14,725	15,350	15,220	15,380	15,385	15,245	15,630	16,340	17,060	18,295
Liverpool John Moores University	13,609	13,882	13,890	13,635	14,625	14,670	15,305	15,760	16,535	16,200	16,910	18,030	20,165	18,425	18,910
Liverpool Hope University	3,685	3,637	3,900	4,480	4,980	5,005	5,705	5,090	5,165	5,135	5,145	5,065	5,265	5,625	5,700
The Liverpool Institute for Performing Arts										635	655	673	665	685	705

Source - HESA

\* The Liverpool Institute for Performing Arts, previously part of Liverpool John Moores University, joined the higher education sector as an independent Higher Education Institution in its own right



