STUDENT ACCOMMODATION

Introduction

Farnham is home to the University for the Creative Arts (UCA). According to the Complete University Guide (2018) it is an outstanding specialist university for the creative arts. The University for the Creative Arts makes a significant contribution to the Farnham economy and labour market. It is a major economic driver within the town with approaching 2,500 students contributing greatly to its economic and social vibrancy. Many work in local businesses during their years of study at the University.

University Expansion

The Farnham Neighbourhood Plan supports proposals for a Games Design and Creative Media Enterprise and Incubation Hub at the University of the Creative Arts (UCA) campus (Policy FNP19).

It is clearly important that there is adequate provision for new student accommodation to meet the needs of the University. The housing need of students in Farnham, whether in Purpose-Built Student Accommodation (PBSA) or shared conventional housing, is an element of the overall housing need identified in the Waverley SHMA.

The university is the only provider of PBSA and currently there are 380 student bedrooms in 52 houses and flats on campus. The remainder of the student population must seek private rented accommodation across the town. This is mainly in smaller flats and shared houses. The University is seeking to build an extra 252 new bedrooms on campus, a net gain of 217 student bedrooms.

Contribution to the Farnham Housing Stock

The NPPG (Housing and economic land availability assessment) states that all student accommodation, whether it consists of communal halls of residence or self-contained dwellings and whether or not it is on campus, can contribute towards the housing requirement, based on the amount of housing which will be released back into the local housing market.

In Farnham, Council tax records show that in 2018 some 240 dwellings receive a full discount of council tax due to 100% occupation by students (Appendix 1). The construction of new student bedrooms on campus would be likely to release some of these dwellings back into the general housing market. As the average number of students occupying each dwelling is currently 3 (Appendix 1), it is reasonable to assume that the building of 217 net additional bedrooms on site should release 72 of the 240 dwellings currently solely occupied by students back into the general housing market.

Conclusion

The overall housing need in the West Surrey SHMA incorporates the need for student accommodation. The NPPG (Housing and economic land availability assessment) states that all student accommodation can contribute towards the housing requirement - based on the amount of housing which will be released back into the local housing market. Up to date local evidence illustrates how the completion of new PBSAs in Farnham will contribute to meeting Farnham's overall housing need at the ratio of three student bedrooms equating to a single dwelling. The planned expansion of accommodation at UCA therefore represents the supply of the equivalent of an additional 72 dwellings in Farnham which should be counted towards meeting the local housing requirement.

No.	Street reference	Number of students within the Neighbourhood Plan area in dwellings exempt from Council Tax because they were occupied only by students	
1.	100090	2	
2.	100090	2	
3.	100100	1	
4.	100105	2	
5.	100105	2	
6.	100105	1	
7.	100210	4	
8.	100210	4	
9.	100435	5	
10.	100465	1	
11.	100510	1	
12.	100510	2	
13.	100510	1	
14.	100510	2	
15.	100525	4	
16.	100630	5	
17.	100780	4	
18.	100780	3	
19.	100780	1	
20.	100780	4	
21.	101005	1	
22.	101060	1	
23.	101146	1	
24.	101215	4	
25.	101215	5	
26.	101215	4	
27.	101215	4	
28.	101215	1	
29.	101215	2	
30.	101380	3	
31.	101380	2	
32.	101380	1	
33.	101391	1	
34.	101580	1	
35.	101790	3	
36.	101830	3	
37.	101885	2	

Source: Council Tax Records, Waverley Borough Council, June 2018

38.	102040	8	
39.	102040	5	
40.	102040	5	
41.	102040	5	
42.	102040	5	
43.	102040	6	
44.	102040	6	
45.	102040	5	
46.	102040	5	
47.	102040	6	
48.	102040	6	
49.	102040	7	
50.	102040	2	
51.	102040	7	
52.	102040	7	
53.	102040	2	
54.	102160	1	
55.	102160	4	
56.	102160	2	
57.	102160	2	
58.	102160	1	
59.	102161	4	
60.	102190	4	
61.	102295	4	
62.	102295	4	
63.	102340	4	
64.	102351	1	
65.	102469	2	
66.	102520	3	
67.	102550	1	
68.	103105	1	
69.	103210	4	
70.	103210	5	
71.	103210	5	
72.	103210	3	
73.	103210	6	
74.	103211	2	
75.	103211	2	
76.	103211	2	
77.	103211	2	
78.	103235	2	
79.	103255	5	
80.	103255	6	
81.	103255	4	

82.	103495	2
83.	103495	4
84.	103770	1
85.	103795	4
86.	103795	6
87.	103795	6
88.	104125	2
89.	104290	2
90.	104350	4
91.	104350	4
92.	104350	4
93.	104380	3
94.	104380	3
95.	104380	3
96.	104380	4
97.	104380	4
98.	104380	4
99.	104380	4
100.	104425	4
101.	104500	2
102.	104620	4
103.	104620	3
104.	105205	1
105.	105317	3
106.	105400	1
107.	105415	3
108.	105415	6
109.	105431	2
110.	105565	1
111.	105685	4
112.	105685	4
113.	105685	4
114.	105685	4
115.	105685	4
116.	105685	5
117.	105685	5
118.	105685	4
119.	105685	3
120.	105685	3
121.	105685	3
122.	105685	4
123.	105685	2
124.	105685	4
125.	105685	4

126.	105835	5
127.	105835	3
128.	105835	4
129.	106000	1
130.	106060	5
131.	106060	1
132.	106060	5
133.	106060	5
134.	106060	5
135.	106135	4
136.	106172	2
137.	106195	2
138.	106195	1
139.	106195	1
140.	106200	3
141.	106210	4
142.	106215	1
143.	106225	8
144.	106255	2
145.	106255	1
146.	106315	4
147.	106330	1
148.	106420	2
149.	106420	2
150.	106420	2
151.	106420	1
152.	106420	1
153.	106450	4
154.	106630	4
155.	106630	4
156.	106630	4
157.	106630	3
158.	106630	4
159.	106630	3
160.	106630	4
161.	106630	4
162.	106630	3
163.	106630	4
164.	106630	1
165.	106630	4
166.	106630	3
167.	106630	3
168.	106630	4
169.	106630	4

170.	106630	4
171.	106630	4
172.	106630	4
173.	106630	3
174.	106630	3
175.	106630	1
176.	106630	1
177.	106630	4
178.	106630	4
179.	106630	3
180.	106630	5
181.	106630	3
182.	106630	3
183.	106630	4
184.	106630	4
185.	106720	5
186.	106780	4
187.	106780	3
188.	106855	2
189.	106855	2
190.	106855	4
191.	106855	1
192.	106975	4
193.	107185	4
194.	107260	3
195.	107260	6
196.	107260	1
197.	107305	3
198.	107305	1
199.	107320	1
200.	107455	3
201.	107455	3
202.	107510	2
203.	107545	5
204.	107545	4
205.	107545	5
206.	107545	5
207.	107560	3
208.	107665	3
209.	107665	3
210.	107665	3
211.	107665	4
212.	107665	1
213.	107665	3

214.	107665	2	
215.	107665	2	
216.	107665	2	
217.	107665	2	
218.	107665	4	
219.	107665	5	
220.	107665	2	
221.	107665	3	
222.	107665	4	
223.	107665	4	
224.	107665	3	
225.	107725	4	
226.	107725	3	
227.	107725	1	
228.	107725	4	
229.	107725	4	
230.	107755	6	
231.	107755	2	
232.	107755	1	
233.	107800	4	
234.	107860	5	
235.	107860	5	
236.	108175	4	
237.	108175	6	
238.	108175	5	
	Total	779	
		Average 3	