

# The Federation of Bath Residents' Associations

## FoBRA Comments on

### *Bath and North East Somerset Local Plan Information Paper*

### *"Student Numbers and Accommodation Requirements 2011-2029"*

*(Part of the Strategic Housing Market Assessment, dated August 2014)*

#### SUMMARY

B&NES has produced an updated Information Paper which predicts that an ongoing stock of around 2,800 HMOs in Bath, supplemented by the Universities' plans for future campus accommodation plus the planning permissions already granted for six Private Sector Accommodation Blocks in the city, will provide sufficient capacity to house the likely increase in student numbers over the next twelve years.

FoBRA has undertaken its own analysis of essentially the same data and has arrived at a very different conclusion with far more significant consequences, i.e. that it is more likely that by 2026 an additional 3,000 students would need to be accommodated in the private sector.

FoBRA is therefore concerned at the potential effects of such demand on the current proliferation of student accommodation blocks in the city and restates its call on B&NES to develop urgently a workable Student Housing Strategy and to incorporate this in its forthcoming Placemaking Plan.

**Reference A:** Bath and North East Somerset Local Plan. Student Numbers and Accommodation Requirements 2011-2029. Part of the Strategic Housing Market Assessment. August 2014.

## **Introduction**

The Federation of Bath Residents' Associations (FoBRA) has long been concerned at the effects of the demand for private sector housing in Bath from increasing numbers of students at the city's two highly successful universities, initially in terms of the conversion of large numbers of family homes into Houses in Multiple Occupation (HMOs) and, more recently, in terms of a proliferation of planning applications for Private Sector Accommodation Blocks (PSABs) in the city. It has repeatedly called on B&NES to implement a workable Student Housing Strategy such that provision is made in the Local/Placemaking Plan for housing students for a credible range of future number scenarios.

In July 2013 B&NES published a Student Numbers and Accommodation Requirements Information Paper as part of its Local Development Framework<sup>1</sup>. This concluded that likely future increases in student numbers would be more than compensated for by the provision of University campus halls of residence, thus freeing up significant numbers of Houses in Multiple Occupation (HMOs).

FoBRA challenged B&NES' assumptions regarding likely future student numbers and the rate of build of future campus accommodation and carried out its own analysis of essentially the same data. It came to a very different set of conclusions, i.e. that by 2026 approximately 3,000 extra students could need to be accommodated in the private sector.

In August 2014 B&NES published a revised version of the July 2013 document (Reference A) using revised data and assumptions, this time concluding that by 2026 the demand for private sector beds could increase by between about 250 and 1,100 relative to the 2011 baseline of 11,330.

One Private Sector Accommodation Block has been completed since 2011<sup>2</sup> and, at August 2014, B&NES had granted planning permission for five more<sup>3</sup>, and expects these to provide between 905 and 1,280 PSAB bed spaces by 2022.

B&NES thus concludes that the universities can "consume their own smoke" (Ref.A, para.1.9e).

FoBRA has again carried out its own analysis of essentially the same data and suggests that B&NES' conclusions are again significantly understated in that **demand for further student private sector bed spaces, above and beyond the existing 2,800 HMOs, the likely new build on campus and the six PSABs already approved, could be as high as 3,000.**

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<sup>1</sup> B&NES Local Plan. Student Numbers and Accommodation Requirements Evidence Base. Part of the Strategic Housing Market Assessment. July 2013.

<sup>2</sup> The Quasar Building, adjoining Avon Street Car Park: 48 bed spaces (Ref.A, para.4.2).

<sup>3</sup> Twerton Mill: 327 bed spaces, Green Park House: 461, Westgate Buildings: 29, Widcombe Social Club: 40, Bath Western Riverside: 375 (Ref.A, para.4.3).

The results of B&NES' analysis (Scenarios 1 & 2) and FoBRA's interpretation of essentially the same data (Scenarios 3, 4 & 4a) are discussed below. Scenario 4a was added (see Table 4a) on receipt of updated student number projection information received from the University of Bath on 24 September 2014 (see Annex B).

## **Agreed Facts and Assumptions**

FoBRA does not challenge the following facts and assumptions presented by B&NES in Ref.A:

- For Bath Spa University (BSU), the private sector student bed demand is likely to rise by 324 from 4,992 in 2011 to 5,316 by 2023.
- For The University of Bath:
  - Long-term (1996-2012) average student number growth rate = 4.34% pa (Ref.A, para.2.2, Fig.11)
  - Total Student Roll\* 2012/13 = 15,182 (\* excluding visiting students)
  - Total Student Roll\* 2013/14 = 15,660 (an annual increase of 3.14%)
  - The UofB Masterplan predicts growth between 1% and 3% pa from 2009 to 2026. The lower end of this range can be discounted since the 2026 total has already been exceeded (Ref.A, para.2.17)
  - Assumed growth rate going forward = 3% pa (in line with Masterplan)
  - 65% of Total Student Roll require housing in the Bath area (Ref.A, Appendix 1)
  - Current provision of UofB-managed bed spaces (on and off campus) = 3,347
  - UofB Masterplan provides for up to 2,400 additional campus bed spaces by 2026
  - Of these, 704 will be delivered in Autumn 2014
  - It is unlikely that the remaining 1,696 new campus bed spaces will come forward at the required rate (Ref.A, para.1.9e)
- In 2011, approximately 11,300 students were accommodated in 2,833 HMOs in the Bath area. This had risen to 11,600 students in 2,915 HMOs by 2013/14.
- Going forward, the strategy of the B&NES Development Plan is to maintain the number of student HMOs at 2011 levels (i.e. around 2,833) (Ref.A, para.5.22)
- Planning permission has already been granted for 1,280 student bed spaces in six Private Sector Accommodation Blocks (PSAB) in Bath, of which 905 are likely to have been delivered by 2022 (delivery of the 375 attributed to Bath Western Riverside is said to be 'uncertain' – Ref.A, para.4.3)
- At August 2014, a further 1,243 PSAB bed spaces in Bath were at the planning application or pre-application enquiry stage (Ref.A, para.4.4)

A comparison of UofB and other facts and assumptions made across Scenarios 1 to 4a is presented in Table A.

## Differences in Interpretation

Despite the considerable consistency of approach between the B&NES and FoBRA analyses listed above, three aspects emerge where there is a significant difference in interpretation:

- The likely level of provision of new UofB-managed campus accommodation
- The ultimate level to which UofB student numbers may rise
- The way in which the assumed 3% pa UofB growth rate is applied.

It is shown below how these aspects have the potential to very significantly affect the outcome of the analyses. Each is discussed in turn.

### (a) The likely level of provision of new UofB-managed campus accommodation

The University of Bath guarantees managed accommodation, mostly on campus, for all new undergraduate entrants and all new international postgraduates. Over the years this level of provision has consistently hovered between 21% and 26% (average 24%) of the total student roll, depending on the phasing of the build of new halls of residence. For example, the 2013/14 provision of 3,347 bed spaces for 15,660 students equates to 21.3% and this will shortly rise to about 25.3% (4,051 for 16,000 students) when The Quads (704 bed spaces) opens on campus in Autumn 2014 - precisely in line with the historical range.

Although the UofB Masterplan provides for up to 2,400 new campus bed spaces between 2011 and 2026, there is uncertainty as to how many more (if any) will be built beyond The Quads (704) (Ref.A, paras.2.23, 2.29). At a recent meeting chaired by the UofB Deputy Vice Chancellor (see Annex A, Q.1) the University's Director of Policy and Planning stated that UofB "does not have a forward plan for specific construction projects beyond The Quads".

FoBRA considers B&NES' analysis at Ref.A to be flawed in assuming unprecedented levels of provision of up to 31.1% (e.g. 5,751 bed spaces for 18,488 students in 2023/24 – Ref.A, Table 3a), preferring to assume levels within the historical range in its own analysis (Tables 3, 4 & 4a). Indeed, with increasing competition from the proliferation of city centre public sector student accommodation blocks, FoBRA suggests that, in percentage terms, university provision is more likely to reduce than to increase in future.

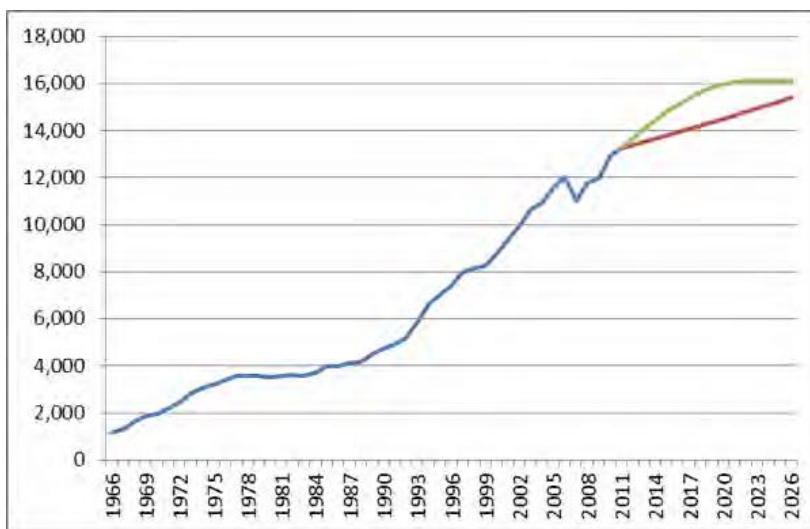
### (b) The ultimate level to which UofB student numbers may rise

B&NES chooses to rely solely on an unreferenced graph (reproduced below as Figure 1) that appears in the UofB Masterplan (Fig. 5) and indicates that total student numbers would plateau at 16,000 Full Time Equivalents (FTE) in about 2020. The veracity of this graph is highly questionable<sup>4</sup>, particularly in the light of a recent response from senior UofB management to the question "Is a 16,000 cap formal University policy?". Annex A, Q.3 shows that response to be "The 16,000 FTE figure is not a formal cap..." and "The ultimate capacity of [the] campus will depend on the nature of our provision". Confidence in the accuracy and continued relevance of the Masterplan graph is

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<sup>4</sup> From The B&NES July 2013 Information Paper (p.8): "The Council has been unable to source the background data to this graph".

therefore questionable, particularly when Ref.A. Fig. 6 shows that UofB student numbers already exceed even its highest 2013 prediction (3% pa) by about 600 students and even exceed the lower line (1% pa) 2026 prediction.



**Figure 1. University of Bath Projected Growth Rate Range – Full Time Equivalent (FTE) Students**  
(from Masterplan 2009-2026 Summary Update)

FoBRA finds it equally difficult to accept B&NES' assertion (Ref.A, para.2.4) that UofB does not see its share of lucrative overseas students rising much further, if at all, beyond the current level of 21.3% of total students - consistently up from just 5% in 1995.

Further, in providing for up to 2,400 additional campus bed spaces between 2011 and 2026 (the total up to 5,751), FoBRA considers it reasonable to assume from the UofB Masterplan that total student numbers could in theory reach something like 24,000 during that period since managed accommodation has consistently been guaranteed for all new undergraduate entrants and all new international postgraduates (24% of 24,000 = 5,760). Again, senior management has recently confirmed that the UofB plans to continue to deliver on those guarantees (Annex A, Q.2).

As explained at (a) above, if the ultimate capacity of UofB is deemed to be less than this figure (as in its own analysis), FoBRA considers it reasonable to assume that proportionately fewer than the maximum 2,400 new bed spaces allowed for in the Masterplan will be built in practice.

**(c) The way in which the agreed 3% pa UofB growth rate is applied**

Between 1995 and 2012 the average annual growth of UofB student numbers has been 4.34% (Ref.A, para.2.2). Since 2009, UofB growth has significantly exceeded the maximum 3% pa rate predicted in its Masterplan (by about 600 students) and B&NES (in Scenarios 1 to 3) assumes that growth from 2014 will reduce to 2.4% pa to bring the total back 'on track' by 2020 (Ref.A, Fig.6). In contrast, and particularly in view of the popularity of the University<sup>5</sup>, FoBRA prefers (in Scenario 4)

<sup>5</sup> The University of Bath is rated Best Campus University in the 2014 Times & Sunday Times Good University Guide and the results of the 2014 National Student Survey published on 12 August 2014 placed the University of Bath at the top of the national table of 130 Higher Education Institutions for overall student satisfaction for the second year running.

to apply the University's prediction of 3% pa growth going forward from the 2013/14 actual total student roll (15,660). UofB has subsequently provided FoBRA (at Annex B) with the following assumed student growth projections: 2014/15: 800, 2015/16: 450, 2016/17: 500, 2017/18: 500. Scenario 4a has been added which applies these figures to the 2013/14 actual (15,660) and assumes a 3% pa increase thereafter.

## **Scenarios 1 to 4a**

This paper compares five scenarios as follows (each is discussed in detail below):

- **Scenario 1**. B&NES' 'Best Case' scenario with future UofB growth at 2.4% pa from 2013/14 up to 18,488 total students (by 2020/21) then no further growth; 2,400 new campus bed spaces provided between 2014 and 2023.
- **Scenario 2**. B&NES' 'Alternative' scenario - as Scenario 1 but with 1,550 new campus bed spaces provided between 2014 and 2019.
- **Scenario 3**. FoBRA's 'Modified B&NES' scenario - as Scenario 1 but with only 704 new campus bed spaces (The Quads) provided in 2014.
- **Scenario 4**. FoBRA's '3% scenario' with future UofB growth at 3% pa (uncapped) from 2013/14; 1,400 new campus bed spaces provided between 2014 and 2020.
- **Scenario 4a**. FoBRA's '3% Modified scenario' with UofB projections to 2017/18 and growth at 3% pa (uncapped) thereafter; 1,400 new campus bed spaces provided between 2014 and 2020.

### **Scenario 1** (Table 1)

This represents B&NES' assumptions for what it terms a 'Best Case' scenario (Ref.A, para.5.18), and simply reflects the figures presented in Ref.A, Table 3a. Since 2009, UofB growth has significantly exceeded the 3% pa rate predicted in its Masterplan (by about 600 students) and B&NES assumes that growth from 2014 will reduce to 2.4% pa to bring the total back 'on track' by 2020 (Ref.A, Fig.6). In contrast, and due to the undoubted popularity of the University, FoBRA prefers (in Scenario 4) to apply the University's prediction of 3% pa growth going forward from the 2013/14 actual total student roll (15,660).

This scenario further assumes that 2,400 new campus bed spaces will have been built by 2023, even though this would result in 31% of Total Students being accommodated by the University. The historical average is 24%. FoBRA suggests (in Scenario 4) that it would be more pragmatic to assume that only sufficient new campus bed spaces would be built to maintain the historical average. Scenario 1 also assumes that 375 student bed spaces at Bath Western Riverside (BWR) will come forward in 2022. Since there is considerable uncertainty as to whether the BWR provision will materialise (Ref.A, para. 4.3), FoBRA prefers to discount these 375 bed spaces from the calculations (as does B&NES in Scenario 2).

Scenario 1 also assumes that Total Student numbers will plateau at 18,488 (said by B&NES to be equivalent to 16,000 Full Time Equivalent (FTEs)). This is based purely on the graph (Figure 1

above) whose credentials are questionable, that appears in the University's 2009-2026 Masterplan. FoBRA was represented at a meeting of the University of Bath/Local Residents' Forum on 3rd June 2014 and was advised by the Director of Policy and Planning (see Annex A, Q.3) that it is not formal University policy to place an upper limit on growth as depicted in the graph and neither is there any defined 'absolute capacity' for the campus, which remains 'proportional to provision'. FoBRA therefore considers it more appropriate to assume uncapped growth of 3% pa (Scenario 4, Table 4) which would result in a Total Student roll of 22,327 by 2025/26. At that rate, the 18,488 cap assumed by B&NES would be exceeded within 6 years.

### **Scenario 2** (Table 2)

This represents B&NES' assumptions for what it terms an 'Alternative' scenario (Ref.A, para. 5.20), and simply reflects the figures presented in B&NES' Table 3a (Scenario 1) but assuming that 850 fewer new campus bed spaces would be built at Claverton Down (total 1,550 instead of 2,440) and that the questionable 375 private sector bed spaces at Bath Western Riverside would not materialise.

### **Scenario 3** (Table 3)

FoBRA replicates B&NES' Scenario 2 but assumes no further new UofB campus bed spaces beyond the current 704 that comprise The Quads. Table 3 confirms that this assumption would result in university-managed accommodation being provided for between 21% and 25% of Total Students – precisely in line with historical provision. FoBRA terms this 'B&NES' Modified Scenario'.

### **Scenario 4** (Table 4)

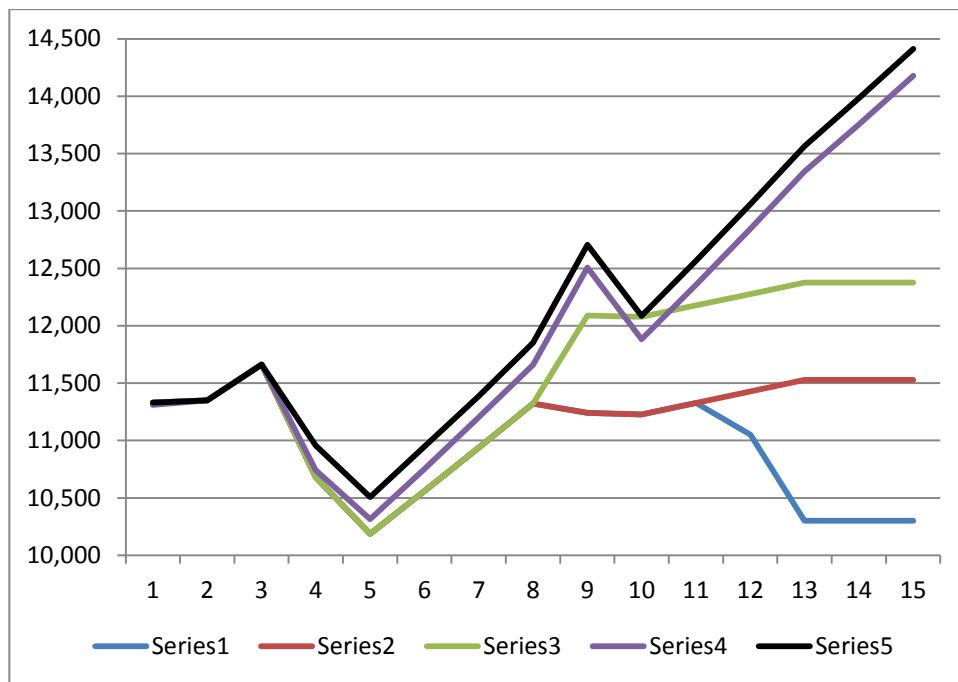
This represents the UofB Masterplan's prediction that the Total Student roll will increase at 3% pa and applies this rate (uncapped) from the 2013/14 actual level. It is assumed that 1,400 new campus bed spaces would be built to maintain provision within historical percentage levels, and that the questionable 375 private sector bed spaces at Bath Western Riverside would not materialise.

### **Scenario 4a** (Table 4a)

This represents the UofB projections to 2017/18 (from Annex B) followed by the Masterplan's prediction that the Total Student roll will increase at 3% pa and applies this rate (uncapped) beyond 2017/18. It is assumed that 1,400 new campus bed spaces would be built to maintain provision within historical percentage levels, and that the questionable 375 private sector bed spaces at Bath Western Riverside would not materialise. Scenario 4a gives very similar results to Scenario 4.

## Conclusions

Figure 2 and Table B summarise the results for Scenarios 1 to 4a. These are discussed below.



**Figure 2**

### Comparison of Results for Scenarios 1 to 4a.

#### Net Private Sector Beds Demand vs Years 1 (2011/12) to 15 (2025/26)

**(above and beyond the Private Sector Accommodation Blocks already approved)**

**(Series1 = Scenario 1, Series2 = Scenario 2, etc, Series 5 = Scenario 4a)**

B&NES' Scenario 1 (blue) suggests that private sector bed demand in 2025/26 (Year 15 above) would reduce by over 1,000 (9%) compared to the 2011/12 (Year 1) level. This scenario is inconsistent with the assertion (Ref.A, para. 1.9e) that it is unlikely that the UofB new campus bed spaces will come forward at the required rate.

B&NES' Scenario 2 (red), with 850 fewer UofB bed spaces than Scenario 1, suggests that private sector bed demand would not significantly exceed the 2011/12 baseline level. FoBRA challenges the assumed 2.4% pa future UofB growth rate.

Further, Scenarios 1 and 2 anticipate that UofB student numbers will plateau at 16,000 FTEs within 6 years, contrary to advice provided by senior UofB management, and would result in university-managed accommodation being provided for an unprecedented proportion of students. FoBRA considers these assumptions to be unrealistic even without considering the competition for bed spaces that will be introduced by the proliferation of public sector accommodation blocks within the city.



By contrast, FoBRA's Scenario 3 (green) maintains the proportion of UofB managed accommodation at historical levels whilst applying the same cap on student numbers as Scenarios 1 & 2, and results in an increased demand for private sector bed spaces by 2025/26 of 1,046 – a 9% increase relative to the 2011/12 baseline. The assumed 16,000 FTE cap on student numbers is considered by FoBRA unlikely to materialise in practice, given advice from senior UofB management that it is not formal university policy.

FoBRA's Scenario 4 (purple) assumes continued modest growth across the period (3% pa compared to the 1995 to 2012 average of 4.34% pa) whilst maintaining university managed accommodation at historical proportions (around 24% of Total Students). This scenario would result in a 25% increase in demand for 2,846 private sector bed spaces above the 2011/12 baseline.

FoBRA's Scenario 4a (black) is considered to be the most pragmatic and represents an update to Scenario 4 as a result of new information contained in Annex B, resulting in a broadly similar outcome, i.e. a 27% increase in demand for 3,080 private sector bed spaces above the 2011/12 baseline.

With B&NES' stated policy of maintaining student HMO numbers at 2011 levels and the Universities experiencing unprecedented competition for bed space provision, it is most likely that this extra demand would be satisfied by further private sector accommodation blocks within the city. It should be noted that such extra demand represents well over double the number of beds that would be delivered by the five further disparate planning applications and pre-application enquiries that were in the pipeline as at August 2014, namely James St West (2), Brougham Hayes Transport Depot, Upper Bristol Road Old Gas Works and Hartwells Newbridge Road.

**Again, FoBRA calls on B&NES to develop urgently a meaningful and workable Student Housing Strategy and to incorporate this in its forthcoming Placemaking Plan.**

Chris Beezley, FoBRA

25th September 2014

Assumption	Scenario 1 B&NES 'Best Case'	Scenario 2 B&NES 'Alternative'	Scenario 3 FoBRA 'B&NES Modified'	Scenario 4 FoBRA '3%'	Scenario 4a FoBRA '3% Modified'
2012/13 Total Student* roll	15,182				
2013/14 Total Student* roll	15,660				
Rate at which Total Student* roll will increase from 2013/14	2.4% pa up to a cut-off of 18,488 (equivalent to approximately 16,000 FTE students)			3% pa	UofB figures to 2017/18 then 3% pa
Projected 2025/26 Total Student* roll	18,488			22,327	22,688
Total student housing need in Bath area	65% of Total Student* roll				
Current provision of University-managed bed spaces (on & off-campus)	3,347				
How University-managed bed spaces will increase in 2014/15 (i.e. relative to 2011 baseline provision)	By 704 to 4,051				
How University-managed bed spaces will further increase beyond 2014/15 provision by 2025/26	By a further 1,700 (total 2,404) to 5,751	By a further 850 (total 1,554) to 4,901	None	By a further 696 (total 1,400) to 4,747	
Max % of Total Students* Accommodated in University bed spaces	31%	27%	25%	25%	
Assumed Number of UofB & BSU students housed in HMOs from 2011 to 2026 (in accordance with B&NES' Development Plan Strategy)	11,330 (in 2,833 HMOs)				
Assumed PSAB bed space provision of the 1,280 approved to date	1,280	905 (i.e. excludes 375 for Bath Western Riverside)			

**Table A. University of Bath Future Growth - Scenarios 1 to 4a – Comparison of Assumptions**

(Note: \*Total Student numbers exclude visiting students)

<b>Scenario</b>	<b><u>Total Private Sector Bed Demand</u></b> (i.e. excluding the effect of Private Sector Accommodation Blocks already approved)		<b><u>Net Private Sector Bed Demand</u></b> (i.e. above and beyond the Private Sector Accommodation Blocks already approved)	
	<b><u>2025/26 Demand</u></b> (2011/12 Demand = 11,331)	<b><u>Change in Demand from 2011/12 to 2025/26</u></b>	<b><u>2025/26 Demand</u></b> (2011/12 Demand = 11,331)	<b><u>Change in Demand from 2011/12 to 2025/26</u></b>
<b>1</b>	<b>11,582</b>	<b>+251</b>	<b>10,302</b>	<b>-1,029</b>
<b>2</b>	<b>12,432</b>	<b>+1,101</b>	<b>11,527</b>	<b>+196</b>
<b>3</b>	<b>13,282</b>	<b>+1,951</b>	<b>12,377</b>	<b>+1,046</b>
<b>4</b>	<b>15,082</b>	<b>+3,751</b>	<b>14,177</b>	<b>+2,846</b>
<b>4a</b>	<b>15,316</b>	<b>+3,985</b>	<b>14,411</b>	<b>+3,080</b>

**Table B**

**Summary of Results – Both Universities Combined**

	University of Bath							Bath Spa University					Combined			
	Total Students	Housing Need in Bath area (65%)	Uni Beds (extra 2,400)	Private Sector Beds Demand	HMOs	% of Total Students in Hall	% of Need in Hall	Total Students	Housing Need in Bath area	Beds Total	Private Sector Beds Demand	HMOs	Total Private Sector Beds Demand	Off-campus blocks since 2011	Net Private Sector Beds Demand	Total HMO need
	<i>a</i>	$b = a \times 0.65$	<i>c</i>	$d = b - c$	$d/4$	$c/a$	$c/b$	<i>f</i>	<i>g</i>	<i>h</i>	$j = g - h$	$j/4$	$k = d + j$	<i>l</i>	$m = k - l$	$m/4$
<b>2011/12</b>	14,902	9,686	3,347	<b>6,339</b>	<b>1,585</b>	22	35	8,555	6,045	1,053	<b>4,992</b>	<b>1,248</b>	<b>11,331</b>	<b>0</b>	<b>11,331</b>	<b>2,833</b>
<b>2012/13</b>	15,182	9,868	3,347	<b>6,521</b>	<b>1,630</b>	22	34	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,398</b>	<b>48</b>	<b>11,350</b>	<b>2,838</b>
<b>2013/14</b>	15,660	10,179	3,347	<b>6,832</b>	<b>1,708</b>	21	33	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,709</b>	<b>48</b>	<b>11,661</b>	<b>2,915</b>
<b>2014/15</b>	16,036	10,423	4,051	<b>6,372</b>	<b>1,593</b>	25	39	7,905	5,970	1,614	<b>4,356</b>	<b>1,089</b>	<b>10,728</b>	<b>48</b>	<b>10,680</b>	<b>2,670</b>
<b>2015/16</b>	16,421	10,673	4,051	<b>6,622</b>	<b>1,656</b>	25	38	7,985	6,085	1,614	<b>4,471</b>	<b>1,118</b>	<b>11,093</b>	<b>905</b>	<b>10,188</b>	<b>2,547</b>
<b>2016/17</b>	16,815	10,930	4,051	<b>6,879</b>	<b>1,720</b>	24	37	8,085	6,200	1,614	<b>4,586</b>	<b>1,147</b>	<b>11,465</b>	<b>905</b>	<b>10,560</b>	<b>2,640</b>
<b>2017/18</b>	17,218	11,192	4,051	<b>7,141</b>	<b>1,785</b>	24	36	8,215	6,315	1,614	<b>4,701</b>	<b>1,175</b>	<b>11,842</b>	<b>905</b>	<b>10,937</b>	<b>2,734</b>
<b>2018/19</b>	17,632	11,461	4,051	<b>7,410</b>	<b>1,852</b>	23	35	8,365	6,430	1,614	<b>4,816</b>	<b>1,204</b>	<b>12,226</b>	<b>905</b>	<b>11,321</b>	<b>2,830</b>
<b>2019/20</b>	18,055	11,736	4,901	<b>6,835</b>	<b>1,709</b>	27	42	8,615	6,530	1,220	<b>5,310</b>	<b>1,328</b>	<b>12,145</b>	<b>905</b>	<b>11,240</b>	<b>2,810</b>
<b>2020/21</b>	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,630	1,614	<b>5,016</b>	<b>1,254</b>	<b>12,132</b>	<b>905</b>	<b>11,227</b>	<b>2,807</b>
<b>2021/22</b>	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,730	1,614	<b>5,116</b>	<b>1,279</b>	<b>12,232</b>	<b>905</b>	<b>11,327</b>	<b>2,832</b>
<b>2022/23</b>	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,830	1,614	<b>5,216</b>	<b>1,304</b>	<b>12,332</b>	<b>1,280</b>	<b>11,052</b>	<b>2,763</b>
<b>2023/24</b>	18,488	12,017	5,751	<b>6,266</b>	<b>1,567</b>	31	48	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>11,582</b>	<b>1,280</b>	<b>10,302</b>	<b>2,576</b>
<b>2024/25</b>	18,488	12,017	5,751	<b>6,266</b>	<b>1,567</b>	31	48	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>11,582</b>	<b>1,280</b>	<b>10,302</b>	<b>2,576</b>
<b>2025/26</b>	18,488	12,017	5,751	<b>6,266</b>	<b>1,567</b>	31	48	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>11,582</b>	<b>1,280</b>	<b>10,302</b>	<b>2,576</b>
<b>Differences 2011 to 2026:</b>			<b>2,404</b>	<b>-73</b>	<b>-18</b>						<b>324</b>	<b>81</b>	<b>251</b>		<b>-1,029</b>	<b>-257</b>

**Table 1**

**Scenario 1: B&NES' 'Best Case' scenario with future University of Bath (UofB) growth at 2.4% pa up to 18,488 Total Students and 2,400 new campus bed spaces built by 2023**

	University of Bath							Bath Spa University					Combined			
	Total* Students	Housing Need in Bath area (65%)	Uni Beds (extra 1,550)	Private Sector Beds Demand	HMOs	% of Total Students in Hall	% of Need in Hall	Total Students	Housing Need in Bath area	Beds Total	Private Sector Beds Demand	HMOs	Total Private Sector Beds Demand	Off-campus blocks since 2011	Net Private Sector Beds Demand	Total HMO need
	<i>a</i>	$b = a \times 0.65$	<i>c</i>	$d = b - c$	<i>d/4</i>	<i>c/a</i>	<i>c/b</i>	<i>f</i>	<i>g</i>	<i>h</i>	$j = g - h$	<i>j/4</i>	$k = d + j$	<i>l</i>	$m = k - l$	<i>m/4</i>
2011/12	14,902	9,686	3,347	<b>6,339</b>	<b>1,585</b>	22	35	8,555	6,045	1,053	<b>4,992</b>	<b>1,248</b>	<b>11,331</b>	<b>0</b>	<b>11,331</b>	<b>2,833</b>
2012/13	15,182	9,868	3,347	<b>6,521</b>	<b>1,630</b>	22	34	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,398</b>	<b>48</b>	<b>11,350</b>	<b>2,838</b>
2013/14	15,660	10,179	3,347	<b>6,832</b>	<b>1,708</b>	21	33	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,709</b>	<b>48</b>	<b>11,661</b>	<b>2,915</b>
2014/15	16,036	10,423	4,051	<b>6,372</b>	<b>1,593</b>	25	39	7,905	5,970	1,614	<b>4,356</b>	<b>1,089</b>	<b>10,728</b>	<b>48</b>	<b>10,680</b>	<b>2,670</b>
2015/16	16,421	10,673	4,051	<b>6,622</b>	<b>1,656</b>	25	38	7,985	6,085	1,614	<b>4,471</b>	<b>1,118</b>	<b>11,093</b>	<b>905</b>	<b>10,188</b>	<b>2,547</b>
2016/17	16,815	10,930	4,051	<b>6,879</b>	<b>1,720</b>	24	37	8,085	6,200	1,614	<b>4,586</b>	<b>1,147</b>	<b>11,465</b>	<b>905</b>	<b>10,560</b>	<b>2,640</b>
2017/18	17,218	11,192	4,051	<b>7,141</b>	<b>1,785</b>	24	36	8,215	6,315	1,614	<b>4,701</b>	<b>1,175</b>	<b>11,842</b>	<b>905</b>	<b>10,937</b>	<b>2,734</b>
2018/19	17,632	11,461	4,051	<b>7,410</b>	<b>1,852</b>	23	35	8,365	6,430	1,614	<b>4,816</b>	<b>1,204</b>	<b>12,226</b>	<b>905</b>	<b>11,321</b>	<b>2,830</b>
2019/20	18,055	11,736	4,901	<b>6,835</b>	<b>1,709</b>	27	42	8,615	6,530	1,220	<b>5,310</b>	<b>1,328</b>	<b>12,145</b>	<b>905</b>	<b>11,240</b>	<b>2,810</b>
2020/21	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,630	1,614	<b>5,016</b>	<b>1,254</b>	<b>12,132</b>	<b>905</b>	<b>11,227</b>	<b>2,807</b>
2021/22	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,730	1,614	<b>5,116</b>	<b>1,279</b>	<b>12,232</b>	<b>905</b>	<b>11,327</b>	<b>2,832</b>
2022/23	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,830	1,614	<b>5,216</b>	<b>1,304</b>	<b>12,332</b>	<b>905</b>	<b>11,427</b>	<b>2,857</b>
2023/24	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>12,432</b>	<b>905</b>	<b>11,527</b>	<b>2,882</b>
2024/25	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>12,432</b>	<b>905</b>	<b>11,527</b>	<b>2,882</b>
2025/26	18,488	12,017	4,901	<b>7,116</b>	<b>1,779</b>	27	41	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>12,432</b>	<b>905</b>	<b>11,527</b>	<b>2,882</b>
<b>Differences 2011 to 2026:</b>			<b>1,554</b>	<b>777</b>	<b>194</b>						<b>324</b>	<b>81</b>	<b>1,101</b>		<b>196</b>	<b>49</b>

**Table 2**

**Scenario 2: B&NES' 'Alternative' scenario with future UofB growth at 2.4% pa up to 18,488 Total Students and 1,550 new campus bed spaces built by 2019**

	University of Bath							Bath Spa University					Combined			
	Total* Students	Housing Need in Bath area (65%)	Uni Beds (extra 704)	Private Sector Beds Demand	HMOs	% of Total Students in Hall	% of Need in Hall	Total Students	Housing Need in Bath area	Beds Total	Private Sector Beds Demand	HMOs	Total Private Sector Beds Demand	Off- campus blocks since 2011	Net Private Sector Beds Demand	Total HMO need
	<i>a</i>	$b = a \times 0.65$	<i>c</i>	$d = b - c$	$d/4$	$c/a$	$c/b$	<i>f</i>	<i>g</i>	<i>h</i>	$j = g - h$	$j/4$	$k = d + j$	<i>l</i>	$m = k - l$	$m/4$
<b>2011/12</b>	14,902	9,686	3,347	<b>6,339</b>	<b>1,585</b>	22	35	8,555	6,045	1,053	<b>4,992</b>	<b>1,248</b>	<b>11,331</b>	<b>0</b>	<b>11,331</b>	<b>2,833</b>
<b>2012/13</b>	15,182	9,868	3,347	<b>6,521</b>	<b>1,630</b>	22	34	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,398</b>	<b>48</b>	<b>11,350</b>	<b>2,838</b>
<b>2013/14</b>	15,660	10,179	3,347	<b>6,832</b>	<b>1,708</b>	21	33	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,709</b>	<b>48</b>	<b>11,661</b>	<b>2,915</b>
<b>2014/15</b>	16,036	10,423	4,051	<b>6,372</b>	<b>1,593</b>	25	39	7,905	5,970	1,614	<b>4,356</b>	<b>1,089</b>	<b>10,728</b>	<b>48</b>	<b>10,680</b>	<b>2,670</b>
<b>2015/16</b>	16,421	10,673	4,051	<b>6,622</b>	<b>1,656</b>	25	38	7,985	6,085	1,614	<b>4,471</b>	<b>1,118</b>	<b>11,093</b>	<b>905</b>	<b>10,188</b>	<b>2,547</b>
<b>2016/17</b>	16,815	10,930	4,051	<b>6,879</b>	<b>1,720</b>	24	37	8,085	6,200	1,614	<b>4,586</b>	<b>1,147</b>	<b>11,465</b>	<b>905</b>	<b>10,560</b>	<b>2,640</b>
<b>2017/18</b>	17,218	11,192	4,051	<b>7,141</b>	<b>1,785</b>	24	36	8,215	6,315	1,614	<b>4,701</b>	<b>1,175</b>	<b>11,842</b>	<b>905</b>	<b>10,937</b>	<b>2,734</b>
<b>2018/19</b>	17,632	11,461	4,051	<b>7,410</b>	<b>1,852</b>	23	35	8,365	6,430	1,614	<b>4,816</b>	<b>1,204</b>	<b>12,226</b>	<b>905</b>	<b>11,321</b>	<b>2,830</b>
<b>2019/20</b>	18,055	11,736	4,051	<b>7,685</b>	<b>1,921</b>	22	35	8,615	6,530	1,220	<b>5,310</b>	<b>1,328</b>	<b>12,995</b>	<b>905</b>	<b>12,090</b>	<b>3,022</b>
<b>2020/21</b>	18,488	12,017	4,051	<b>7,966</b>	<b>1,992</b>	22	34	8,865	6,630	1,614	<b>5,016</b>	<b>1,254</b>	<b>12,982</b>	<b>905</b>	<b>12,077</b>	<b>3,019</b>
<b>2021/22</b>	18,488	12,017	4,051	<b>7,966</b>	<b>1,992</b>	22	34	8,865	6,730	1,614	<b>5,116</b>	<b>1,279</b>	<b>13,082</b>	<b>905</b>	<b>12,177</b>	<b>3,044</b>
<b>2022/23</b>	18,488	12,017	4,051	<b>7,966</b>	<b>1,992</b>	22	34	8,865	6,830	1,614	<b>5,216</b>	<b>1,304</b>	<b>13,182</b>	<b>905</b>	<b>12,277</b>	<b>3,069</b>
<b>2023/24</b>	18,488	12,017	4,051	<b>7,966</b>	<b>1,992</b>	22	34	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>13,282</b>	<b>905</b>	<b>12,377</b>	<b>3,094</b>
<b>2024/25</b>	18,488	12,017	4,051	<b>7,966</b>	<b>1,992</b>	22	34	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>13,282</b>	<b>905</b>	<b>12,377</b>	<b>3,094</b>
<b>2025/26</b>	18,488	12,017	4,051	<b>7,966</b>	<b>1,992</b>	22	34	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>13,282</b>	<b>905</b>	<b>12,377</b>	<b>3,094</b>
<b>Differences 2011 to 2026:</b>			<b>704</b>	<b>1,627</b>	<b>407</b>						<b>324</b>	<b>81</b>	<b>1,951</b>		<b>1,046</b>	<b>261</b>

**Table 3**

**Scenario 3: The effects of B&NES' assumptions if no more than the current 704 new UofB campus bed spaces (The Quads) are built (B&NES' 'Worst Case' scenario)**

	University of Bath							Bath Spa University					Combined			
	Total* Students	Housing Need in Bath area (65%)	Uni Beds (extra 1400)	Private Sector Beds Demand	HMOs	% of Total students in Hall	% of Need in Hall	Total Students	Housing Need in Bath area	Uni Beds	Private Sector Beds Demand	HMOs	Total Private Sector Beds Demand	Off-campus blocks since 2011	Net Private Sector Beds Demand	Total HMO need
	<i>a</i>	<i>b = a x 0.65</i>	<i>c</i>	<i>d = b - c</i>	<i>d/4</i>	<i>c/a</i>	<i>c/b</i>	<i>f</i>	<i>g</i>	<i>h</i>	<i>j = g - h</i>	<i>j/4</i>	<i>k = d + j</i>	<i>l</i>	<i>m = k - l</i>	<i>m/4</i>
<b>2011/12</b>	14,902	9,686	3,347	<b>6,339</b>	<b>1,585</b>	22	35	8,555	6,045	1,053	<b>4,992</b>	<b>1,248</b>	<b>11,331</b>	<b>0</b>	<b>11,331</b>	<b>2,833</b>
<b>2012/13</b>	15,182	9,868	3,347	<b>6,521</b>	<b>1,630</b>	22	34	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,398</b>	<b>48</b>	<b>11,350</b>	<b>2,838</b>
<b>2013/14</b>	15,660	10,179	3,347	<b>6,832</b>	<b>1,708</b>	21	33	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,709</b>	<b>48</b>	<b>11,661</b>	<b>2,915</b>
<b>2014/15</b>	16,130	10,484	4,051	<b>6,433</b>	<b>1,608</b>	25	39	7,905	5,970	1,614	<b>4,356</b>	<b>1,089</b>	<b>10,789</b>	<b>48</b>	<b>10,741</b>	<b>2,685</b>
<b>2015/16</b>	16,614	10,799	4,051	<b>6,748</b>	<b>1,687</b>	24	38	7,985	6,085	1,614	<b>4,471</b>	<b>1,118</b>	<b>11,219</b>	<b>905</b>	<b>10,314</b>	<b>2,578</b>
<b>2016/17</b>	17,112	11,123	4,051	<b>7,072</b>	<b>1,768</b>	24	36	8,085	6,200	1,614	<b>4,586</b>	<b>1,147</b>	<b>11,658</b>	<b>905</b>	<b>10,753</b>	<b>2,688</b>
<b>2017/18</b>	17,625	11,457	4,051	<b>7,406</b>	<b>1,851</b>	23	35	8,215	6,315	1,614	<b>4,701</b>	<b>1,175</b>	<b>12,107</b>	<b>905</b>	<b>11,202</b>	<b>2,800</b>
<b>2018/19</b>	18,154	11,800	4,051	<b>7,749</b>	<b>1,937</b>	22	34	8,365	6,430	1,614	<b>4,816</b>	<b>1,204</b>	<b>12,565</b>	<b>905</b>	<b>11,660</b>	<b>2,915</b>
<b>2019/20</b>	18,699	12,154	4,051	<b>8,103</b>	<b>2,026</b>	22	33	8,615	6,530	1,220	<b>5,310</b>	<b>1,328</b>	<b>13,413</b>	<b>905</b>	<b>12,508</b>	<b>3,127</b>
<b>2020/21</b>	19,260	12,519	4,747	<b>7,772</b>	<b>1,943</b>	25	38	8,865	6,630	1,614	<b>5,016</b>	<b>1,254</b>	<b>12,788</b>	<b>905</b>	<b>11,883</b>	<b>2,971</b>
<b>2021/22</b>	19,838	12,894	4,747	<b>8,147</b>	<b>2,037</b>	24	37	8,865	6,730	1,614	<b>5,116</b>	<b>1,279</b>	<b>13,263</b>	<b>905</b>	<b>12,358</b>	<b>3,090</b>
<b>2022/23</b>	20,433	13,281	4,747	<b>8,534</b>	<b>2,134</b>	23	36	8,865	6,830	1,614	<b>5,216</b>	<b>1,304</b>	<b>13,750</b>	<b>905</b>	<b>12,845</b>	<b>3,211</b>
<b>2023/24</b>	21,046	13,680	4,747	<b>8,933</b>	<b>2,233</b>	23	35	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>14,249</b>	<b>905</b>	<b>13,344</b>	<b>3,336</b>
<b>2024/25</b>	21,677	14,090	4,747	<b>9,343</b>	<b>2,336</b>	22	34	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>14,659</b>	<b>905</b>	<b>13,754</b>	<b>3,439</b>
<b>2025/26</b>	22,327	14,513	4,747	<b>9,766</b>	<b>2,441</b>	21	33	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>15,082</b>	<b>905</b>	<b>14,177</b>	<b>3,544</b>
<b>Differences 2011 to 2026:</b>			<b>1,400</b>	<b>3,427</b>	<b>857</b>						<b>324</b>	<b>81</b>	<b>3,751</b>		<b>2,846</b>	<b>711</b>

**Table 4**

**Scenario 4: FoBRA's '3% scenario' with future UofB growth at 3% pa and 1,400 new campus bad spaces built by 2020**

	University of Bath							Bath Spa University					Combined			
	Total* Students	Housing Need in Bath area (65%)	Uni Beds (extra 1400)	Private Sector Beds Demand	HMOs	% of Total students in Hall	% of Need in Hall	Total Students	Housing Need in Bath area	Uni Beds	Private Sector Beds Demand	HMOs	Total Private Sector Beds Demand	Off-campus blocks since 2011	Net Private Sector Beds Demand	Total HMO need
	<i>a</i>	$b = a \times 0.65$	<i>c</i>	$d = b - c$	$d/4$	$c/a$	$c/b$	<i>f</i>	<i>g</i>	<i>h</i>	$j = g - h$	$j/4$	$k = d + j$	<i>l</i>	$m = k - l$	$m/4$
<b>2011/12</b>	14,902	9,686	3,347	<b>6,339</b>	<b>1,585</b>	22	35	8,555	6,045	1,053	<b>4,992</b>	<b>1,248</b>	<b>11,331</b>	<b>0</b>	<b>11,331</b>	<b>2,833</b>
<b>2012/13</b>	15,182	9,868	3,347	<b>6,521</b>	<b>1,630</b>	22	34	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,398</b>	<b>48</b>	<b>11,350</b>	<b>2,838</b>
<b>2013/14</b>	15,660	10,179	3,347	<b>6,832</b>	<b>1,708</b>	21	33	7,865	5,930	1,053	<b>4,877</b>	<b>1,219</b>	<b>11,709</b>	<b>48</b>	<b>11,661</b>	<b>2,915</b>
<b>2014/15</b>	16,460	10,699	4,051	<b>6,648</b>	<b>1,662</b>	25	38	7,905	5,970	1,614	<b>4,356</b>	<b>1,089</b>	<b>11,004</b>	<b>48</b>	<b>10,956</b>	<b>2,739</b>
<b>2015/16</b>	16,910	10,992	4,051	<b>6,941</b>	<b>1,735</b>	24	37	7,985	6,085	1,614	<b>4,471</b>	<b>1,118</b>	<b>11,412</b>	<b>905</b>	<b>10,507</b>	<b>2,627</b>
<b>2016/17</b>	17,410	11,317	4,051	<b>7,266</b>	<b>1,816</b>	23	36	8,085	6,200	1,614	<b>4,586</b>	<b>1,147</b>	<b>11,852</b>	<b>905</b>	<b>10,947</b>	<b>2,737</b>
<b>2017/18</b>	17,910	11,642	4,051	<b>7,591</b>	<b>1,898</b>	23	35	8,215	6,315	1,614	<b>4,701</b>	<b>1,175</b>	<b>12,292</b>	<b>905</b>	<b>11,387</b>	<b>2,847</b>
<b>2018/19</b>	18,447	11,991	4,051	<b>7,940</b>	<b>1,985</b>	22	34	8,365	6,430	1,614	<b>4,816</b>	<b>1,204</b>	<b>12,756</b>	<b>905</b>	<b>11,851</b>	<b>2,963</b>
<b>2019/20</b>	19,001	12,350	4,051	<b>8,299</b>	<b>2,075</b>	21	33	8,615	6,530	1,220	<b>5,310</b>	<b>1,328</b>	<b>13,609</b>	<b>905</b>	<b>12,704</b>	<b>3,176</b>
<b>2020/21</b>	19,571	12,721	4,747	<b>7,974</b>	<b>1,993</b>	24	37	8,865	6,630	1,614	<b>5,016</b>	<b>1,254</b>	<b>12,990</b>	<b>905</b>	<b>12,085</b>	<b>3,021</b>
<b>2021/22</b>	20,158	13,103	4,747	<b>8,356</b>	<b>2,089</b>	24	36	8,865	6,730	1,614	<b>5,116</b>	<b>1,279</b>	<b>13,472</b>	<b>905</b>	<b>12,567</b>	<b>3,142</b>
<b>2022/23</b>	20,763	13,496	4,747	<b>8,749</b>	<b>2,187</b>	23	35	8,865	6,830	1,614	<b>5,216</b>	<b>1,304</b>	<b>13,965</b>	<b>905</b>	<b>13,060</b>	<b>3,265</b>
<b>2023/24</b>	21,385	13,901	4,747	<b>9,154</b>	<b>2,288</b>	22	34	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>14,470</b>	<b>905</b>	<b>13,565</b>	<b>3,391</b>
<b>2024/25</b>	22,027	14,318	4,747	<b>9,571</b>	<b>2,393</b>	22	33	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>14,887</b>	<b>905</b>	<b>13,982</b>	<b>3,495</b>
<b>2025/26</b>	22,688	14,747	4,747	<b>10,000</b>	<b>2,500</b>	21	32	8,865	6,930	1,614	<b>5,316</b>	<b>1,329</b>	<b>15,316</b>	<b>905</b>	<b>14,411</b>	<b>3,603</b>
<b>Differences 2011 to 2026:</b>			<b>1,400</b>	<b>3,661</b>	<b>915</b>						<b>324</b>	<b>81</b>	<b>3,985</b>		<b>3,080</b>	<b>770</b>

**Table 4a**

**Scenario 4a: University of Bath projections to 2017/18 then future UofB growth at 3% pa and 1,400 new campus bad spaces built by 2020**



## Annex A

### Extract from the Minutes of the University of Bath Local Residents' Forum 3rd June 2014, chaired by the Deputy Vice Chancellor.

#### **"6. Student housing policy**

Chris Beezley produced a paper for the Forum that included the following three questions for discussion. Professor Edge asked Dr Nicky Kemp, Director of Policy & Planning to respond:

**1. The current University of Bath Masterplan makes provision for up to 2,400 new campus bedrooms. Does the University have a forward plan to build beyond the current 708 (R6/The Quads)? If so, how many and in what timescales?** The University does not have a forward plan for specific construction projects beyond The Quads. There is a great deal of uncertainty surrounding public sector finances leading into a General Election and the University is unlikely to commit to another major capital expenditure until it can evaluate any changes in Government priorities next year arising from the Election.

**2. Historically, the University of Bath has provided around 29% of its full-time students with university-managed accommodation (on- and off-campus). Does the University have any plans to move away from that proportion in the future? If so, more or fewer and by how much?** The University has not worked to a circa 29% proportion. In the past we have sought to deliver on our guarantee of student residences for all new undergraduate entrants and all new international postgraduates. Our priority is to continue to deliver on these guarantees. With the delivery of the Quads we will have some capacity above and beyond the guarantee needs.

**3. The current Masterplan caps the number of full-time students at 16,000. At the current growth rate this number is likely to be reached within 4 years. Is a 16,000 cap formal University policy? What does the University consider to be the ultimate capacity of the campus?** The 16,000 figure is actually a full-time equivalent figure rather than a full-time student figure. Over the years, the FTE count has included students that have made fairly light demands on the campus, for example, credit-bearing adult education classes, placement students, franchised students who have been primarily based at FE colleges etc. The 16,000 FTE figure is not a formal cap, it is a planning assumption. Our programme delivery may change to include more distance learning provision arising from our pilot activity with FutureLearn and MOOCS. We have also changed our Statutes and Ordinances to allow for more joint degrees which would mean our students studying in other universities here or abroad for part of their courses. The ultimate capacity of campus will depend on the nature of our provision both in terms of delivery and discipline mix, for example, STEM programmes use far more space because they require specialist teaching laboratories. Library-based provision is not as space hungry."

## **Annex B**

### **University of Bath Comments on an early draft of this paper (Scenarios 1 to 4 only) (Ref. email dated 24 September 2014 from UofB Director of Policy & Planning to C J Beezley). This led to the addition of Scenario 4a.**

“Further to our discussions about future student number projections, I would like to reiterate that there are a number of factors which make long range forecasting problematic:

- uncertainty about Government policy with respect to Higher Education (HE) funding post the 2015 General Election (particularly any public funding ‘affordability’ constraints that Treasury may impose);
- changes in international student recruitment arising from globalisation of the HE market and changes in immigration policy;
- changes in Home/EU student recruitment arising from competition from European universities who are now teaching in English;
- changes in recruitment to postgraduate taught programmes arising from the higher debt burden of students currently progressing through their first degrees under the new £9K fee regime.

Consequently, we acknowledge the need to regularly revisit our planning assumptions and to ensure that external stakeholders are clear about the degree of certainty we can place upon them at any given point - and FoBRA’s analysis has been a useful prompt. We are particularly pleased that the FoBRA paper recognises that there are a number of future scenarios with quite differing outcomes.

We are currently finding it increasingly helpful to look at projected headcount figures based on known intakes and consequent ‘pipeline filling’ growth. As recruitment for 2014 entry stands at present, we are anticipating that we will have an additional 800 students on campus this year (a combination of higher intakes and pipeline filling from previous intakes), with a growth of a further 450 students in 2015/16, assuming similar intake targets. Thereafter our current planning assumptions are for further increases of around 500 in 2016/17 and 2017/18. This puts us at the top end of our growth projections, or even slightly above, providing we can continue to deliver our intake targets. Consequently, we would anticipate that our projected growth will place additional demands on private sector student accommodation in the BA area. However, we would not see this trajectory as sustainable all the way through to 2025/26 but, as we have discussed, our indicative campus capacity of 16,000 FTE is still a planning assumption and not a firm ‘cap’.”