



# STUDENT NEED ASSESSMENT

## PREMIER BUSINESS PARK, KINGSLAND ROAD, BRISTOL

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Dominus Bristol Limited

NOVEMBER 2023

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# OBJECTIVES

This Student Need Assessment has been prepared for Dominus Bristol Limited in relation to the proposed development of 705 purpose-built student accommodation bed spaces at the site known as Premier Business Park, Kingsland Road, Bristol. The proposed development is located close to the forthcoming University of Bristol Temple Quarter Enterprise Campus (TQEC) and proposes a range of room types to serve the city's diverse student population. In particular, the report assesses the following areas:



## Bristol Student Accommodation Need

1	Site Location
2	Demand
3	Investment & Performance
4	Supply
5	Private Rented Sector
6	Development Pipeline
7	Demand & Supply





# EXECUTIVE SUMMARY

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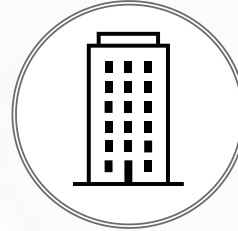
# EXECUTIVE SUMMARY

## Demand



The University of Bristol is amongst the fastest-growing institutions in the country, increasing student numbers by 7,850 over a five-year period. There is a particular focus on the recruitment of postgraduates from overseas. The University of West of England has exceeded targets with numbers growing by 35% over the last five years. Its performance has been among the highest across post-1992 institutions. Both universities have attracted an increased number of students from outside the South West, with the City of Bristol developing a strong appeal to prospective students. The University of the West of England (UWE) has improved its performance significantly over the last five years, increasing its student population by 8,535 between 2016/17 and 2021/22.

## Supply



The Cushman & Wakefield Student Accommodation Tracker records a total of 17,471 purpose-built student beds in Bristol for the 2023/24 academic year, with 31 new beds in one scheme being introduced to the market so far. The University of Bristol has the largest market presence, offering a total of 9,039 bed spaces in 2023/24, followed by the University of the West of England with 5,200 beds. However, the direct let sector is small for the size of the market, with 3,232 beds offered on a direct let basis. Both universities are and have been reliant on the private sector to fulfil accommodation guarantees.

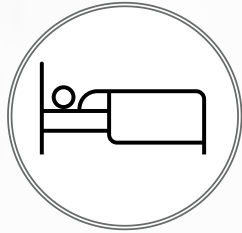
## Development Pipeline



The development pipeline currently stands at 11,015 beds with just over 5,656 beds approved (51%). University developments account for over 2,500 planned beds – 23% of the pipeline; including the University of the West of England's on-campus development set to open in 2024/25 (881 beds) and the University of Bristol's Temple Quarter Campus accommodation which is likely to open in 2027 at the earliest (953 beds).

# EXECUTIVE SUMMARY

## Student to Bed Ratio



The student to bed ratio in Bristol currently stands at 2.78:1, significantly above the Cushman & Wakefield nationally observed average of 2.12:1. Market headroom for accommodation in Bristol stands at 28,663 in 2022.

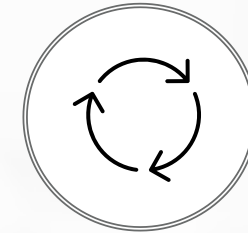
Importantly in terms of demand for PBSA, the number of international students with a requirement for a bed in the city is growing, rising from 6,185 students in 2012/13 to 16,120 students in 2021/22 – an increase of 9,935 students, or 161%.

## Location



The proposed development site is located in the vicinity of the Temple Meads area in Bristol. The site lies to the east of Bristol City Centre, located within a 16 minute walk to Temple Meads Railway Station, and would provide residents with access to the rest of the city and further afield. The site is in the vicinity of the University's Temple Quarter Enterprise Campus which is currently under construction and due to complete in 2026. The University of Bristol's main campus is also accessible within a 15 minute bus journey from the Temple Way bus stop which is situated a five minute walk from the site.

## Proposed Development



The proposed development would deliver 705 high-quality and much-needed purpose-built student accommodation bed spaces to the Bristol market. The proposed site is extremely well-located for students set to study at the University of Bristol's forthcoming Temple Quarter Enterprise Campus and would deliver a broad range of room types to the market. In particular, the development would deliver townhouse accommodation, a room type not currently available in the city. As we understand it, the site sits north of the Temple Quarter area as defined by the Draft Bristol City Council Local Plan, where it is envisaged up to 4,600 bed spaces could be delivered across the life of the Plan.

# SITE LOCATION

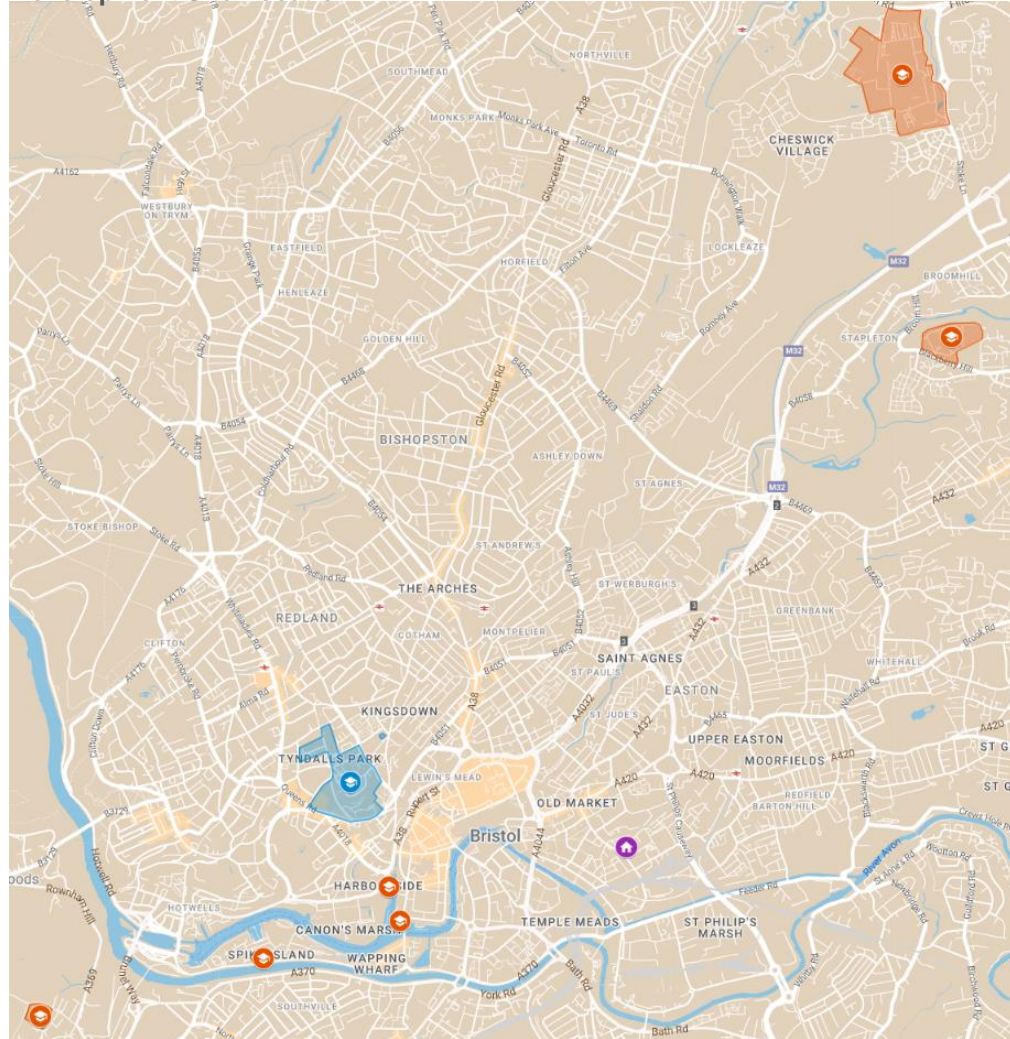
## LOCATION & AREA CHARACTERISTICS





# PROPOSED DEVELOPMENT

## Development Site Location



- UWE - Frenchay Campus
- UWE - Bower Ashton
- UWE - Arnolfini
- UWE - Spike Island
- UWE - Watershed
- University of Bristol
- Development Site

The proposed development site is located in the vicinity of the Temple Meads area in Bristol. The site lies to the east of Bristol City Centre, located within a 16 minute walk to Temple Meads railway station, providing residents with access to the rest of the city and further afield.

In terms of institutional connectivity, the site is located closest to the University of Bristol's forthcoming Temple Quarter Enterprise Campus which is currently under construction and due to complete in 2026. The University of Bristol's main campus is also accessible within a 15 minute bus journey from the Temple Way bus stop which is situated less than a five minute walk from the site.

The University of the West of England also has a number of smaller campuses based in the City Centre which are commutable from the site such as the Arnolfini, Watershed and Spike Island. These campuses focus on Art & Design, digital and creative disciplines.

As we understand it, the site is located north of an area defined by Bristol City Council as Bristol Temple Quarter in the Draft Local Plan. The Draft proposes the development of up to 4,600 bed spaces in this area across the life of the Plan.

In the following section, we explore the local area and amenities surrounding the site.

Source: Google Maps adapted by Cushman & Wakefield



# SITE LOCATION

## Development Site Location



The Temple Meads area is considered a major transport hub in Bristol, home to the largest railway station in the city along with a ferry stop and many bus services to different parts of Bristol and surrounding areas. The area is undergoing considerable redevelopment and investment thanks to the University of Bristol's Temple Quarter Enterprise Campus. The new campus will focus on digital, business and social innovation, enabling national and global partnerships and research collaborations. Notably, the campus will be home to an additional 3,000 students and provide accommodation for 953 students by 2027 at the earliest. The surrounding area offers a range of amenities including a number of independent shops and pubs, with additional facilities proposed as part of the TQEC development.

Source: Google Maps adapted by Cushman & Wakefield

# DEMAND BRISTOL ANALYSIS

03





# OVERVIEW

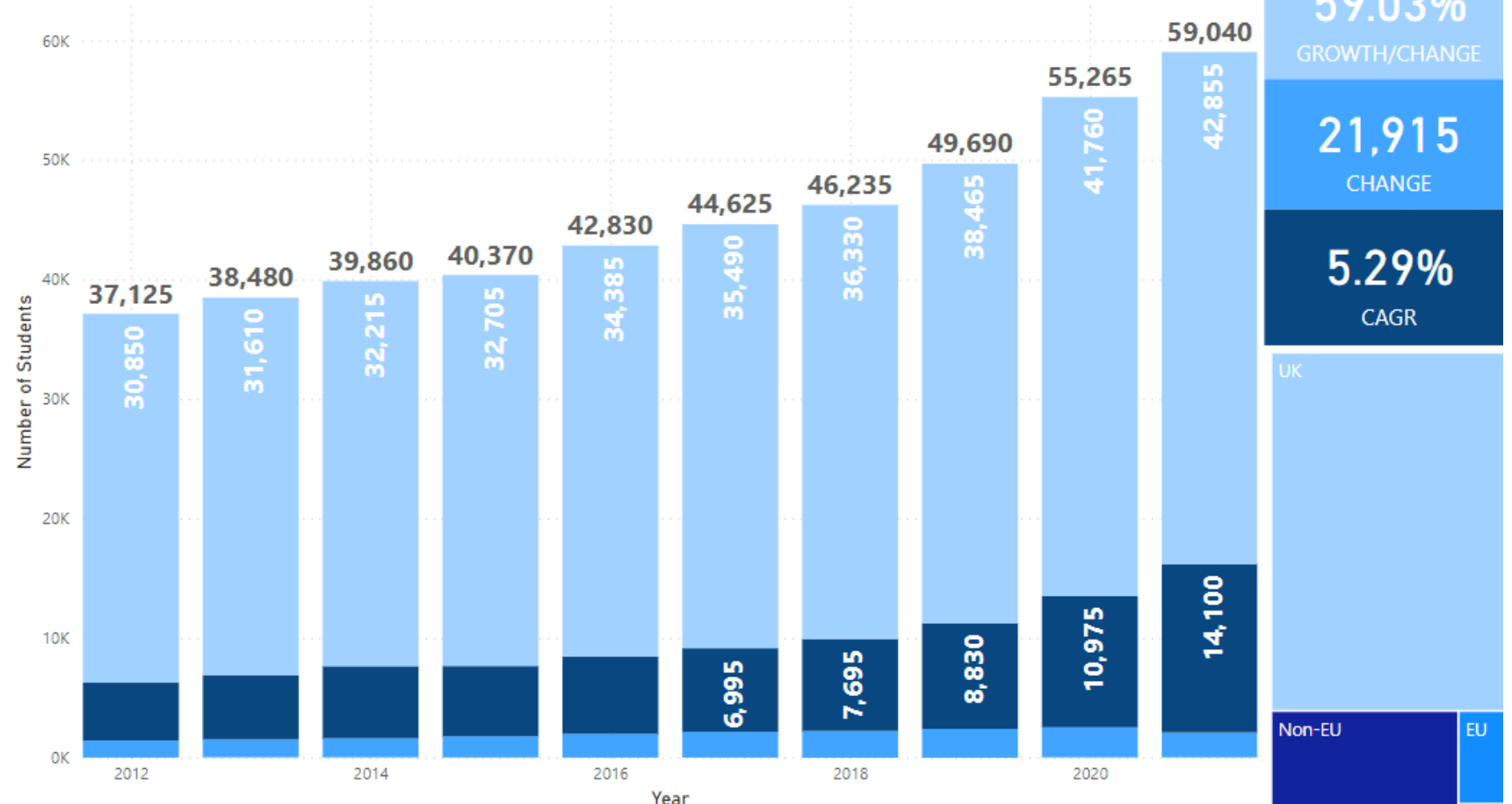
The University of Bristol is amongst the fastest-growing institutions in the country, and has begun to accelerate its non-UK student population, in line with its wider strategy, while students from outside the South West have grown by a third. There is a particular focus on the recruitment of postgraduates from overseas.

While UWE was looking to stabilise its position in the market, the University has exceeded targets with numbers growing by 35% over the last five years. Its performance has been among the highest across post-1992 institutions and growth has exceeded the UK average. Over the last two years, student numbers have increased by over a fifth. UWE is also attracting an increased number of students from outside the South West. The City of Bristol has developed a strong appeal to prospective students.

The University of Bristol and The University of The West of England are explored in more detail overleaf.

**Bristol full-time student number growth over time**

Domicile Region (UK/EU/Non-EU) ● Domicile not known ● EU ● Non-EU ● UK



Source::HESA 2012/13 to 2021/22

# UNIVERSITY OF BRISTOL

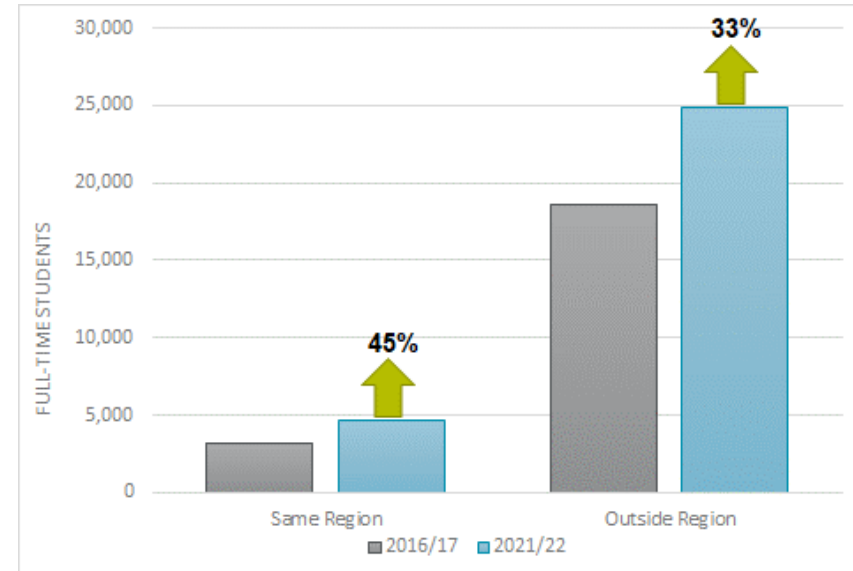
The University of Bristol has seen a considerable growth in its student population in recent years, significantly above the nationally observed average, with numbers up by 7,670 between 2016/17 and 2021/22. Growth in student numbers has been driven by recruitment across all levels of study, testament to the University's performance and reputation. As a research-intensive Russell Group institution, the University's postgraduate cohort accounts for almost a quarter of the student population, following an increase of 2,400 students since 2016/17. Growth at undergraduate level has also been particularly high, increasing by 31% over the last five years (5,270 students).

## Full-time student number growth 2016/17 to 2021/22

Level of Study	2021/22			2016/17			Bristol Growth 2016/17 to 2021/22	UK Growth 2016/17 to 2021/22
	Student numbers	%	UK Comparator (%)	Student numbers	%	UK Comparator (%)		
UG	22,460	76%	76%	17,190	79%	82%	31%	12%
PG	7,060	24%	24%	4,660	21%	18%	52%	60%
<b>Total</b>	<b>29,520</b>	<b>100%</b>	<b>100%</b>	<b>21,850</b>	<b>100%</b>	<b>100%</b>	<b>35%</b>	<b>21%</b>

Source: HESA 2016/17-2021/22. Includes all registered full-time students

## Student domicile 2016/17 to 2021/22



Source: HESA 2016/17-2021/22

There are a total of 24,825 students domiciled outside the (South West) region studying at the University of Bristol, representing 84% of the student body, indicative of the University's global appeal. This cohort has grown by a third over the past 5 years. Non-EU student numbers have shown the fastest growth, up 90% since 2016/17.

Similarly, the local student population has seen a 45% increase in student numbers over time, albeit from a smaller base, representative of an additional 1,460 local students. In 2021/22, students domiciled in the South West represented 16% of the student body overall.



# UNIVERSITY OF BRISTOL

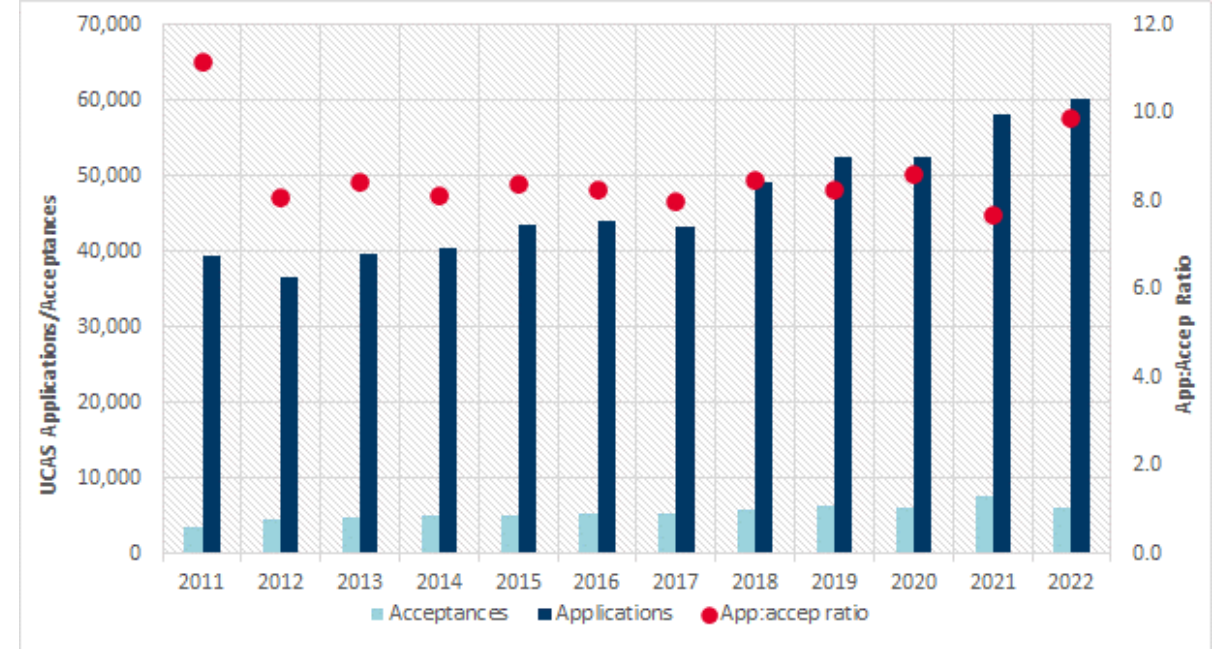
In 2022, the University of Bristol received a total of 60,075 applications. Applications to study at the University have increased by 15% over the last two years, representing a jump of 7,690 applications. Overall, applications consistently increased between 2013 and 2016, rising by 11%, despite many universities' recruitment efforts impacted by the increase in tuition fees from £3,000 to £9,000 in 2012. While there was a 1% drop in applicants in 2017, the University has since received a higher rate of applications, up by 39% between 2017 and 2022.

In 2022, acceptances stood at 6,090 students, falling by 20% between 2021 and 2022, representing a recalibration following heightened acceptances from a period of teacher-assessed grades during the COVID-19 pandemic (in line with the majority of Russell Group institutions).

Prior to 2022, acceptances had generally increased in line with applications, with the exception of 2012 when acceptances rose by 29% in a year. Overtime, the University has been able to be selective in its recruitment, with the applications to acceptances ratio being around 8.0:1 between 2012 and 2020. The ratio has since risen to 9.9:1 in 2022 considerably above the 7.0:1 national average.

It should be noted that the applications and acceptances outlined above are representative of those who have applied through the UCAS system only – and excludes students studying at postgraduate level (a cohort that has grown significantly over recent years).

Undergraduate applications and acceptances over time (2011-2022)



Source: UCAS 2011-2022

# THE UNIVERSITY OF THE WEST OF ENGLAND

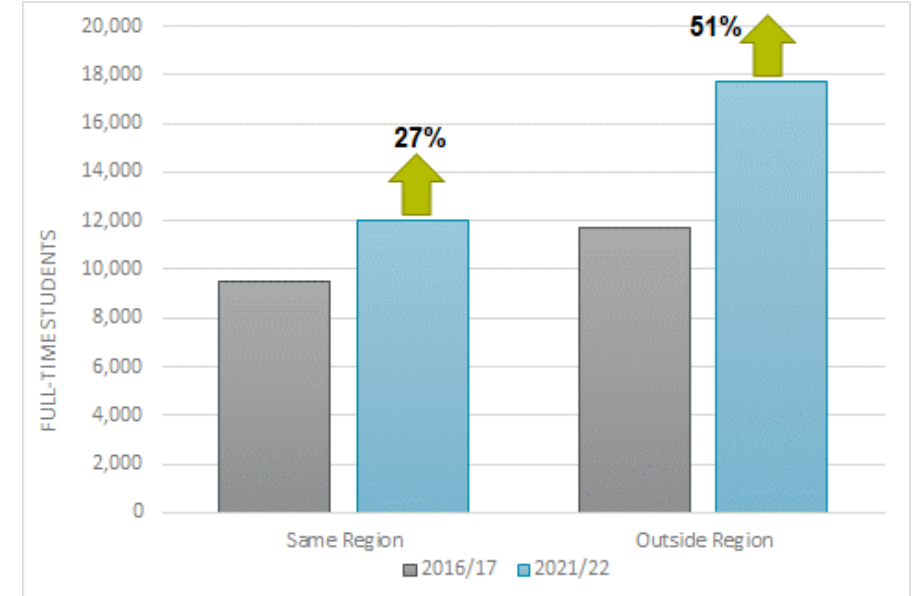
The University of the West of England (UWE) has improved its performance significantly over the last five years, increasing its student population by 8,535 between 2016/17 and 2021/22, one of the largest increases of any post-1992 institution. The surge in student numbers predominantly occurred in 2019/20 and 2021/22, with an increase of 5,395 students over a two-year period. This trend can be seen at both levels of study, with undergraduate student numbers increasing by 4,595 students since 2016/17. Postgraduate students have increased by double the national average over the last five years, with a significant proportion of this growth observed over the last year (+1,680 students between 2020/21 and 2021/22).

## Full-time student number growth 2016/17 to 2021/22

FT & SW	Student numbers	%	UK Comparat or (%)	Student numbers	%	UK Comparat or (%)	Growth 2016/17 to 2021/22	Growth 2016/17 to 2021/22
First Year	12,070	41%	44%	7,985	38%	43%	51%	25%
All Other Years	17,665	59%	56%	13,215	62%	57%	34%	17%
Total	29,735	100%	100%	21,200	100%	100%	40%	21%

Source: HESA 2016/17-2021/22. Includes all registered full-time students

## Student domicile 2016/17 to 2021/22



Source: HESA 2016/17-2021/22

The University of the West of England has achieved considerable growth from students domiciled both in and outside the South West. Students from the same region have increased by 27% (or 2,510 students in real terms). Those from outside the region have increased the fastest, up by 6,025 between 2016/17 and 2021/22. This cohort remains the University's largest source of demand, accounting for 60% of the student body.

The growth in non-EU students and those from the rest of the UK have been a clear driver for non-regional growth. If current trends continue, UWE has the potential to create strong levels of demand for accommodation bed spaces as these students form the core of the demand pool for accommodation.



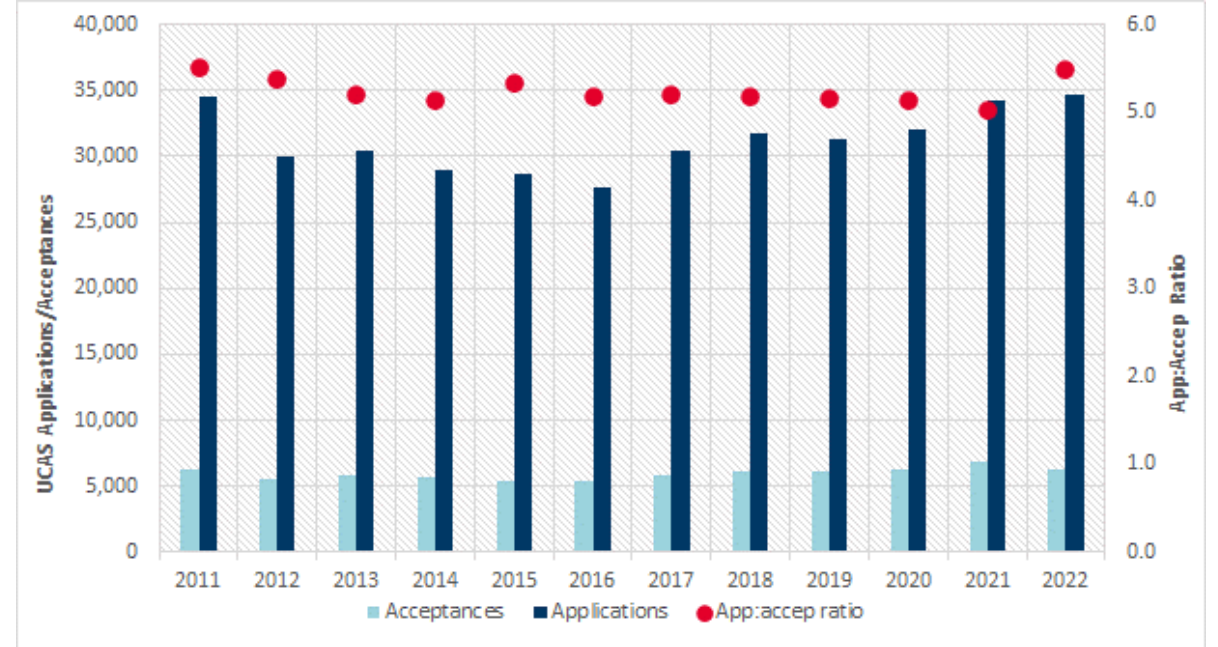
# UNIVERSITY OF THE WEST OF ENGLAND

In 2022, the University of the West of England (UWE) received a total of 34,655 applications. There are clear signs of recovery in the number of applications to UWE between 2017 and 2022, increasing by 14% over the five year period. Previously, the increase in tuition fees from £3,000 to £9,000 in 2012 led to a 7% decrease in applications between 2012 and 2016, in line with many peer institutions.

In 2022, acceptances stood at 6,320 students, falling by 7% in a single year. The applications to acceptances ratio has consistently remained around 5.0:1 – 5.5:1, below the 7.0:1 national average.

It should be noted that the applications and acceptances outlined above are representative of those who have applied through the UCAS system only – and excludes students studying at postgraduate level (a cohort that has grown significantly over recent years).

Undergraduate applications and acceptances over time (2011-2022)



Source: UCAS 2011-2022

# UNIVERSITIES INVESTMENT & PERFORMANCE





# UNIVERSITY OF BRISTOL



## Temple Quarter Enterprise Campus

Temple Quarter Enterprise Campus will focus on digital, business and social innovation. The new campus will bring together a critical mass of world-class academic, industrial and entrepreneurial expertise. The new Campus will be one of the largest University investments in the UK.

The new Campus will provide students with an opportunity to create new partnerships and research collaborations that will have national and global significance.

## The Fry Building

The University of Bristol has transformed the Grade II listed Fry Building to become the new home for the School of Mathematics. The new building has lecture theatres and other teaching rooms, and a wide variety of spaces for student quiet study, areas for groups and individuals as well as social areas and interaction space.

The Fry Building is at the heart of the campus, just a short walk from Beacon House study centre and café.

## New University Library

The new University Library (NUL) will be built on the site of The Hawthorns, at the corner of Woodland Road and Elton Road. It has been designed by a collaborative team formed by Hawkins/Brown, Schmidt Hammer Lassen and BuroHappold – companies behind some of Europe's top education and library projects – and result in a high-quality architectural addition to the city landscape.

Source: University of Bristol



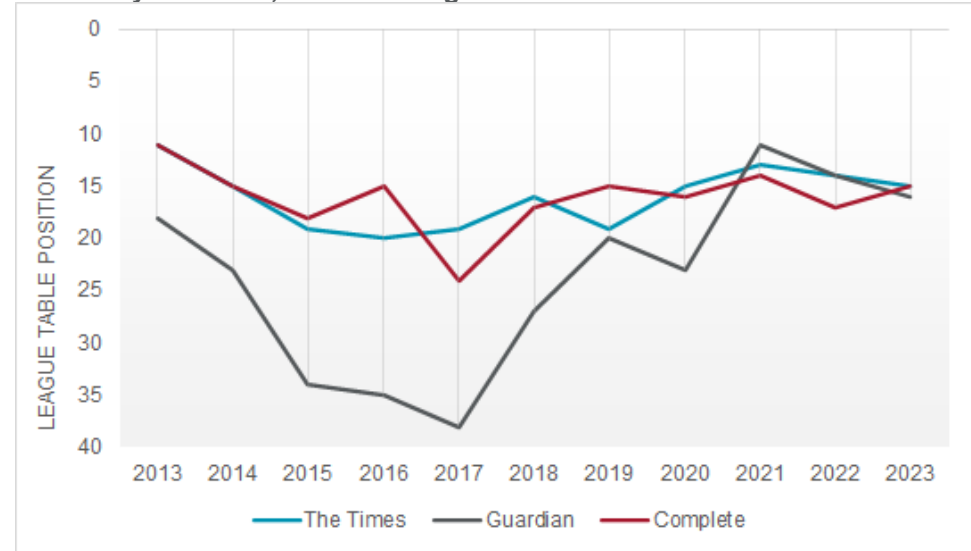
# LEAGUE TABLE PERFORMANCE

In 2023, the University of Bristol was ranked at a high of 15<sup>th</sup> place in both The Times and The Complete University Guide and in 16<sup>th</sup> place by The Guardian. The University has been consistently ranked in the top 20 by all three major national league tables since 2021.

The institution was also ranked in 5<sup>th</sup> place in the 2021 Research Excellence Framework (REF), significantly improving since 11<sup>th</sup> and 14<sup>th</sup> place in the 2014 and 2008 editions, respectively. Notably, 94% of all research is classed as world-leading or internationally excellent. The University has also achieved a position of 61<sup>st</sup> in the 2023 QS World University Rankings (top 10 UK university) reflecting the institution's global reputation.

The University of Bristol received a Silver award in the 2017 Teaching Excellence Framework (TEF).

University of Bristol, National League Table Performance 2013-2023



Source: The Guardian, The Complete University Guide, The Times 2013-2023

# UNIVERSITY OF THE WEST OF ENGLAND



## Bristol Business School

Located in the heart of Frenchay Campus, the Bristol Business School building was opened in 2017 and offers an innovative way of studying and working – with new social and learning spaces to allow students, staff and business people to work more closely together, and make valuable new connections.

From the £55 million investment there is a 17,200m<sup>2</sup> space serving 5,500 students and containing 148 offices over seven floors.



## Students' Union at UWE

A buzzing, spacious, modern space where you'll find all the fun (and great value food and drink). There's a bar, café, shop, terraces with outdoor seating, and bookable meeting areas.

UWE have invested £10m to create a new energy-efficient building for the Students' Union at UWE on the Frenchay Campus, designed to improve the experience of our students with enhanced facilities, spaces and easier to access services.



## Engineering Building

Finished in November 2020, the building supports many different engineering disciplines in one contemporary space. It provides different and more flexible ways of working for both students and staff – training the next generation of engineers.

Home to specialist laboratories, workshops and digital engineering facilities, the building has been designed to complement UWE's practice-based curriculum.

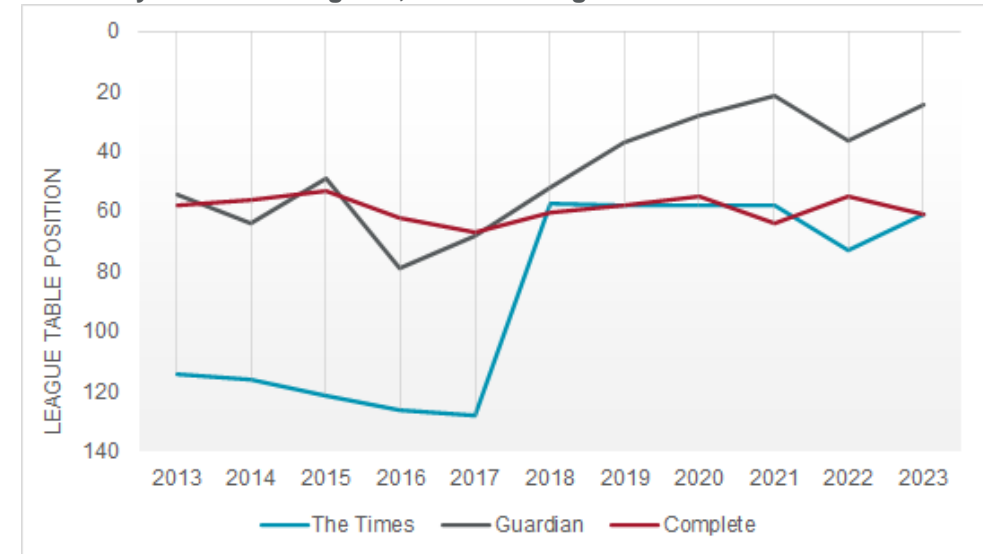
# LEAGUE TABLE PERFORMANCE

In 2023, UWE was ranked at a high of 24<sup>th</sup> in The Guardian and 61<sup>st</sup> place by The Times and The Complete University Guide. The University's position represented one of the highest increases in the Guardian's rankings, rising by 12 places since 2022. According to the guide, UWE's increase in the rankings has been driven by improvement in continuation levels from first to second year and value added.

The University was ranked in 70<sup>th</sup> place in the 2021 Teaching Excellence Framework, improving its position by two places since the previous release in 2014. The framework also found 76% of UWE's research to be world leading or internationally excellent.

The University also achieved a Gold award in the Teaching Excellence Framework 2018, advancing from the Silver rating awarded in 2017. UWE was particularly praised for sustained employment and graduate earnings as well as outstanding learning resources with extensive facilities for lecture capture among other measures.

University of West of England, National League Table Performance 2013-2023



Source: The Guardian, The Complete University Guide, The Times 2013-2023



A group of students are gathered around a table, focused on their studies. In the foreground, a young man with glasses and a maroon polo shirt is looking at an open book. A woman next to him is pointing at something in the book with a blue pen. In the background, another woman is looking at a yellow object, possibly a phone or a small device. The scene is set in a bright, modern study area with large windows. The image is partially covered by a dark teal diagonal overlay on the left side.

# SUPPLY STUDENT ACCOMMODATION IN BRISTOL

05

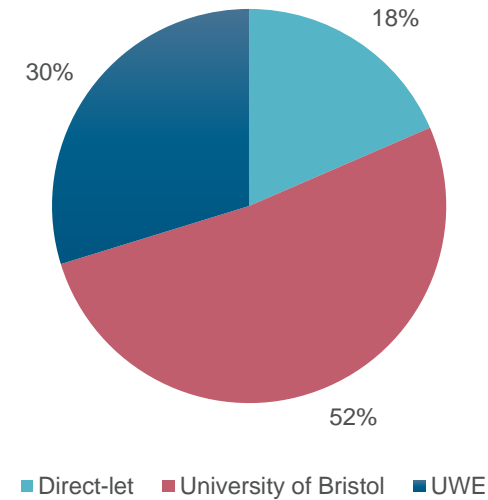
# SUPPLY OVERVIEW

The Cushman & Wakefield Student Accommodation Tracker records a total of 17,471 purpose-built student accommodation bed spaces available in Bristol for the 2023/24 academic year.

Cushman & Wakefield continues to work extensively in Bristol (particularly the University of Bristol and its Accommodation Strategy), and as in previous years the team believes that the market offers huge opportunity to potential developers.

There are 17,471 purpose-built student beds in Bristol for the 2023/24 academic year, with 31 new beds in one scheme being introduced to the market so far – Rengen Lettings' College Green, a studio-only scheme. The scheme is generally high-quality, however, lacks any facilities or communal space for students. Despite the introduction of one scheme, the overall number of PBSA beds in the city has fallen for 2023/24 due to the University of Bristol closing its Hawthorns development.

Bristol Stock Profile 2023/24



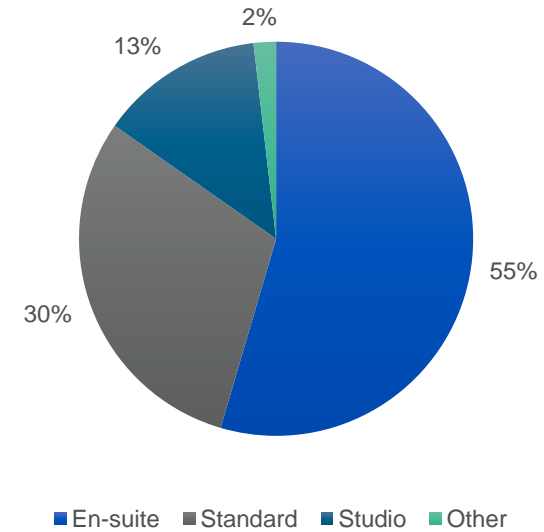
Source: Cushman & Wakefield Student Accommodation Tracker 2023/24 (note: university provided accommodation includes nomination agreements with the private sector)

# SUPPLY OVERVIEW

En-suite rooms make up over half of all beds in the Bristol PBSA market, followed by standard rooms at 30%. In total, en-suite and studio rooms make up 69% of the entire student accommodation market in Bristol.

Conversely, there are just over 5,250 standard rooms available representing 30% of the market. The universities offer almost 5,050 of these bed spaces. The remainder of beds are made up of miscellaneous room types such as 1 and 2-bedroom flats and twodios, representing a minority of beds in the city.

**Bristol PBSA by Room Type 2023/24**

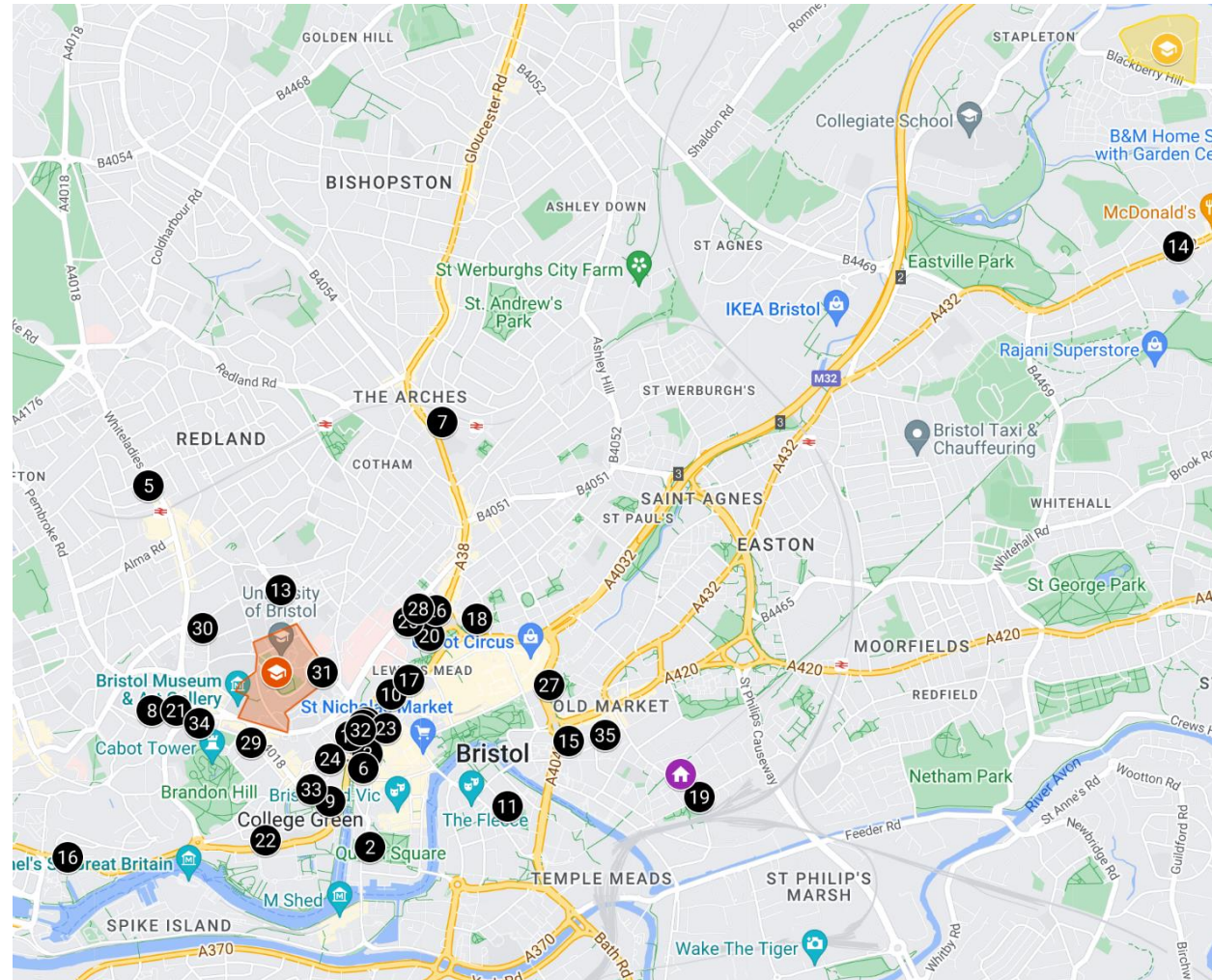


Source: Cushman & Wakefield Student Accommodation Tracker 2023/24



# LOCATION OF STOCK

## Direct-let Sector Accommodation by Location



Source: Cushman & Wakefield Student Accommodation Tracker 2023/24

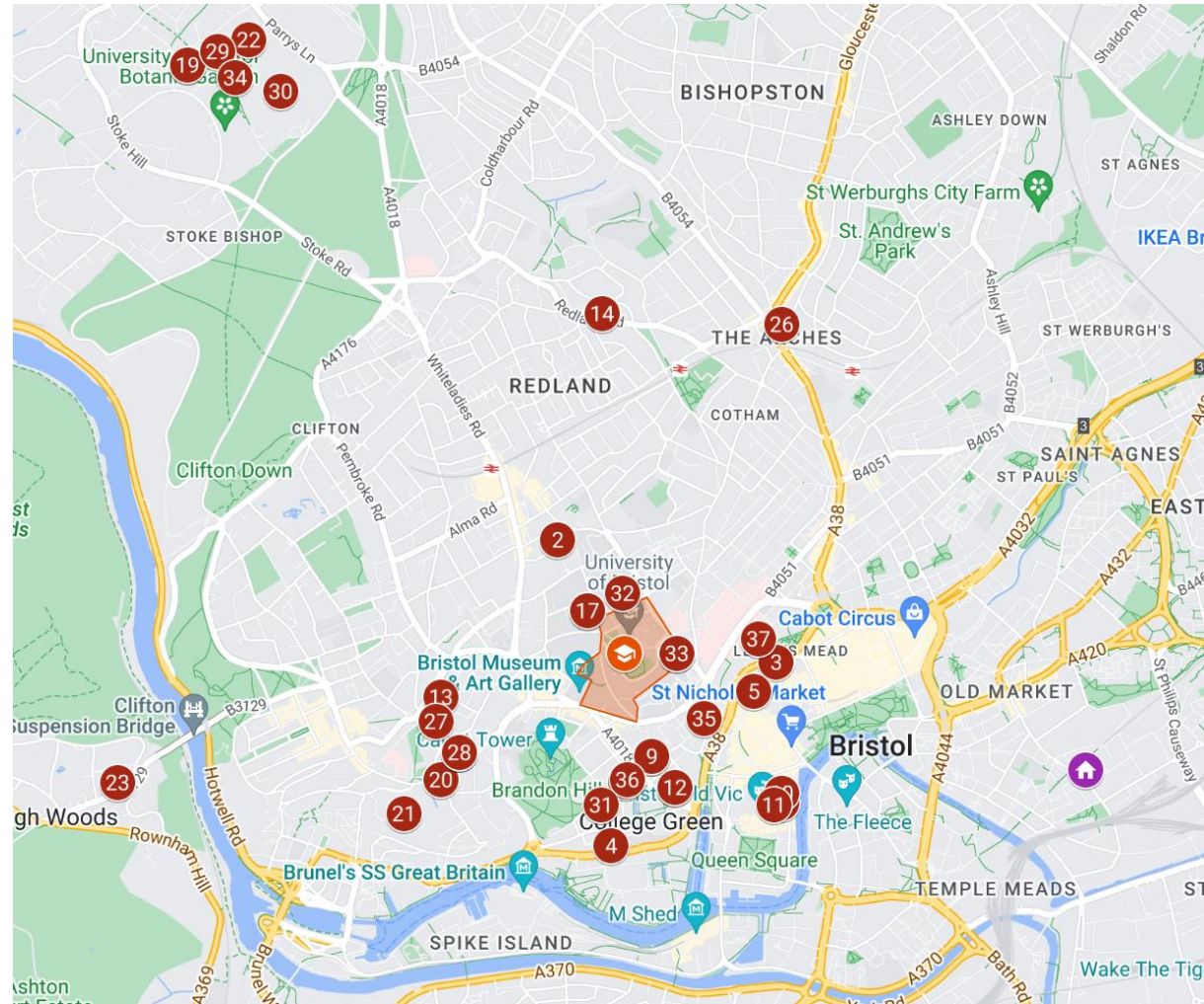
- UWE Bristol
- Frenchay Campus
- UWE Bristol
- Glenside Campus
- University of Bristol
- University of Bristol Main Campus
- Site Location

- 1 Centre Gate
- 2 Crown House
- 3 St Stephen's House
- 4 Stonebridge House
- 5 Tamarillo House
- 6 The Colston
- 7 The Platform
- 8 Hodgkin House
- 9 College Green
- 10 Fusion Tower
- 11 Water Lane Apartments
- 12 William and Matthew House
- 13 Holly Court
- 14 Student Houses
- 15 Print Hall
- 16 Hotwells House
- 17 New Bridewell
- 18 Cumberland Street
- 19 King Square Studios
- 20 iQ Bristol
- 21 Liberty Park
- 22 Harbour Court
- 23 St Lawrence House
- 24 Pipe Lane
- 25 Blenheim Court
- 26 Cherry Court
- 27 Phoenix Court
- 28 Studio 58
- 29 Charlotte's Rise
- 30 Prince Rupert House (Tyndall's Park Road)
- 31 The Manor House
- 32 Colston Avenue
- 33 College Green
- 34 St Mary's
- 35 Zinc Quarter



# LOCATION OF STOCK

## University of Bristol Accommodation by Location



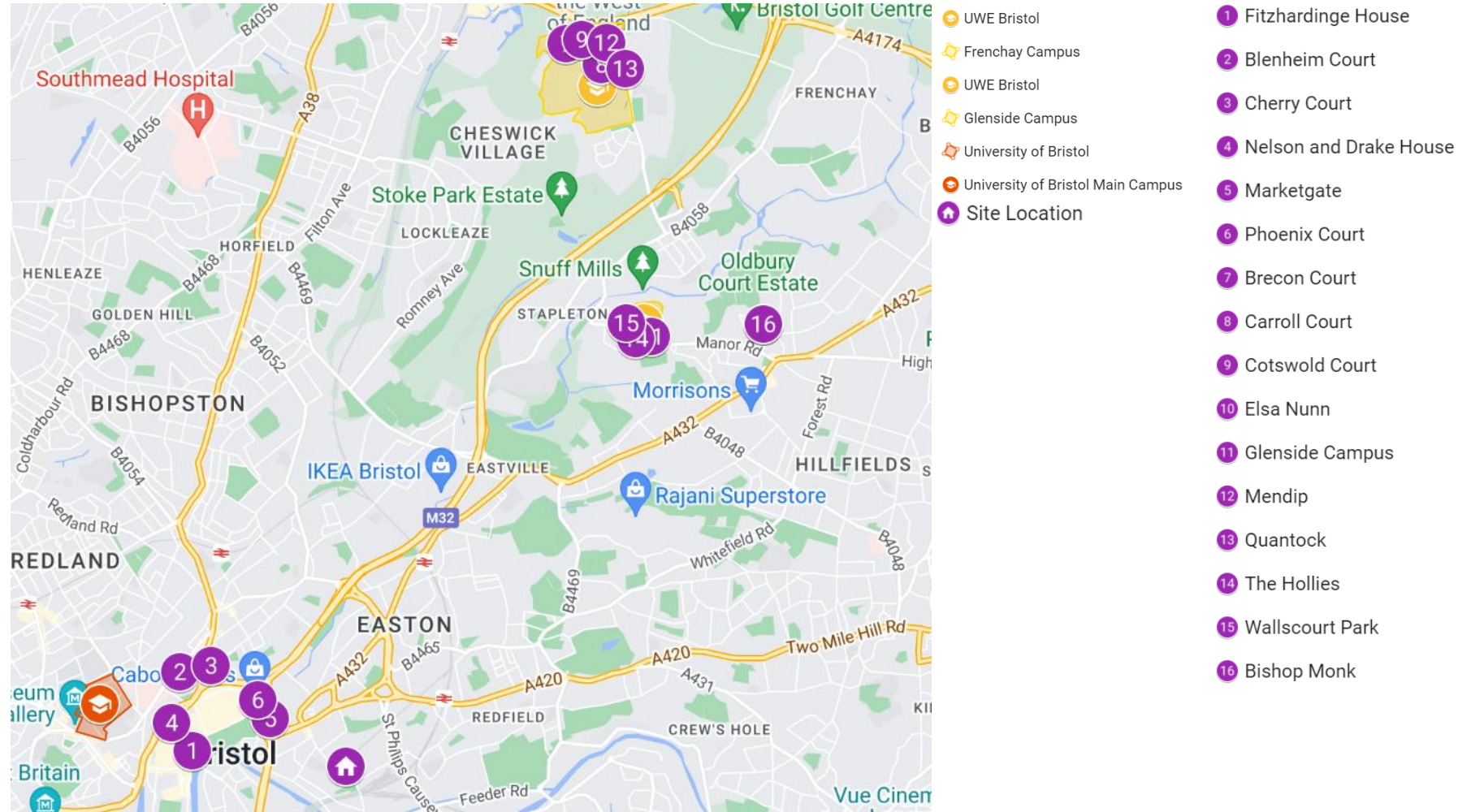
Source: Cushman & Wakefield Student Accommodation Tracker 2023/24

- UWE Bristol
- Frenchay Campus
- UWE Bristol
- Glenside Campus
- University of Bristol
- University of Bristol Main Campus
- Site Location

- 1 Deans Court
- 2 Woodland Court
- 3 New Bridewell
- 4 Harbour Court
- 5 The Courtrooms
- 6 Chantry Court
- 7 Favell House
- 8 Orchard Heights
- 9 Unite House
- 10 Waverley House
- 11 The Rackhay
- 12 Chantry Court
- 13 115 Queen's Road
- 14 121 Redland Road
- 15 28-33 St Michael's Park
- 16 53 St Michael's Hill
- 17 97 Woodland Road
- 18 Badock Hall
- 19 Churchill Hall
- 20 Clifton Hill House
- 21 Goldney Hall
- 22 Hiatt Baker Hall
- 23 Hillside Woodside
- 24 Langford House
- 25 Manor Hall
- 26 Northwell House
- 27 Richmond Terrace
- 28 Sinclair House
- 29 University Hall
- 30 Wills Halls
- 31 Winkworth House
- 32 13 and 14 Osborne Villas
- 33 53 St Michael's Hill
- 34 Durdam Hall
- 35 33 Colston St
- 36 Brunel House
- 37 Campbell House

# LOCATION OF STOCK

## University of the West of England Accommodation by Location

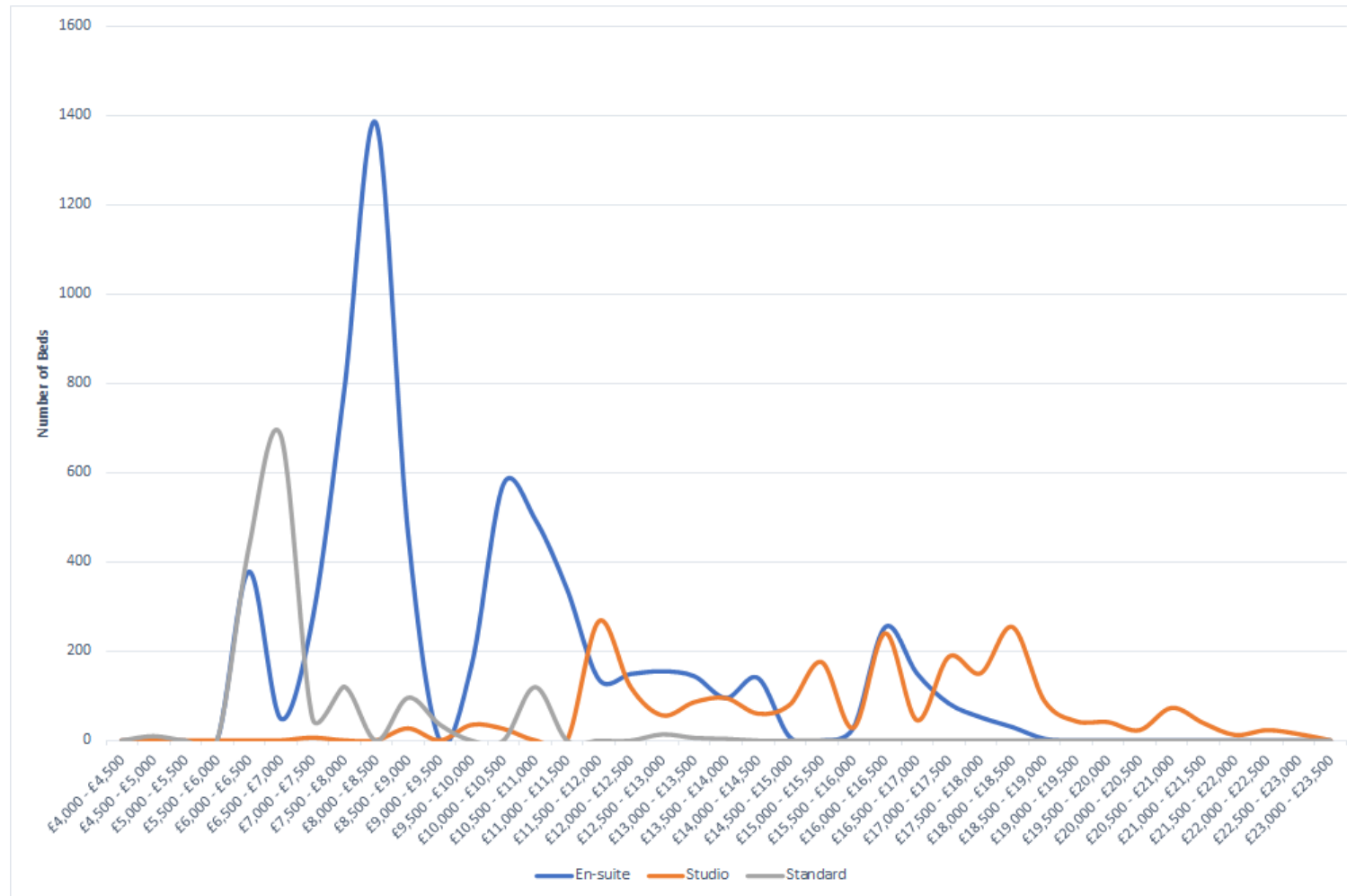


Source: Cushman & Wakefield Student Accommodation Tracker 2023/24



# RENTAL ANALYSIS

## Bristol Private Sector Market Rental Profile 2023/24



Source: Cushman & Wakefield Student Accommodation Tracker 2023/24

The Bristol market offers numerous en-suite, studio, and standard rooms across varying price points and let lengths. Although the private sector market rental profile is broad overall, almost all standard and selected en-suite room types are predominantly priced within a narrow range, while studios cater to a wide range of student budgets and includes premium stock.

On a weekly basis, the average price of an en-suite bed is £220 per week, significantly above the UK average of £182 per week.

The average studio in the city is priced at £313 per week, again above the UK average of £262 per week. As is the case in most markets, the studio rental profile more broad, starting from £7,000 p.a. to £23,000 p.a.

Standard bed spaces (i.e. shared bathrooms) are predominantly priced under £9,000 per annum.

Overall, there is scope in the market to further diversify the accommodation offering.

# RENTAL GROWTH

## Private Sector Rental Growth Over Time (university & private) Bristol vs Peer Group 2013/14 to 2023/24

	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Growth
Bristol	3.35%	2.76%	4.17%	3.05%	4.32%	3.23%	6.48%	2.51%	8.56%	11.26%	49.69%
Manchester	4.03%	5.41%	4.22%	4.58%	5.74%	2.48%	2.23%	0.17%	5.88%	13.50%	48.24%
Leeds	2.66%	4.11%	3.55%	3.09%	4.36%	6.18%	3.11%	-0.01%	3.64%	11.63%	42.32%
Glasgow	4.12%	5.34%	0.12%	-1.54%	0.96%	1.70%	2.29%	0.87%	9.06%	19.37%	42.29%
Edinburgh	2.26%	3.05%	0.55%	4.33%	4.46%	4.26%	3.32%	1.52%	6.60%	11.16%	41.51%
Nottingham	1.65%	2.14%	4.11%	2.14%	5.08%	5.41%	5.73%	2.49%	4.15%	8.20%	41.10%
National	3.46%	3.33%	2.57%	2.15%	2.92%	2.62%	1.88%	0.67%	3.27%	9.40%	32.27%
Cardiff	4.46%	4.25%	4.26%	5.07%	-3.53%	1.22%	-0.08%	-1.64%	5.21%	8.93%	28.15%
Sheffield	3.11%	4.21%	4.09%	2.30%	3.41%	0.50%	0.40%	0.15%	1.10%	6.31%	25.58%
Newcastle	3.46%	2.62%	0.20%	-0.86%	-0.48%	-1.09%	0.55%	0.74%	3.19%	12.61%	20.94%
Liverpool	2.83%	2.58%	2.21%	2.22%	-0.31%	3.11%	-0.42%	-0.83%	0.19%	6.92%	18.50%

Source: Cushman & Wakefield Student Accommodation Tracker, university and private sector beds, all prices exclude catering

On a weekly basis, rents in Bristol have also been higher than creased faster than any other location in the peer group between 2013/14 and 2023/24.

Rents are currently £10.17 more expensive per week than in the next highest location, Edinburgh, and £62.28 more expensive than in the cheapest location, Sheffield.



# PRIVATE RENTED SECTOR BRISTOL

06

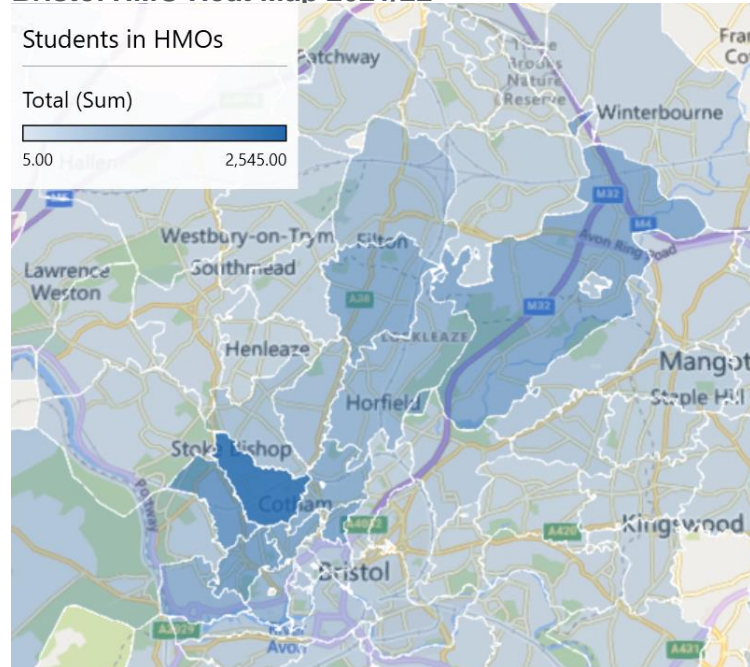


# PRIVATE RENTED SECTOR

Cushman & Wakefield has analysed students living in the private rented sector in Bristol according to 2021/22 HESA data. This is the most recent data which has been released since 2020/21, data which was not used due to differences in the collection of data during the COVID-19 pandemic.

In 2021/22, there were 19,600 students living in HMOs across Bristol. The table adjacent highlights the top ten most concentrated postcodes of students living in HMOs, with a total of 12,755 students residing in these areas. A large proportion of students live west of University of Bristol's main campus, with over 4,300 students in the popular student area of Clifton.

## Bristol HMO Heat Map 2021/22



Source: HESA 2021/22

## Key postcode areas 2021/22

Area	Postcode	Total Students
Redland	BS6 6	2,545
Clifton	BS8 2	1,650
Clifton	BS8 1	1,405
UoB	BS2 8	1,255
UWE Frenchay Campus	BS16 1	1,155
Bishopston	BS7 0	1,135
St Paul's / Montpelier	BS6 5	1,035
Clifton	BS8 4	965
Bishopston	BS7 9	825
College Green	BS1 5	785

Source: HESA 2021/22

Cushman & Wakefield's work with the City Council shows that Bristol has the highest rate of students living in HMOs of any major market in the UK.

Redland and Clifton are the most populous HMO areas of Bristol and are home to a combined total of over 8,445 students in other rented accommodation. These areas are popular among students thanks to the close proximity of University of Bristol's main campus, with the four digit postcodes 'BS6 6' and 'BS8 2' accessible within a 10-15 minute walk to campus.

# DEVELOPMENT PIPELINE

## PLANNED BEDS



# DEVELOPMENT PIPELINE

## Bristol PBSA Development Pipeline, November 2023

Address	Postcode	Planning Reference	Application Date	Status	Number of Beds	Studios	Cluster beds	Applicant	Anticipated Opening
Student Village, Former Royal Mail Sorting Office, near Temple Meads East	BS1 6PL	17/02649/SCR	Nov-17	Approved	953	0	953	University of Bristol	Sep-27
12 - 18 Stokes Croft, 2 Moon Street	BS1 3PR	22/05155/F	May-19	Approved	190	0	190	Red Oak Property	May-27
Chanson Foods, Avon Street	BS2 0PS	19/02664/F	Jun-19	Approved	471	0	471	Victoria Hall Management UK Ltd	Aug-25
Land & Buildings On North Side, AV123940 Silverthorne Lane	BS2 0QD	22/05155/F	Aug-19	Approved	706	208	498	Feeder Estates Llp	Jun-26
Land At, Coldharbour Lane, Stoke Gifford	BS16 1QY	P20/21983/F	Nov-20	Approved	881	25	856	University of West England	Sep-24
Plot 3 Dalby Avenue, Whitehouse Lane	BS3 4DJ	20/05811/F	Dec-20	Approved	819	0	819	Sydney Freed Holdings / Watkin Jones	Jul-24
86-92 Stokes Croft, 96 - 102 Croftdale, Hepburn Road	BS2 8UD	21/02794/F	Jun-21	Approved	59	0	59	Devonport Property Developments Ltd	Jan-25
10 - 12-16 Feeder Road, 6-8 Albert Road	BS2 0SB	21/04609/F	Aug-21	Approved	616	29	587	Summix Ltd	Sep-25
Land Bounded By Redcliff Street, Three Queens Lane	BS1 6LJ	21/04306/F	Aug-21	Approved	374	223	151	CGD8	Feb-25
31 - 32 Portland Square & Surrey St	BS2 8PS	22/01074/X	Feb-22	Approved	257	50	207	The Portland Square Ltd	Sep-24
Raj Mahal City, 69 Clarence Road	BS1 6RP	22/02562/F	May-22	Submitted	35	0	35	Crown Developments Limited	Apr-25
Land South Of, Freestone Road & Kingsland Road	BS2 0QN	22/06050/F	Dec-22	Submitted	622	1	621	Unite Group Plc	Apr-25
Pring and St Hill Site, Malago Road, Bedminster	BS3 4JH	22/06085/F	Dec-22	Submitted	542	0	542	A2 Dominion Housing Group Ltd	Sep-25
1 - 9 Stokes Croft	BS1 3PL	23/00879/F	Mar-23	Submitted	175	175	0	Colico Living (birmingham) Ltd	Dec-25
Filton Retail Park, Fox Den Road, Stoke Gifford	BS34 8SP	P23/01230/F	Apr-23	Approved	330	16	314	Canada Life/University of the West of England	Feb-25
Land & Building On North Side, Gas Lane	BS2 0QL	23/01301/F	Apr-23	Submitted	320	41	279	Watkin Jones Group & Merriion Group	Jun-26
NCP, Rupert Street	BS1 2PY	23/01407/F	Apr-23	Submitted	340	120	220	Student Roost	Jun-26
40 - 46 Albert Road	BS2 0XA	23/01583/F	May-23	Submitted	472	94	378	Avon Capital Estates	May-25
360 Building, 17 Marlborough Street	BS1 3NX	23/02475/F	Jun-23	Submitted	378	224	154	Melburg Capital	Jun-26
The Shield Retail Centre, Link Road	BS34 7BR	P23/01832/O	Jul-23	Outline Submitted	99	0	99	Eagle One Country Shopping Ltd	Jun-26
Coldharbour Lane	BS16 1QY	P23/02155/F	Jul-23	Submitted	421	0	421	University of West England	Jul-25
Premier Inn, The Haymarket	BS1 3LR	23/02827/F	Jul-23	Submitted	441	241	200	Olympian Homes	Jan-27
North Bristol Park, Northway	BS34 7QH	P23/02494/F	Aug-23	Submitted	1,514	272	1242	YTL Developments (UK) Limited (YTL)	Apr-27

Source: Bristol City Council

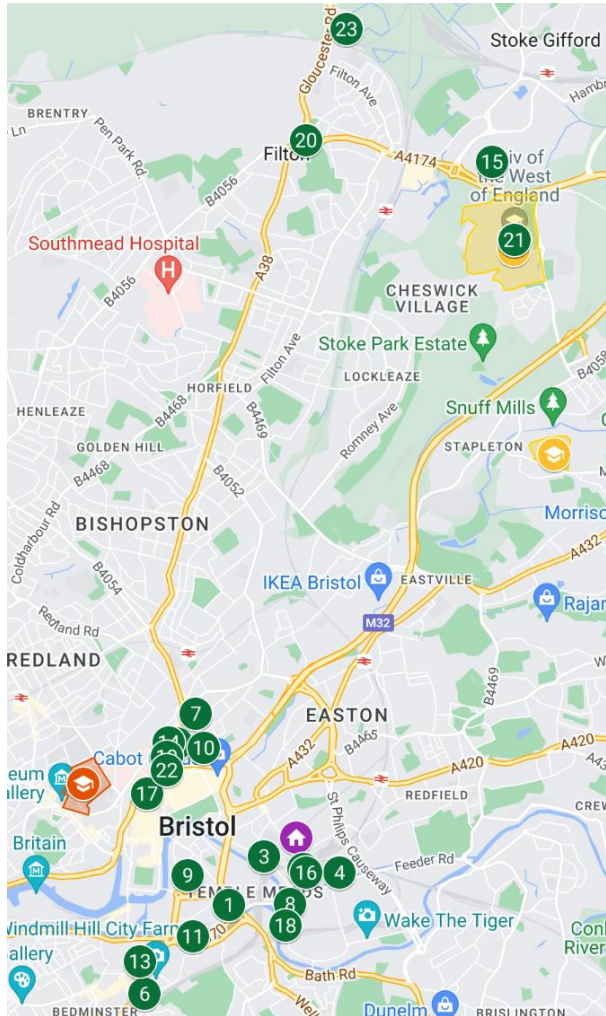
The development pipeline currently stands at 11,015 beds with just over 5,656 beds approved (51%). University developments account for over 2,500 schemes – 23% of the pipeline; including the University of the West of England’s on-campus development set to open in 2024/25 (881 beds) and the University of Bristol’s Temple Quarter Campus accommodation is opening in 2027 at the earliest (953 beds).

Private sector developers Watkin Jones and Unite have planned further developments, anticipated to open for 2024/25 and 2025/26 respectively. Despite growth in recent months, overall, studios remain a small proportion of future bed spaces with 1,719 bed spaces planned.



# DEVELOPMENT PIPELINE

## Bristol Pipeline Locations



- UWE Bristol
- Frenchay Campus
- UWE Bristol
- Glenside Campus
- University of Bristol
- University of Bristol Main Campus
- Site Location

- 1 University of Bristol
- 2 Red Oak Property
- 3 Victoria Hall Management UK Ltd
- 4 Feeder Estates Llp
- 5 University of the West of England
- 6 Sydney Freed Holdings / Watkin Jones
- 7 Devonport Property Developments Ltd
- 8 Summix Ltd
- 9 CGD8
- 10 The Portland House Ltd
- 11 Crown Developments Ltd
- 12 Unite Group Plc
- 13 A2 Dominion Housing Group
- 14 Colico Living (Birmingham) Ltd
- 15 Canada Life/UWE
- 16 Watkin Jones Group/Merrion Group
- 17 Student Roost
- 18 Avon Capital Estates
- 19 Melburg Capital
- 20 Eagle One Country Shopping Ltd
- 21 UWE
- 22 Olympian Homes
- 23 YTL Developments (UK) Limited (YTL)

Source: Bristol City Council November 2023

# DEMAND & SUPPLY

## STUDENT TO BED RATIO



# DEMAND-SUPPLY DYNAMICS

The pool calculation sets out our assumptions of demand for student accommodation in Bristol taking into account students studying at the University of Bristol and the University of the West of England. In arriving at our demand pool, Cushman & Wakefield have excluded a number of students who are unlikely to demand a bed in the city. This includes a number of students from nearby counties which are in commuting distance of the university. Note that the table includes latest demand information (2021/22) and latest supply data (2023/24).

The student to bed ratio in Bristol currently stands at 2.78:1, significantly above the Cushman & Wakefield nationally observed average of 2.12:1, indicative of an acute need for additional purpose-built student accommodation to be delivered in the city in order to house its growing student population.

Demand-Supply Dynamics, Bristol City-Wide

<b>BRISTOL CITY-WIDE</b>	<b>2021/22</b>
<b>Total Full-time &amp; Sandwich Students</b>	<b>59,040</b>
From which:	
<b>Deductions from the pool of students</b>	
Students from the region who do not require accommodation	<b>9,505</b>
Sandwich students currently on a placement year and unlikely to demand a room	<b>710</b>
<b>TOTAL POOL</b>	<b>48,825</b>
<b>Number of beds (university &amp; private)</b>	<b>17,560</b>
<b>Student:Bed ratio</b>	<b>2.78</b>

Source: HESA 2021/22, Cushman & Wakefield Student Accommodation Tracker 2023/24



