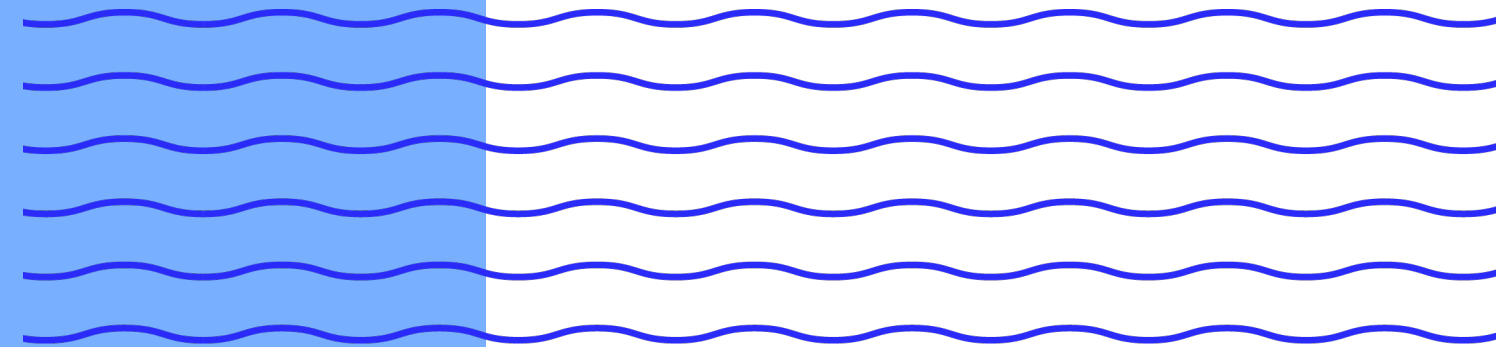


This week

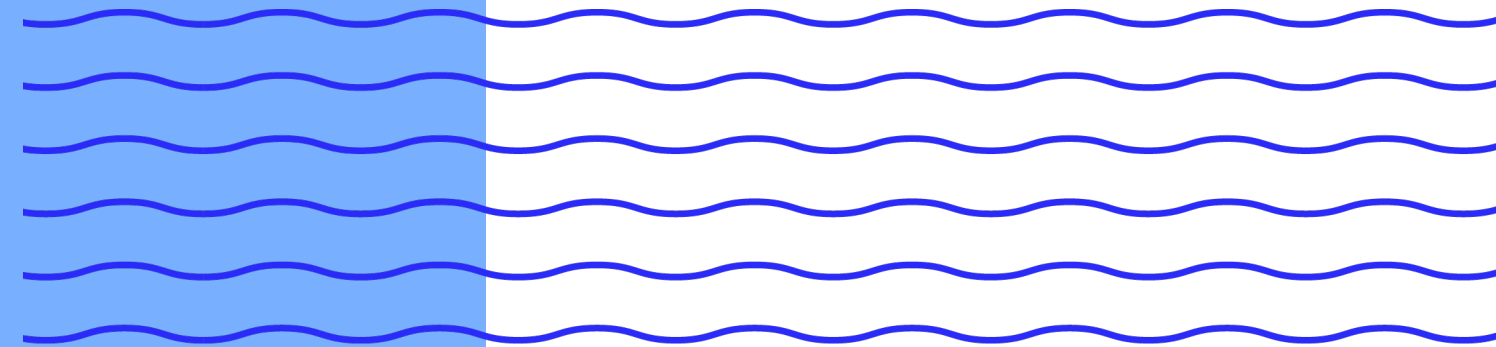
Mond	The free speech agenda and the free speech bill
Tue	Making a difference on student housing
Wed	Improving the experience for international students
Thu	The secrets of political thinking
Fri	Hidden costs and student costs campaigns



WONKHE
SUs

Making a difference on student housing

What should SUs do about the ultimate wicked problem?



WONKHE
SUs



mctaggart
Member

Join Date: Jun 2013
Posts: 37

ALL inclusive bills nightmare as a Landlord for next academic year

#1

24-03-2022, 09:56 AM

Hello

I am a Landlord to HMO students and have fallen foul of the impending enormous price increases in energy which are due soon. I rent all of my student properties ALL inclusive with bills for a fixed cost. This isn't normally a problem, but as my students sign 12months in advance for the next academic year, I haven't been able to foresee the unprecedented massive energy price increases and now the rent I am charging for the next academic year when they move in Sep 2022 is no where near enough to cover the bill costs, i could normaly ebsorb the costs, but the houses are huge 8 bedrooms 4 story buildings and im looking at bills going up from about £325 to over £800 a month!

I have tried to talk to the students and explain that I need to increase the rent to cover my costs, but they are playing hardball saying they have signed a fixed price contract.

Can I cancel the contract and re advertise the property as I think they are being wholly unreasonable given the circumstances on the national energy crisis.

They haven't moved into the property and their contract says it doesn't start until 1st September, however they have signed and paid a deposit.

What are my options in this scenario?

Tags: None



mctaggart
Member

Join Date: Jun 2013
Posts: 37

ALL

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#1

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September, however



The student interest

1. Safe
2. Affordable
3. Conducive to wellbeing

Why so difficult?

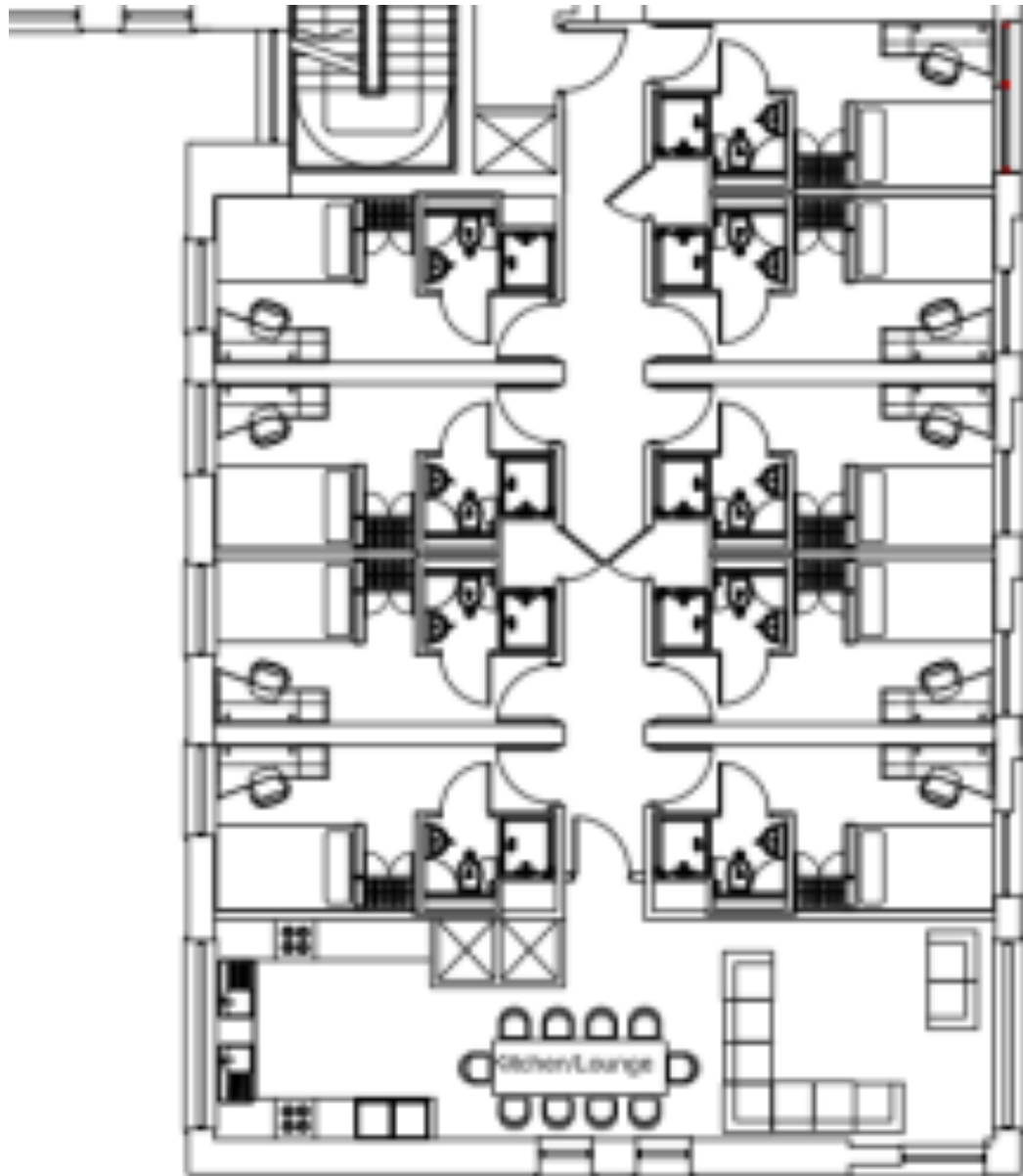


INCOME

The property is managed by Atelier Property Asset Management Ltd. who have managed the scheme since inception in 2011. Rents are fully inclusive of utilities and WIFI. The building has been 100% let since opening for the 2011/12 academic year. The scheme is 100% let for semester 1. The scheme is expected to be 100% let for semester 2 by the end of November.

A summary of the income is shown below:

Room Type	Beds	Average Rent per Week (£)
Core Term Income		
Standard Cluster	44	180
Large Cluster	4	179
Standard Studio	12	208
Large Studio	1	250
Penthouse Studio	3	320
Total	64	£466,590 gross income p/a
Destiny Scotland Income (expected)		£65,000
Total Estimated Gross Core Income		£531,600
Operating Costs p/a (£2,100 per bed)		£134,500
Total Net Operating Income		£406,800



3 Bed Cluster Apartment



£1339 a month

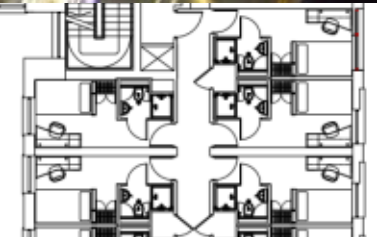
- This is happiness-driven student accommodation in Hoxton, London.
- It's an exciting newly completed scheme that raises the bar in terms of best in class student experience and welfare.
- There's an inclusive design and events programme which seeks to combat loneliness and encourage connection in London, a digital detox space that is integral to overall wellness, an in-house Project Guide to curate social events and update students on local activities, and on-going student forums.
- There's even a vinyl bothy equipped with a record player and locally sourced vinyl records, a fully equipped gym and workout area and a communal roof terrace with recordings taken directly from Epping Forest designed to help students relax and get back to nature.



academic year. The scheme is 100% let for semester 1. The scheme is expected to be 100% let for semester 2 by the end of November.

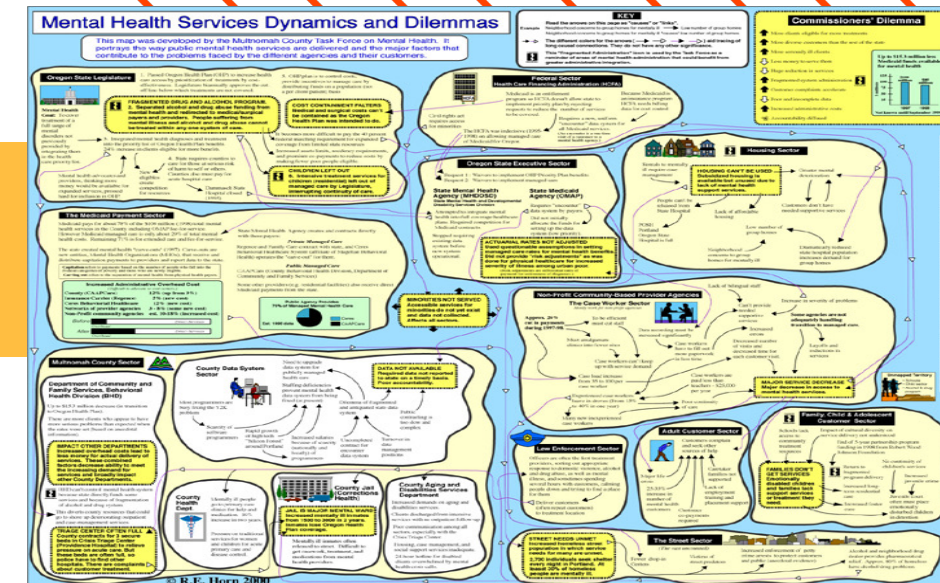
A summary of the income is shown below:

Room Type	Beds	Average Rent per Week (£)
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Large Cluster	4	179
Standard Studio	12	208
Large Studio	1	250



Wicked

- Wicked problems are those which are complex, not just complicated
- Come about as a result of a number of interrelated drivers, each of which cannot be tackled without having a knock-on impact on the other drivers.



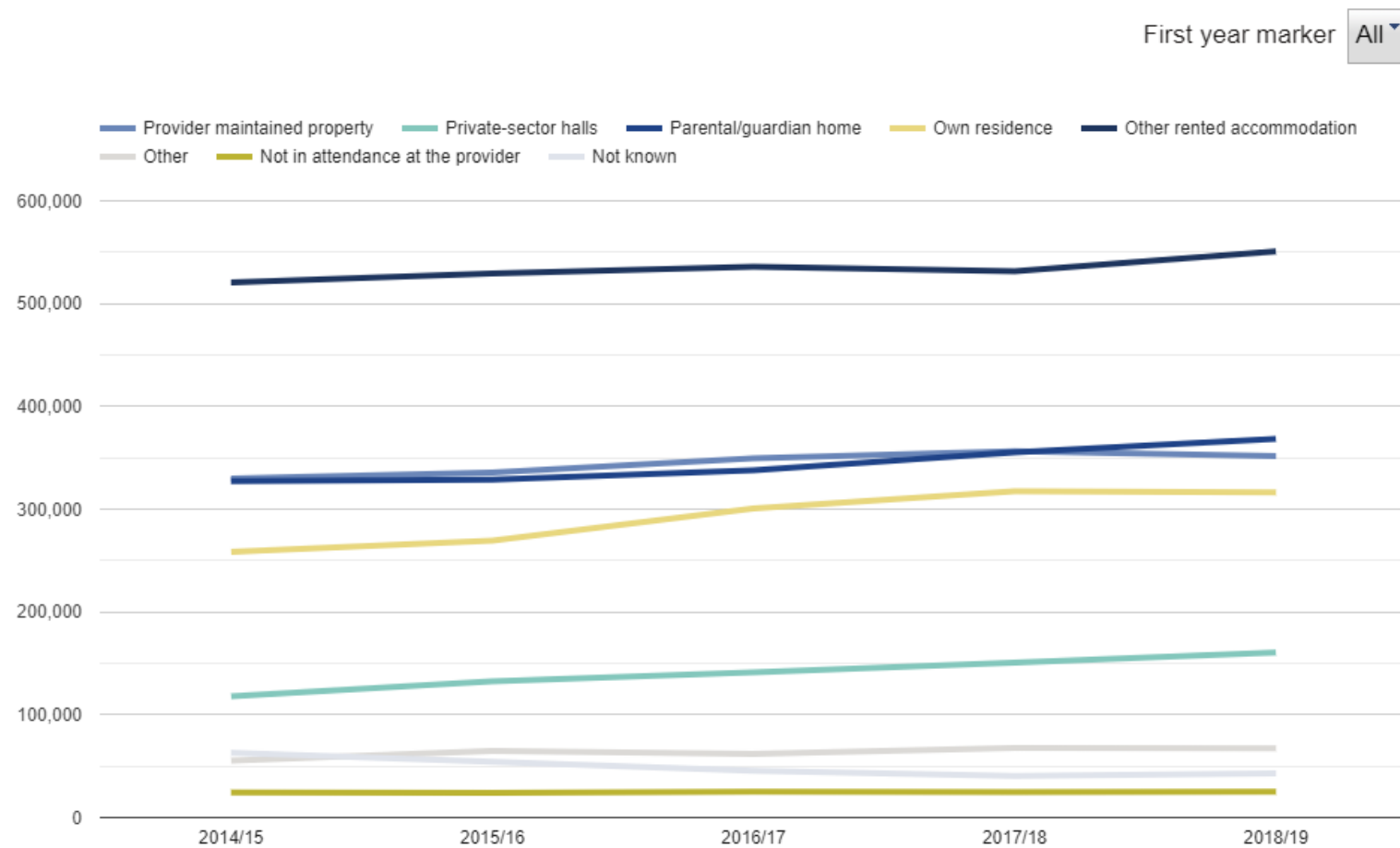
Wheel of wickedness



Numbers

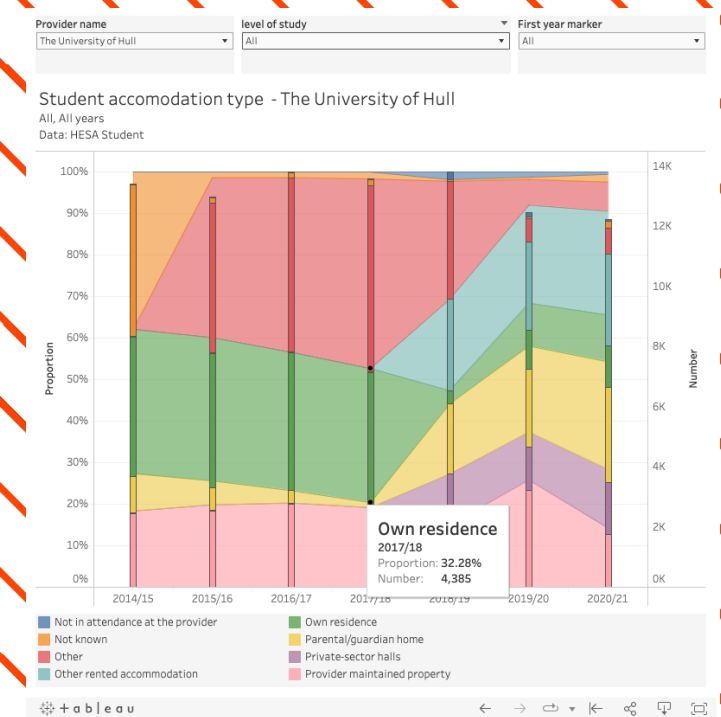
Key fact: 20% of full time and sandwich students live with their parents/guardians during term-time.

Full-time and sandwich students by term-time accommodation
Academic years 2014/15 to 2018/19



[↑ Reset filters](#) | [Download chart data \(csv\)](#) | [Download source data \(csv\)](#) | [About OC051 Chart 4](#)

Your university...

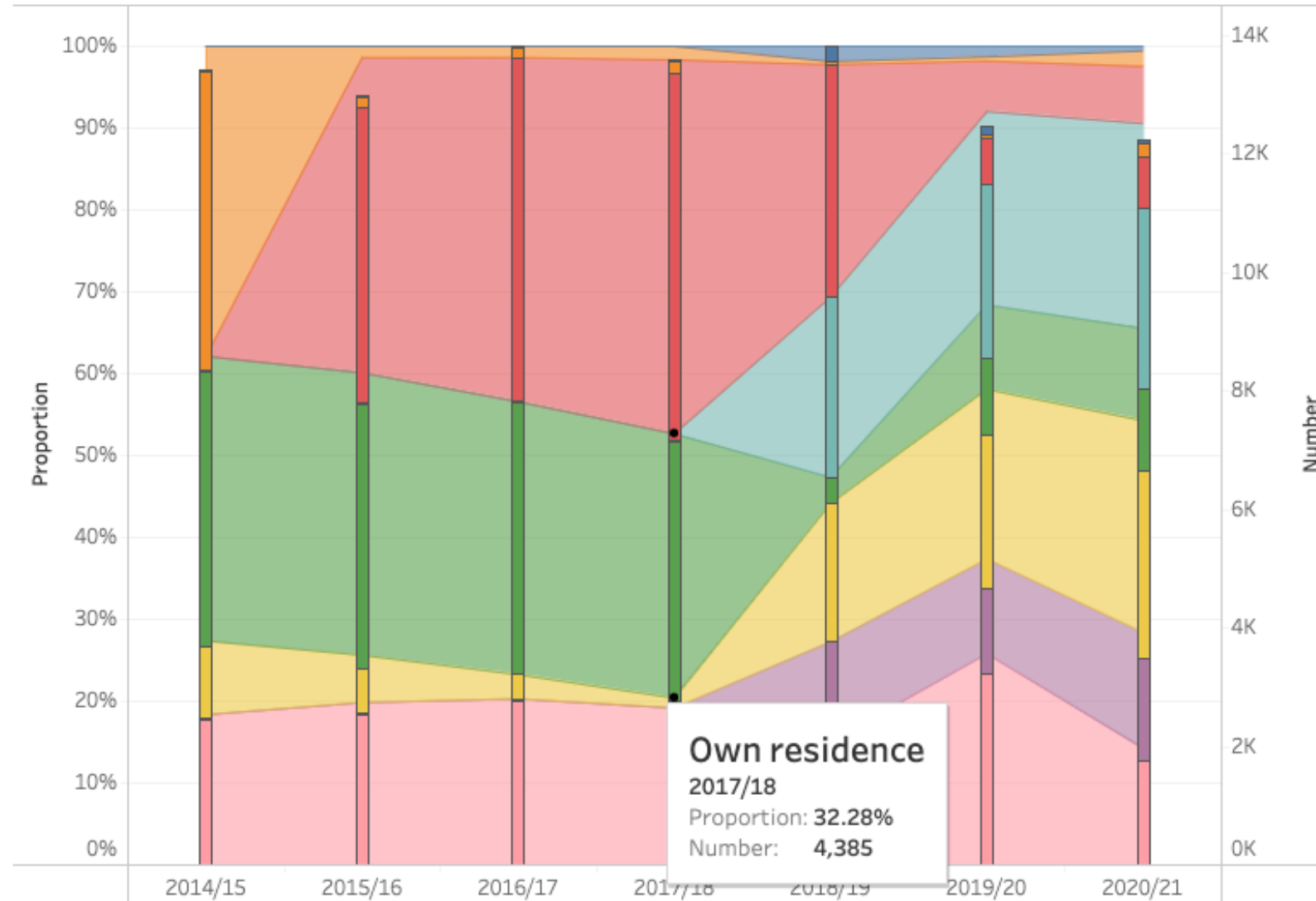


Your uni

Provider name:
 level of study:
 First year marker:

Student accomodation type - The University of Hull

All, All years
Data: HESA Student



- Not in attendance at the provider
- Not known
- Other
- Other rented accommodation
- Own residence
- Parental/guardian home
- Private-sector halls
- Provider maintained property

A utopian vision

- Mullins & Allen (1971) offer an insight back to a vision of egalitarian provision for all students, a utopia – increasingly non-existent.



- Generous external spaces designed to maximise student mixing

WONKHE

SUs



A utopian vision

- West Midlands College of Education
- (Walsall now part of Wolves Uni)



Students decorate their rooms



A utopian vision

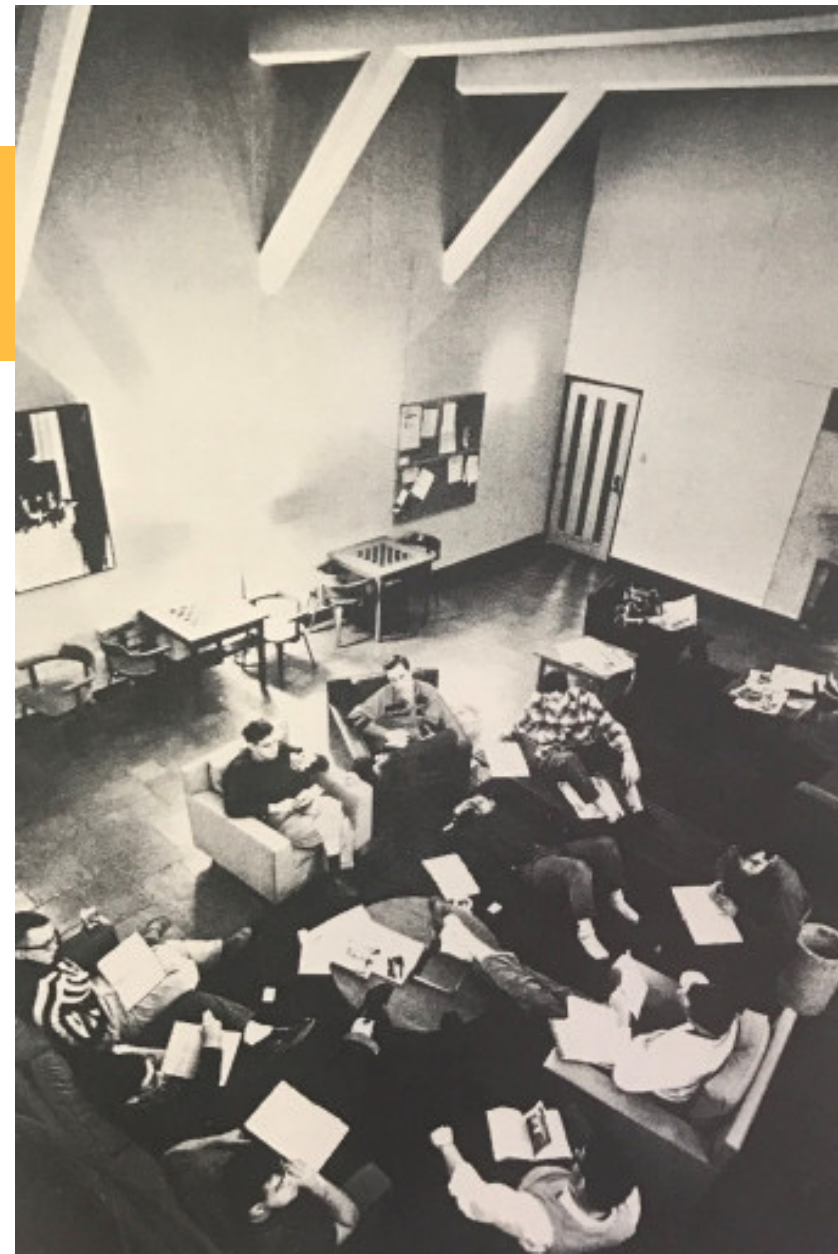
- Architects for Local Education Authorities built campuses that looked very similar to those being constructed for the 'new universities'.
- In turn, student housing could also go upwards in precast concrete.

WONKHE
SUs



A utopian vision

- Community - Although the single study bedrooms (the briefing guide notes the privacy problems of shared rooms) are increasingly independent, there are generous communal spaces.

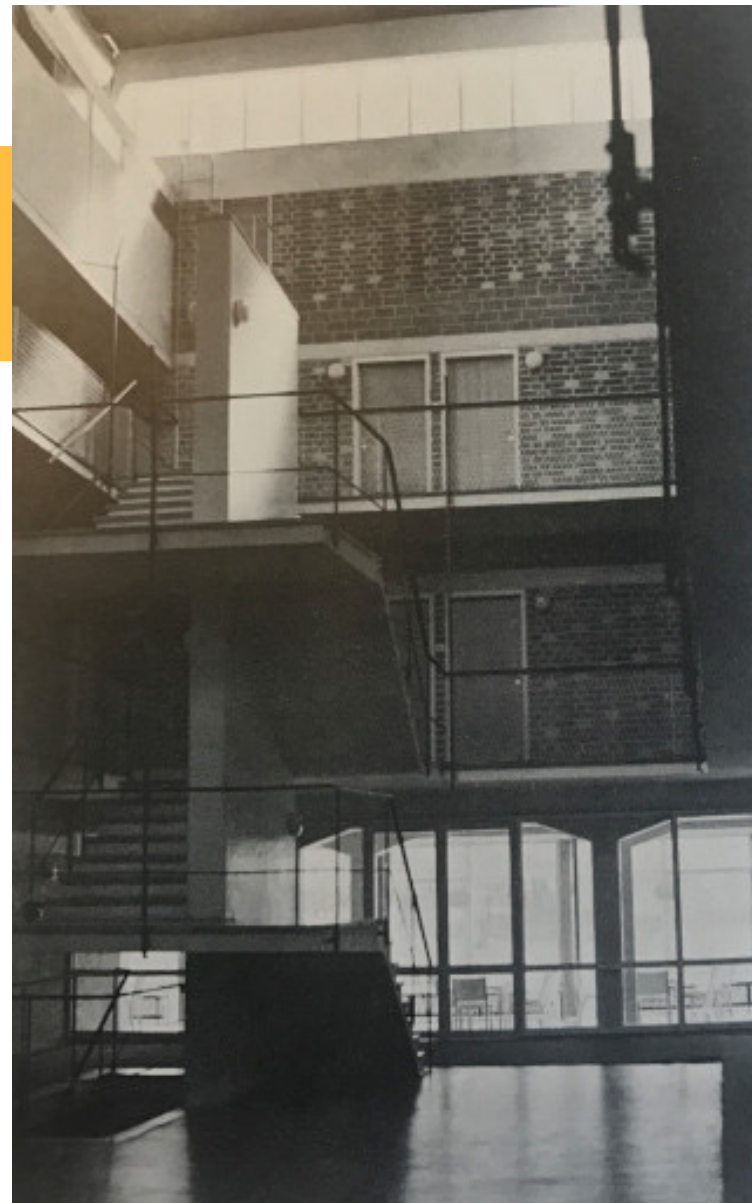


Students decorate their rooms



A utopian vision

- Community - Although the single study bedrooms (the briefing guide notes the privacy problems of shared rooms) are increasingly independent, there are generous communal spaces.



A utopian vision

- Grouping into flats with shared resources was starting to come in. There are rooms with ensuite facilities too. Student life in the rooms is similar with a bed and a desk, but also different: record players and radios are the only technology in sight.



Students decorate their rooms



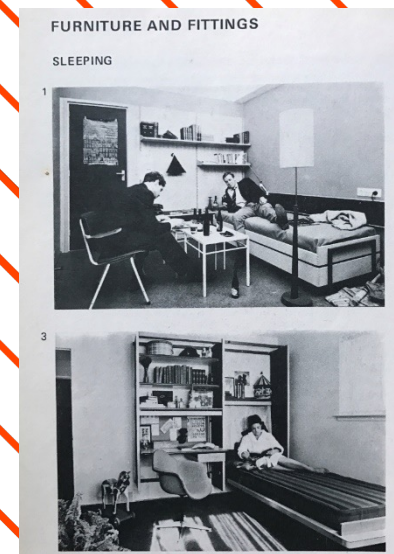
A utopian vision

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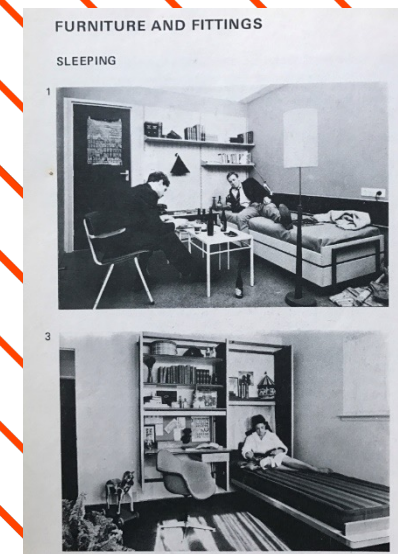
A utopian vision

- Handy hints are offered about new modular furniture, and how these might be converted to use for summer lets.



A utopian vision

- Treasury grants (via the UGC) will be inadequate to meet the need created by rising student numbers, and universities should now be looking for loan finance.
- They note that Lancaster had the first successful scheme; borrowing £500,000 at 8% over 30 years. The sums worked on students paying £3 per week (the only possible upgrade bring an extra 2 shillings & 6 pence a week for a room with a hand basin).
- There was no return to major capital funding of residences – student accommodation moved off the main balance sheet, as loans financed institutional building – especially as non-UGC HEIs caught up with provision.
- The growth of student housing companies now means a far greater variety of provision, but what was once the standard vision of decent communal spaces is reserved for luxury providers.



Some tree rings

1. Halls of residence (centrally planned)
2. “Mom n Pop” HMOs
3. Wholly owned PBSA
4. “Brand front” Investment unit PBSA
5. Luxury/Co-living PBSA



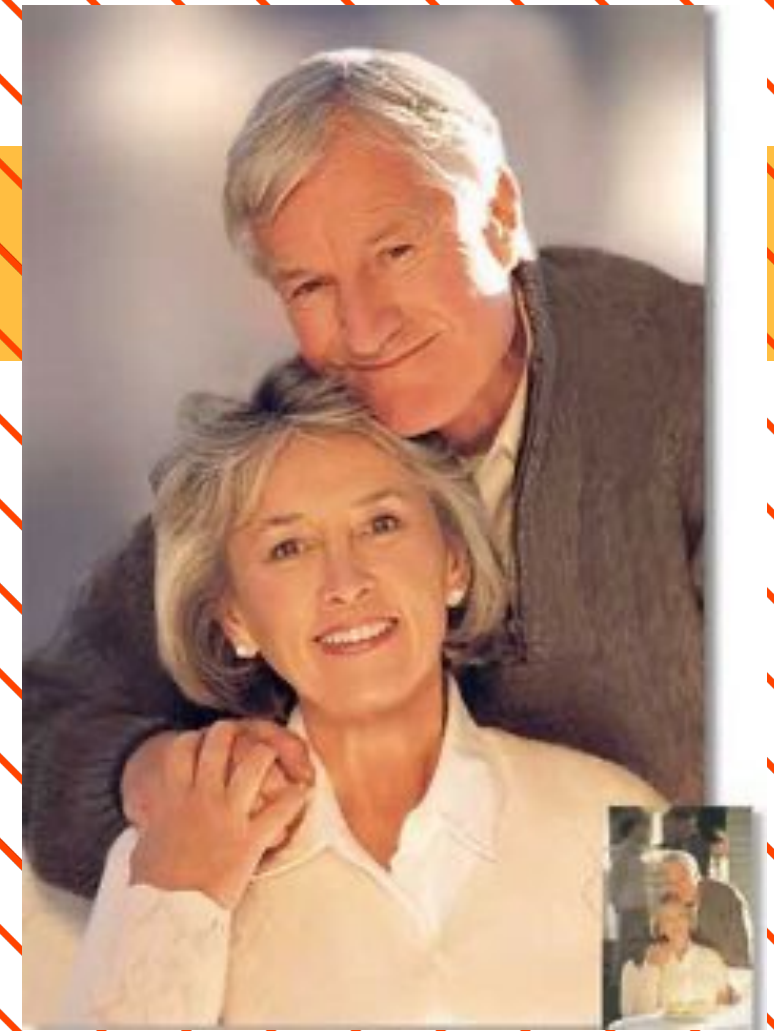
Halls of residence

- Removal of HEFCE capital funding
- Need for capacity and brochure but not on balance sheet
- That still owned “oversweat” and significant maintenance backlog
- Sleepwalking into taking money from the property
- In some cases has generated other facilities cash



Mom n Pop

- Mom n Pop still there but much more savvy
- Someone else to manage
- (MPs >>>> Baby Boomers)
- Networks of managers
- Council funding and regulation (catch up)
- Engineering out of welfare
- Wider pressures on towns and cities



PBSA/Inv Vehicle

- Maturing market
- Now pulling out of poorer investments
- Thirst for growth markets (and UK may have plateaued)

- Purpose? Investment vehicle – see “The Cube”
- Looks “single owned” but in fact units sold (see condo)
- Luxury and segmentation (facilities, welfare services)

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SUs

How to Invest in Student Accommodation
in a Social Distancing World



Laurens Boel
Property Investor
Founder of My Property App

Buy to Let Investment

In Manchester City Centre

7% Net Return

Located within a 10 minute walk from from Piccadilly Station

Last remaining units

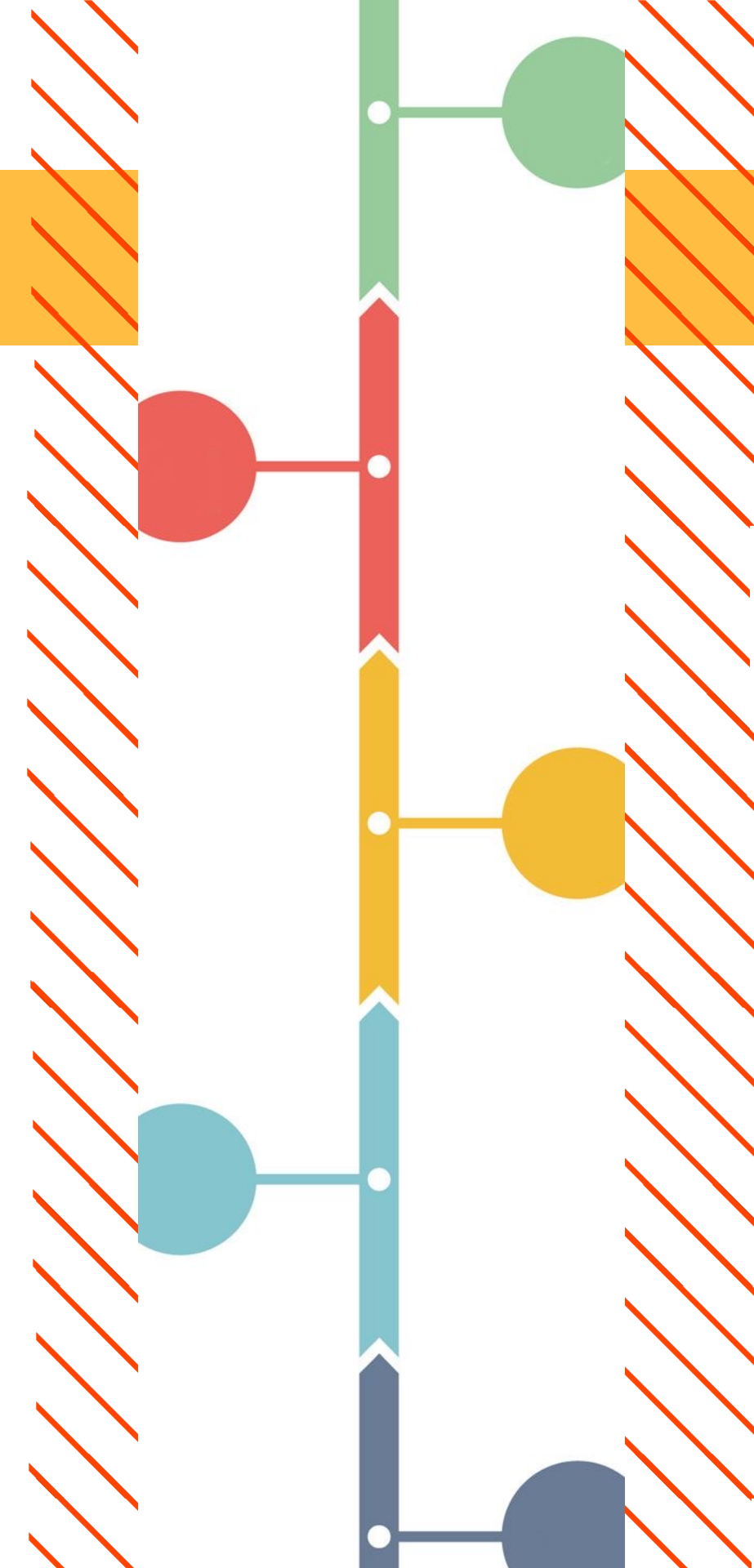
Prices starting from £124,950

The decade

- Rapid expansion - and little on campus planning let alone off campus
- Wider housing crisis and “studentification” of graduate housing
- Financialisation keen to find products
- Regulation developing (HMO, habitation) but hard to enforce by tenant or by local authorities
- Wider supply/demand still huge
- Oversupply/Design/Viability of Inv Vehic PBSA

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SUs



Politics

- Not our problem, not a problem
- No serious offer on table from anyone at last election
- BUT pressure
- Roundtable just before election
- UUK hold panicked mirror roundtable (Portsmouth VC)
- Studentification
- Bolton
- Cost (parents) and pressure on maintenance



Skidmore

- It's hard to overstate just how important student accommodation is to the university experience, with students spending more time in their accommodation than in study spaces, and in so many cases, finding their first 'home away from home'.
- However, students are not the only agents in this sector; accommodation is hugely important to HE providers in allowing them to attract students globally, and provides a thriving business opportunity to PBSA developers and investors.

skidmore

- When done well, student accommodation can provide so much for a student: a place of safety, of support, and of social interaction. All students should live in places where they can thrive and have the quality of student experience they deserve.
- However, we have all seen that problems can arise. As your Universities Minister, I am keen to ensure that no student is exposed to the types of issues we sometimes see in the news; no student should be left in the lurch due to late completion, priced out of adequate accommodation or end up in a building with too few social spaces that can leave them feeling isolated or lonely.

Skidmore

- Most importantly, the Secretary of State has made it clear in his letter to all Vice Chancellors that providers are expected to step up fire safety, ensuring that all student accommodation is safe and fit for purpose. Earlier this month, we saw King's College London relocate hundreds of students from an accommodation block due to fire safety concerns. This type of collaboration on the safety of buildings is vital when lives are at stake.
- Tackling these awful and disappointing issues will require sustained collaborative effort. That's why I called together students, sector bodies, universities, PBSA providers and regulators just before Christmas, to make sure their voices are heard on how we work together to identify solutions in this new decade.

Skidmore

- I've had a chance to reflect on the fascinating insights that came out of this summit, and I am struck by the opportunity student involvement can pose for developers and universities.
- Meaningful consultation with students in the design of rent structures can help ensure timely rent payments while easing money worries and boosting wellbeing. Involving students, universities and local authorities at the design stage of new accommodation allows individual places to ensure they have the right mix of rooms and spaces for their specific student population, and makes sure students are happy with what they're paying for.

Skidmore

- Some messages were not as positive. It is not right that accessible accommodation is often the most expensive option available to students; if disabled students are forced to pay premium prices for suitable rooms, this is tantamount to a tax on disability, and cannot be allowed to continue.
- Furthermore, going forward, I would like to see a wider range of accessible accommodation becoming available. It is not only wheelchair users who require accessible rooms, and accommodation developers need to ensure that all social spaces, and not just bedrooms and bathrooms are accessible for all types of students.

Skidmore

- Speaking to some of you in the sector, I have been impressed by the real-life benefits that have been realised through partnership-working. There are so many positive examples of this; I want to continue to see PBSA suppliers notifying universities early of construction delays so impacts on students can be minimised, and of accommodation managers developing information sharing arrangements to deliver support to struggling students.
- I am proud of the collaborative effort last year that went into producing the British Property Federation's mental health and wellbeing guidance, for which I wrote the foreword, and strongly urge every private provider in the country to engage with that guidance.

Skidmore

- So what are the next steps? We need to address issues around student accommodation now so that the system is resilient to the rapid increase in student numbers coming over the next few years. We in the UK have the potential to provide the most comprehensive high-quality network of student accommodation in the world, and I want to see this realised and maintained as our student numbers increase.
- We need to make sure higher education institutions, students and developers have the right relationships in place, so that PBSA offers real value for money and the steep trajectory of rent rises ends; so that the virtual tax on disabled students paying premium prices for accessible accommodation ends; and so that fire safety standards give students complete confidence in the security of their university homes.

Skidmore

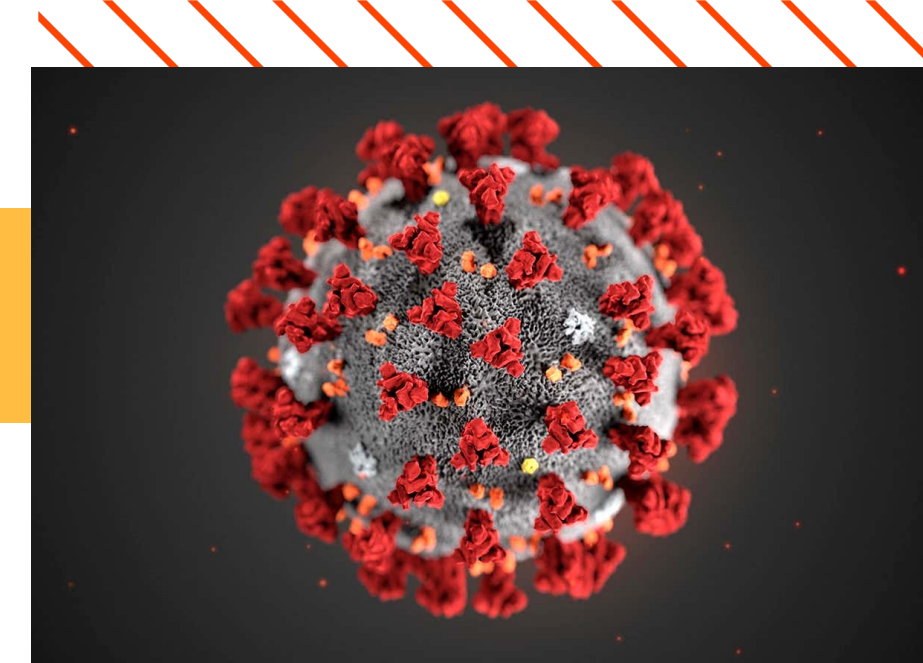
- We also need to look at what the latest updates to the Unipol and UUK accommodation codes should be. I want us to consider not only what we can do to strengthen compliance with them, but also to hit developers hard in the pocket if they refuse to seek code accreditation.
- We all need to think hard about the quality and availability of accommodation information to students and their families, including its costs and where the profits go. Students must have access to the right facts to be able to make the right choices - they have consumer rights. And I want us to think about what the best-practice models of PBSA provision are and how we ensure the sector adopts them.

Skidmore

- Whether that's self-build by universities allowing them to reinvest their own accommodation surpluses or whether it's partnerships between private PBSA providers and institutions, the guiding principle for any model is that it gets the right accommodation built in the right location, at the right quality and price to meet students' needs.
- The student accommodation of the future must take account of the fact that students' needs have never been more diverse, given the range of backgrounds today's students come from and their differing identities, a 'one size fits all' approach will not, and is not, suitable.

But...

- Why have landlords been so well protected during the pandemic?

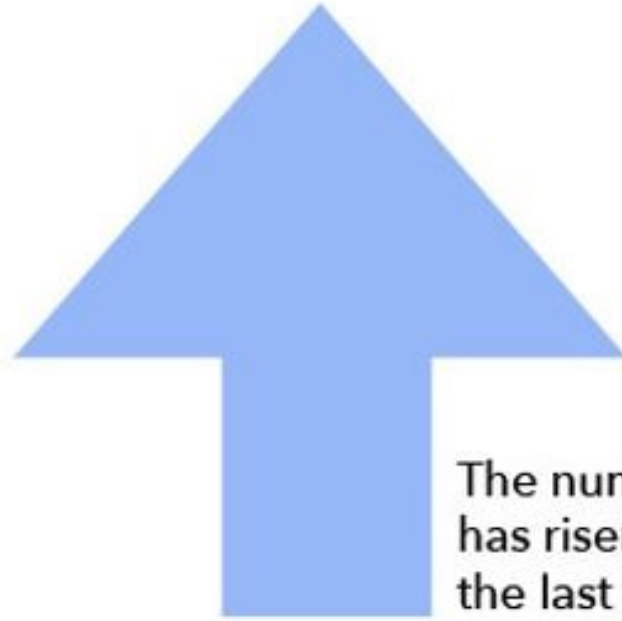


Brief

- World

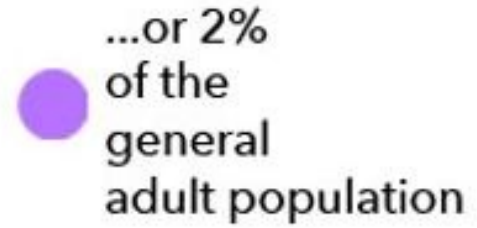
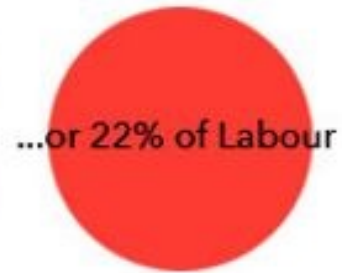
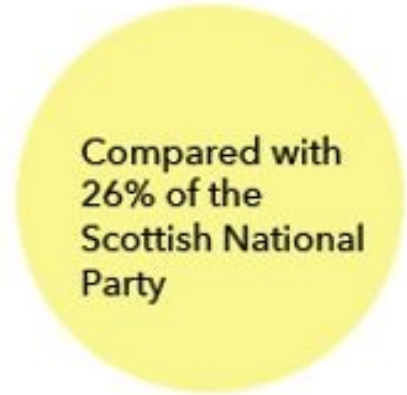
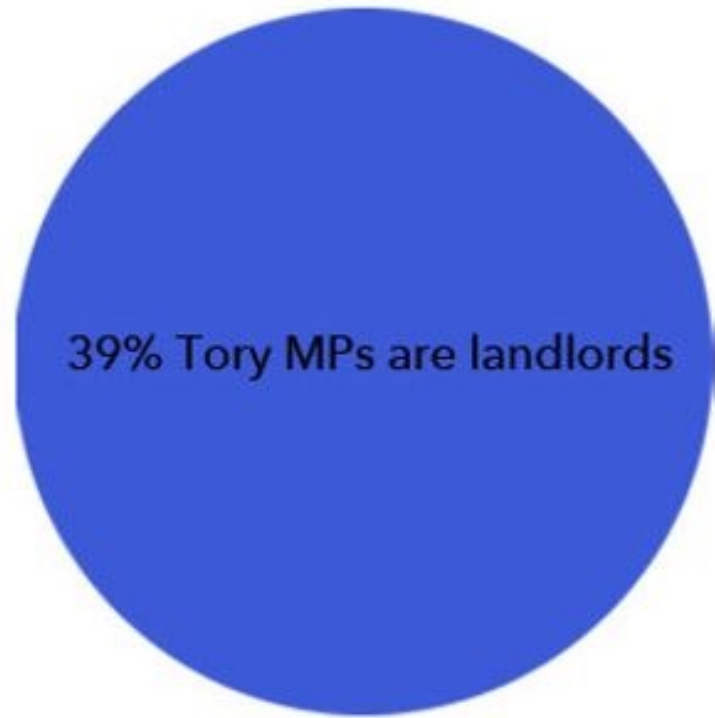
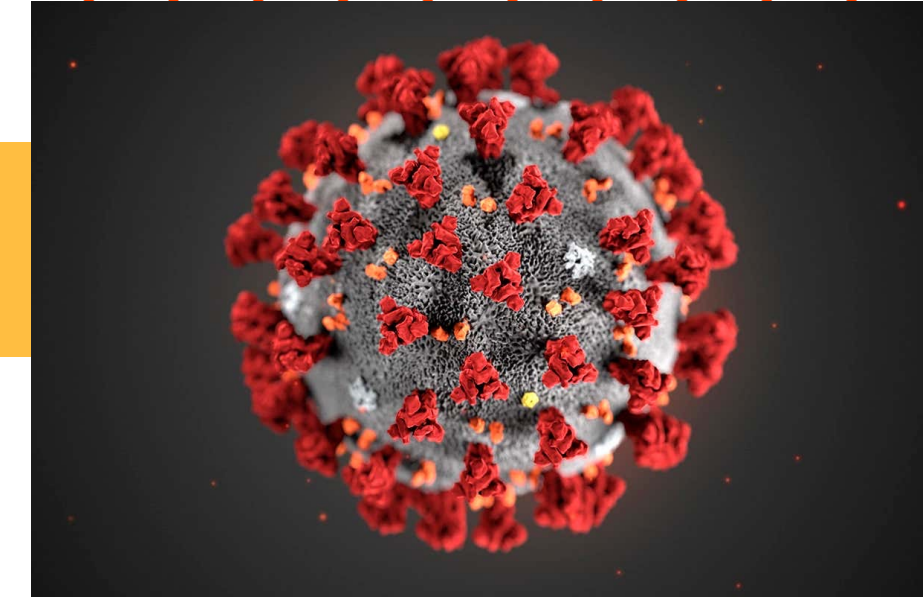


1 in 3 MPs let out their houses or flats

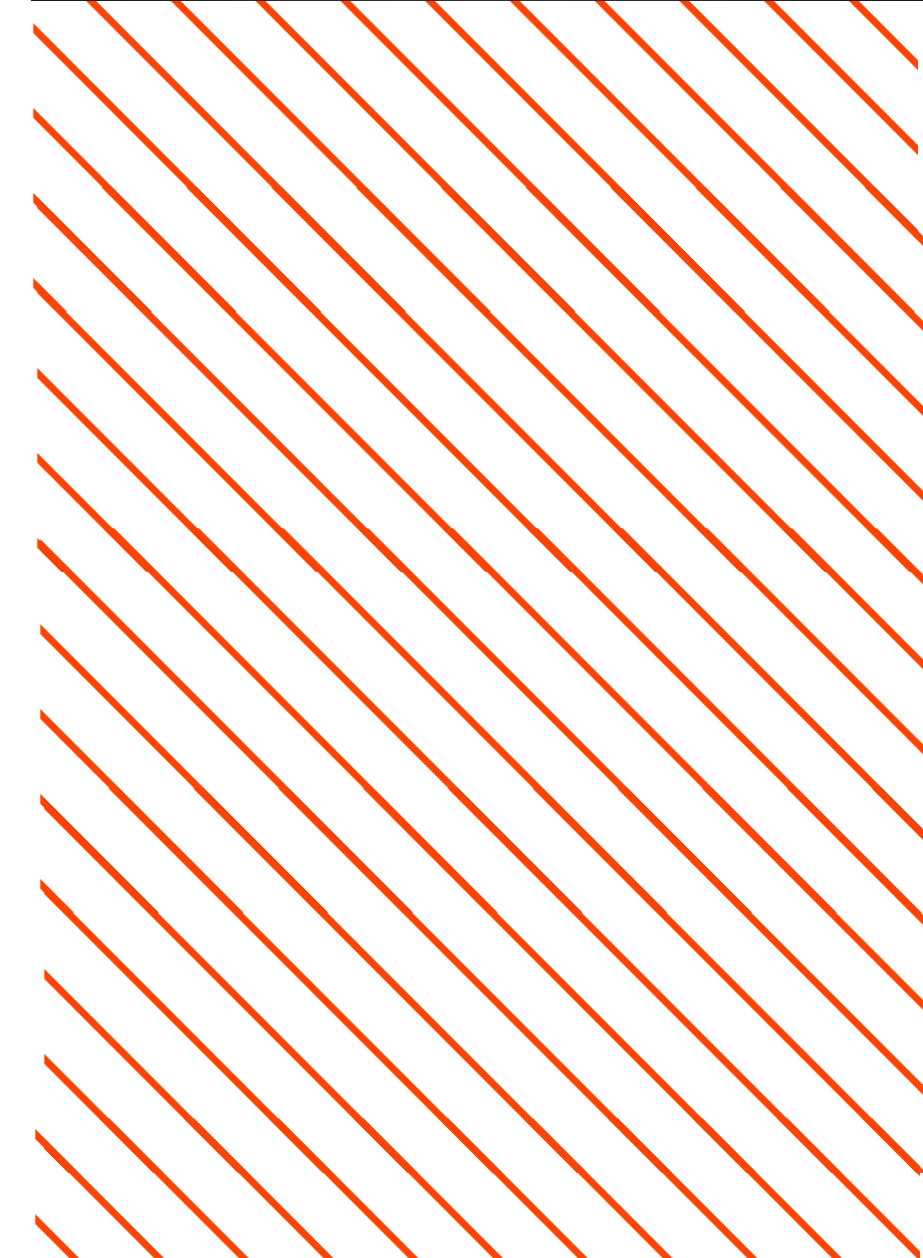


The number of MP landlords has risen by a 25% since the last parliament

DE
BRIEF

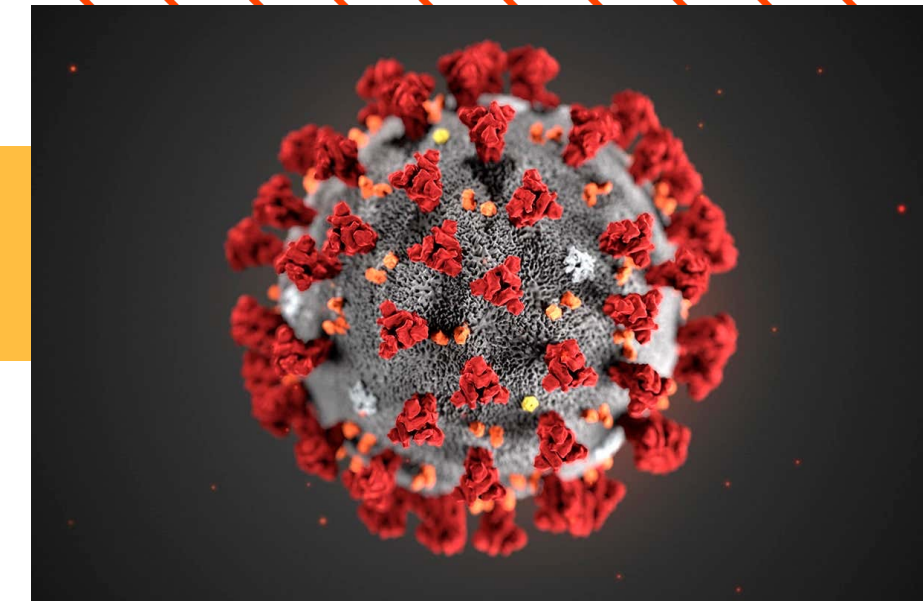


Source: The Guardian & The Register of Member's Financial Interests



But...

- Why have landlords been so well protected during the pandemic?
- Waves of rent relief demands (Unis, PBSA, HMOs, BUT white labelling)
- Landlord v tenant – be nice
- Public health since January
- Assumption that it is DfE's/Universities' problem
- Little statutory student support



So what can be done?

Policy H17 Purpose-built student accommodation

- A Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, provided that:
- 1) at the neighbourhood level, the development contributes to a mixed and inclusive neighbourhood
 - 2) the use of the accommodation is secured for students
 - 3) the accommodation is secured for occupation by members of one or more specified higher education institutions
 - 4) at least 35 per cent of the accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance
 - 5) the accommodation provides adequate functional living space and layout.
- B Boroughs, student accommodation providers and higher education institutions are encouraged to develop student accommodation in locations well-connected to local services by walking, cycling and public transport, but away from existing concentrations in central London as part of mixed-use regeneration and redevelopment schemes.

London

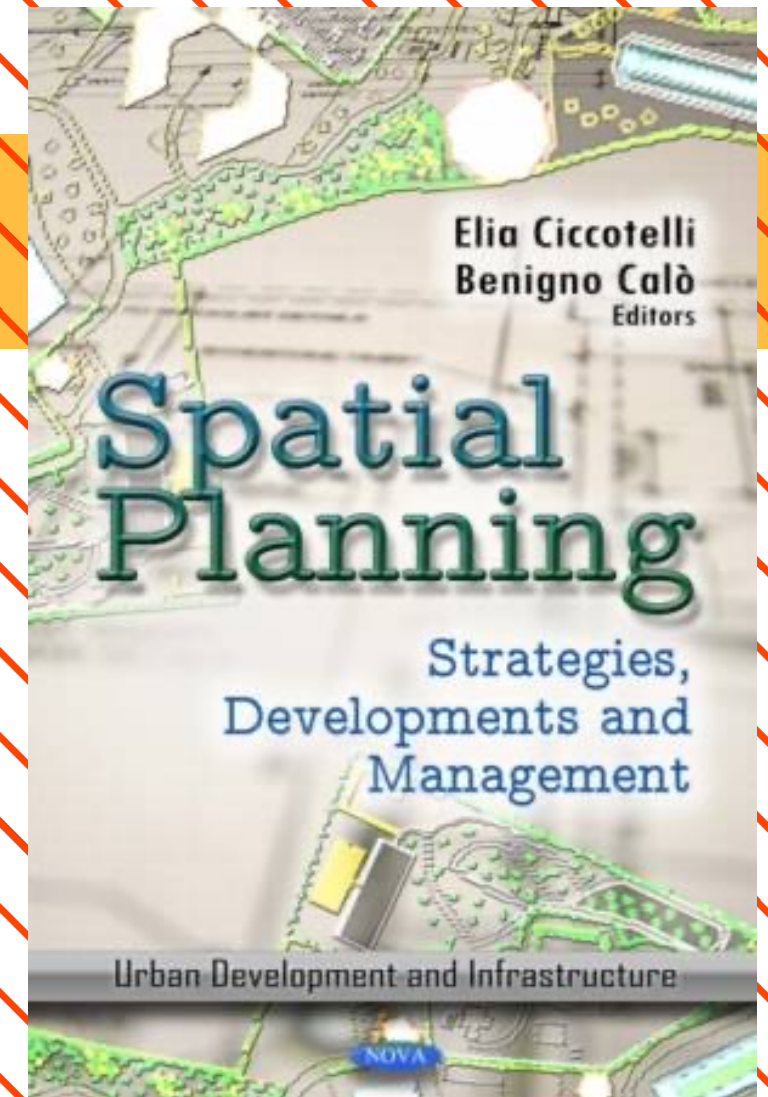
- Student accommodation must either be operated directly by a higher education institution or the development must have an undertaking in place from initial occupation, to provide housing for students at one or more specified higher education institutions, for as long as the development is used for student accommodation. A majority of the bedrooms in the development must be covered by such an undertaking.
- Therefore, the borough should ensure, through condition or legal agreement, that the development will continue to maintain a nominations agreement or enter new nomination agreements with one or more specified education institution(s) for a majority of the bedrooms in the development, for as long as it is used as student accommodation or such time period as the borough considers is appropriate.
- Affordability – 35% at 55% of student maintenance income

Metro Mayors

- Spatial Development Strategies

Eight city-regions now have Metro Mayors, covering nearly 12 million people:

- Cambridgeshire and Peterborough Combined Authority
- Greater Manchester Combined Authority
- Liverpool City Region Combined Authority
- Sheffield City Region Combined Authority
- West of England Combined Authority
- **Tess Valley Combined Authority**
- **North of Tyne Combined Authority**
- **West Midlands Combined Authority**
- Only final three do not currently have the ability to create their own version of a Spatial Development Strategy.
- Many are at the start of developing these strategies and can be influenced.



Tenants Unions

- Specialist help in enforcing tenants rights
- Assumption built into SUs is that they can take on the advocacy work
- SUs probably not built for increasingly expensive and specialist work
- See Scotland/Gordon Maloney
- How can students (tenants) be supported to use their rights?

“Furthermore, the university is committed to bringing to Mansfield all of the benefits of being a university town in terms of spend in the town centre, cultural resources and innovation in supporting local residents. It is developing a new model of social student housing, linking affordable rents with student volunteering in the community. The Arts Council has funded NTU to work with local stakeholders on a local cultural strategy. The university is extending its research on a ground-breaking approach to social prescribing.”



Instit Financing

- Traditional rent negotiations focussed on averaging (see VC pay)
- Getting into the real costs and profits
- Price smoothing as a tactic (see Liverpool and York)
- Could government change lending rules in this area?
- See Scandinavia



Maintenance

- SIES not recommissioned (5 years old for Augar)
- Almost total silence on the issue(s) nationally in think tanks, parliament etc
- Election debate was swapping loans back to grants (not total amounts)
- Small A&P interventions...

Existing levers

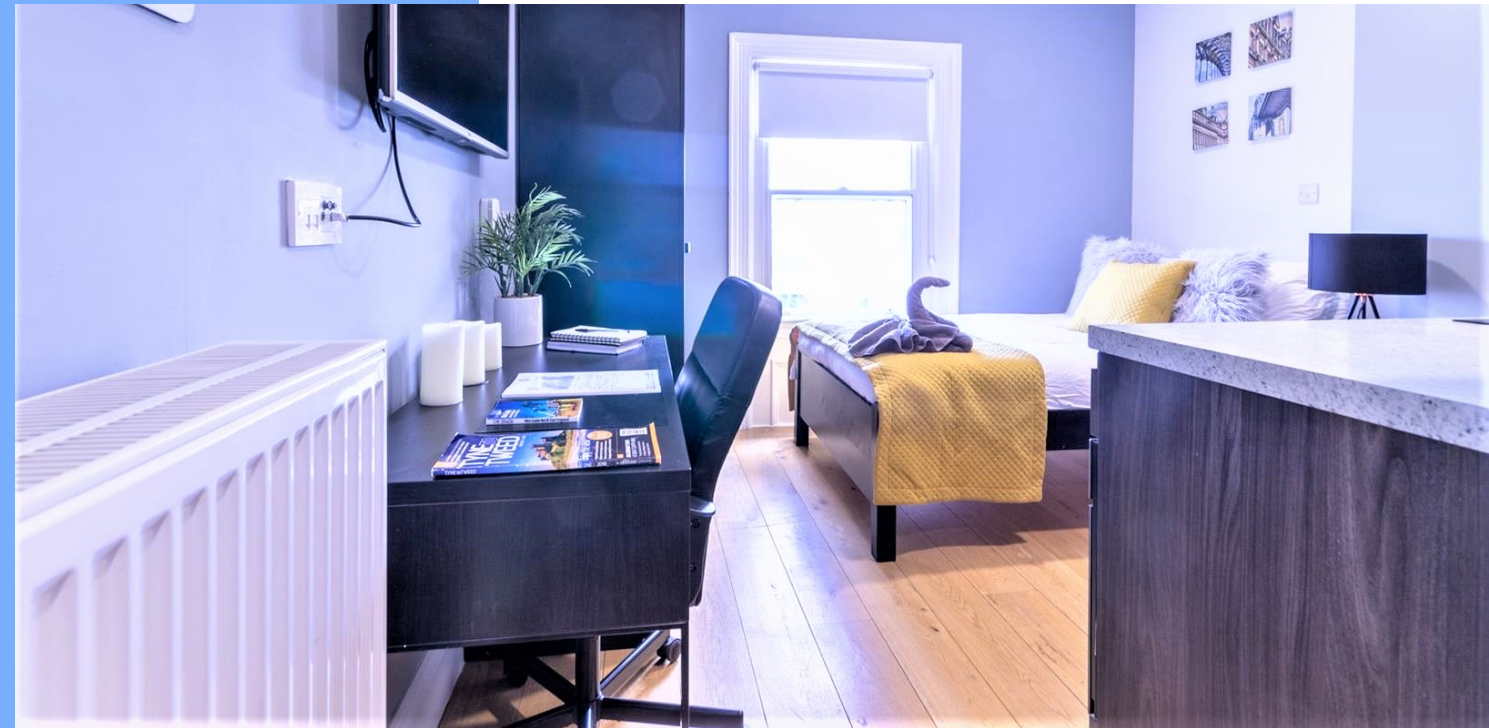
- Tenant fees act (and fines?)
- Homes (Fitness for Human Habitation) Act 2018
- Consumer protection law
- Forthcoming building safety legislation also v interesting

Supply

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- Supply

A fairer private rented sector

The new housing white paper and why it could matter to students (and SUs)

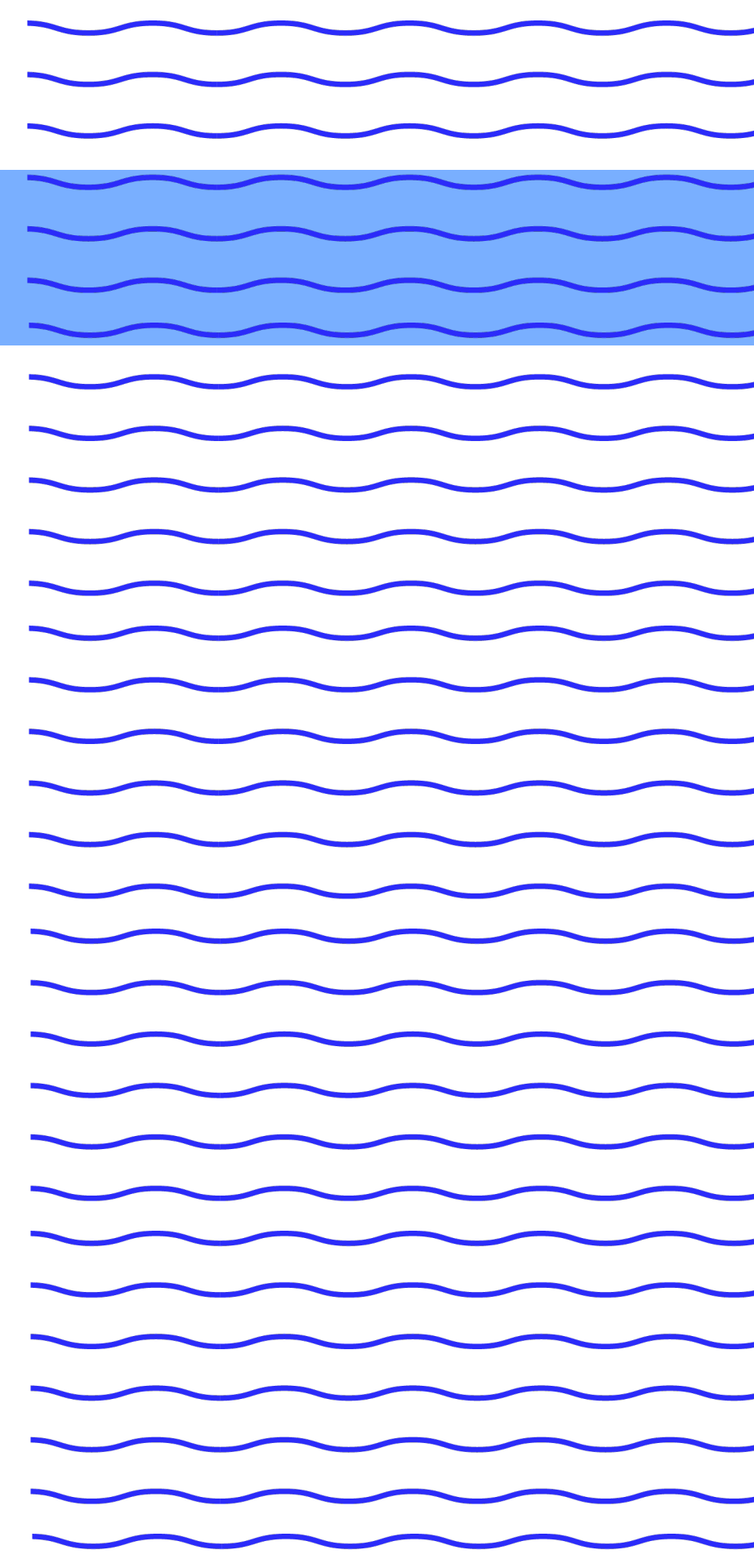


WONKHE
SUs

amazed



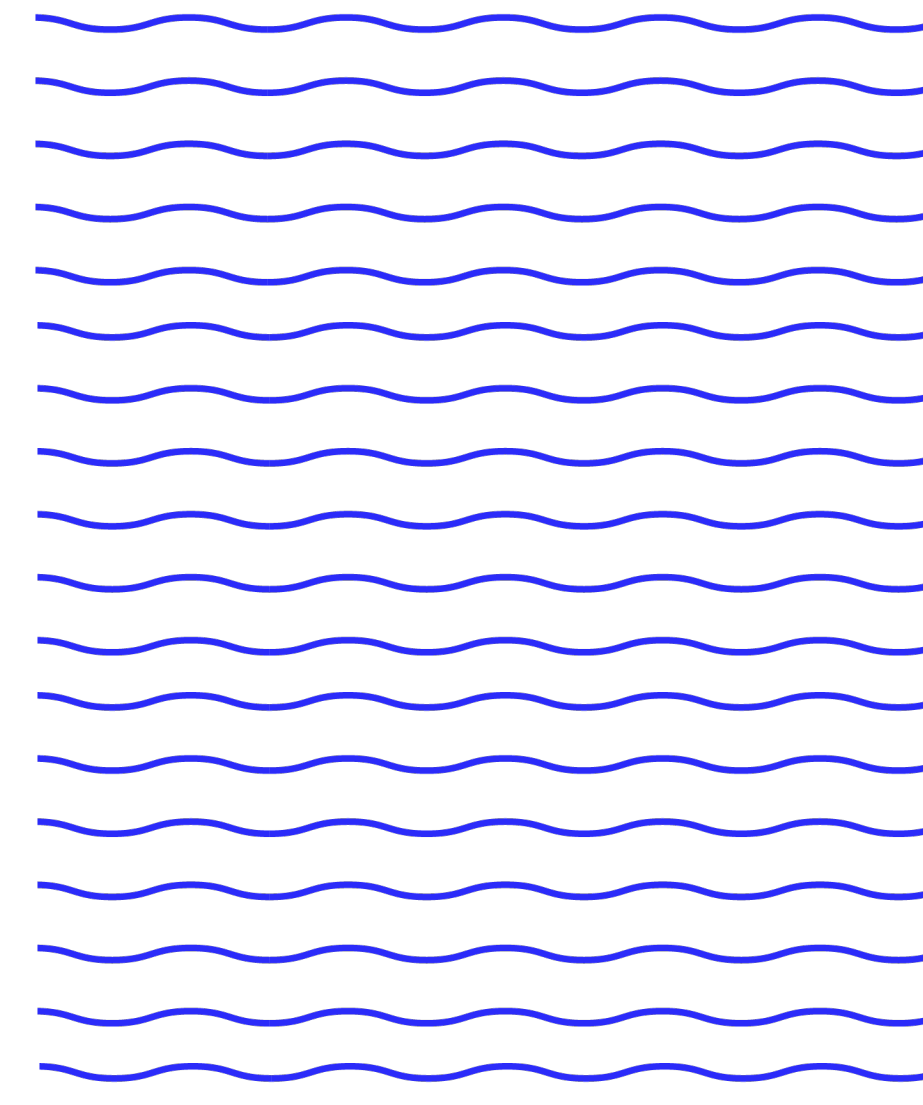
WONKHE
SUs





Some facts . . .

- 4.4 million households in England
- 16 to 34 accounted for 43.5% of the households
- 21% of homes in the Private Rented Sector are non-decent
- Augar was concerned about student accommodation costs
- NAO found no meaningful relationship between DfE and DLUHC
- Supply continues to be an issue in major student cities (planning)
- Student accommodation as a market not working for the tenant



Ambitions

- All tenants should have access to a good quality, safe and secure home.
- All tenants should be able to treat their house as their home and be empowered to challenge poor practice.
- All landlords should have information on how to comply with their responsibilities and be able to repossess their properties when necessary.
- Landlords and tenants should be supported by a system that enables effective resolution of issues.
- Local councils should have strong and effective enforcement tools to crack down on poor practice.



Story so far...

- Homes (Fitness for Human Habitation) Act 2018
- Letting agents have to belong to a redress scheme
- Tenant fees act
- Capping of deposits
- Emergency measures during the pandemic



1. Decent homes standard

- A legally binding Decent Homes Standard (DHS) in the Private Rented Sector for the first time
- Free from the most serious health and safety hazards, such as fall risks, fire risks, or carbon monoxide poisoning
- Landlords must make sure rented homes don't fall into disrepair, addressing problems before they deteriorate and require more expensive work.
- Kitchens and bathrooms should be adequate, located correctly and – where appropriate – not too old, and we'll also require decent noise insulation.
- Renters must have clean, appropriate, and useable facilities and landlords should update these facilities when they reach the end of their lives.
- Gvt will also make sure that rented homes are warm and dry.



2. Quality improvements

- Pilot schemes with a selection of local councils to trial improvements to the enforcement of existing standards and explore different ways of working with landlords to speed up adoption of the Decent Homes Standard

3. Security and stability

- Abolish Section 21 'no fault' evictions and deliver a simpler, more secure tenancy structure.
- Reform grounds for possession to make sure that landlords have effective means to gain possession of their property where necessary.
- Single system of periodic tenancies



Section 21 and Assured Shorthold Tenancies are used by a range of housing sectors. Most students will continue to move property at the end of the academic year. However, for certain students, this is not appropriate, for example because they have local ties or a family to support. It is important that students have the same opportunity to live in a secure home and challenge poor standards as others in the PRS. Therefore, students renting in the general private rental market will be included within the reforms, maintaining consistency across the PRS. We recognise, however, that Purpose-Built Student Accommodation cannot typically be let to non-students, and we will exempt these properties – with tenancies instead governed by the Protection from Eviction Act 1977 - so long as the provider is registered for a government-approved code. [\[footnote 50\]](#)

3. Security and stability

Possession...

- Wishing to sell a property
- Serious repeated rent arrears
- Criminal or antisocial behaviour
- If possession required time for a tenant to find new property

4. Dispute resolution

- Only allow increases to rent once per year, end the use of rent review clauses, and improve tenants' ability to challenge excessive rent increases through the First Tier Tribunal.
- Strengthen tenants' ability to hold landlords to account and introduce a new single Ombudsman that all private landlords must join.
- Work with the Ministry of Justice and Her Majesty's Courts and Tribunal Service (HMCTS) to target the areas where there are unacceptable delays in court proceedings.

4.1 Rent increases

- Rent increases only once a year
- Two months notice of a rent increase
- End use of rent review clauses
- Require landlords to repay any upfront rent if a tenancy ends earlier than the period that tenants have paid for.
- Introduce a power through the Renters Reform Bill to limit the amount of rent that landlords can ask for in advance.
- Expand Rent Repayment Orders to cover repayment for non-decent homes



4.2 A new Ombudsman

- A single government-approved Ombudsman covering all private landlords who rent out property in England, regardless of whether they use an agent

We will explore extending mandatory membership of a redress scheme to residential park home operators, private providers of purpose-built student accommodation and property guardian companies. This would provide access to redress for residents across approximately 2,000 park homes sites in England, 30% of university students living in purpose-built student accommodation, [\[footnote 56\]](#) and approximately 5,000 to 7,000 property guardians. [\[footnote 57\]](#)

keeping with standard practice, the Ombudsman's decision will be binding on landlords, should the complainant accept the final determination.

- Failure to comply with a decision may result in repeat or serious offenders being liable for a Banning Order.

5. Compliance and enforcement

- A new property portal to help landlords understand their legal requirements and “host” compliance evidence
- Stronger enforcement powers for local councils and more national oversight
- Tenants can check the decency thing

6. A positive experience

- Make it illegal for landlords or agents to have blanket bans on renting to families with children or those in receipt of benefits (so called 'No DSS' bans).
- Give tenants the right to request that they can have a pet in their property, which the landlord must consider and cannot unreasonably refuse.
- Work with industry experts to monitor the development of innovative market-led solutions to passport deposits.

Shelter

- "A gamechanger"
- "Gone will be the days of families being uprooted and children forced to move school after being slapped with a Section 21 no-fault eviction for no good reason."



SHELTER

News

LATEST: Renting reform White Paper – its full shocking proposals go live

By Nigel Lewis - 16th June 2022

2843 11



The Government has finally published its renting reform White Paper three years after it was first promised, with legislation based on its proposals not due until at least next Spring.

Introduced in parliament by housing minister Eddie Hughes (main picture) but prefaced by his boss Michael Gove, it claims to be both a game-changer for renters but also assumed that not all landlords are rogue or irresponsible and that most offer good accommodation and take their responsibilities seriously.

“We want to change the UK’s reputation as a place to both rent and own a home,” Hughes told MPs. “And we want renters to have the same peace of mind that owning your home gives.”



SUs

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Find Tenants The **Fast & Easy Way**

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It seems to have abolished the concept of a minimum 6 month tenancy term. Effectively that turns all properties into holiday lets doesn't it? Surely if landlords have no certainty of at least 6 months rent they will price far more properties at holiday let prices.

How is the student market going to work if students can just bail mid tenancy? The only way that could possibly work would be if Council Tax exemptions were abolished so students could be replaced with professionals. How will it work if one student wants to leave a joint tenancy? Will they bully and coerce their housemates to give up their home? In student HMOs on individual tenancy agreements it would massively change the whole student experience if random professionals or benefit claimants were put in to replace a departing student.

Some of the proposals look OK but others really haven't been properly thought through.



Advertisement for Clooper, a service for finding tenants. The ad includes the text: "Find Tenants The Fast & Easy Way" and lists benefits: "Free advertising on Rightmove, Zoopla & more", "List your property in minutes", and "No upfront fees". It also features a small image of a smartphone displaying the Clooper app interface and a small potted plant.

Periodic

- Right to leave on 2 months notice (with upfront rent repaid)
- Right to remain (with moderate restriction on rent hike after a year)
- Ends being able to offer a room early
- 9 month tenancies = rent increases – what about care leavers, PGRs, nursing/teaching
- Housing search panic
- International students

Dear X

I email as the Public Affairs and Campaigns Executive of the National Residential Landlords Association. As you may have heard, the Government recently published its [Rental Reform White Paper](#), which proposes the most significant reform to the private rented sector in over 30 years. As the national body representing landlords, we support some of the suggestions but also have major concerns about the potentially serious damage they could cause to the student housing market.

According to the Higher Education Statistics Agency last year, over 35% of students at X University lived in privately rented properties which were not purpose-built. This includes Houses of Multiple Occupation (HMO), usually lived in by those in their second and third years of study having spent their first year in halls of residence or Purpose-Built Student Accommodation.

Plans for indefinite tenancies to replace fixed term contracts in rented housing, as outlined in the White Paper, will mean student renters have no certainty that a property will be available to them at the start of each academic year. The planned changes will prevent landlords from being assured that their current student tenants are moving out at the end of the academic year, meaning they would be unable to advertise the property for next year's renters.

This will be of particular concern for first year students looking to move out of halls of residence or purpose-built accommodation into private rented housing with their friends. It would be a recipe for chaos, confusion and could have a damaging impact on students' mental health.

The NRLA proposes that the Government should enable student landlords to repossess a property with two months' notice where it is required for use by incoming students. To ensure students are protected, the earliest point at which a notice could be served would be at the 10th month of a 12th month tenancy agreement. This would guarantee that accommodation will be available for students when they start a new year of study.

To help us ensure the Government hears our concerns about the consequences of the proposed reform on the student rental market, we would greatly appreciate your support of our position. Additionally, the NRLA would welcome a meeting with representatives from the Student Union to consider the problem further and discuss how we can collectively address these concerns.

I look forward to your response and hope we can work together on this important issue.

Kind regards,

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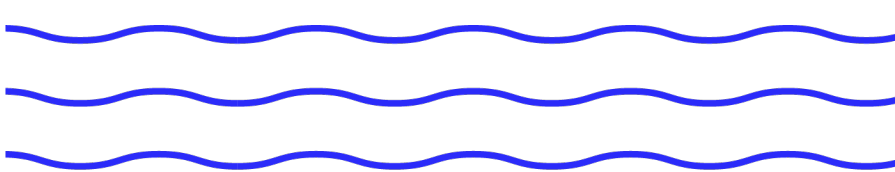
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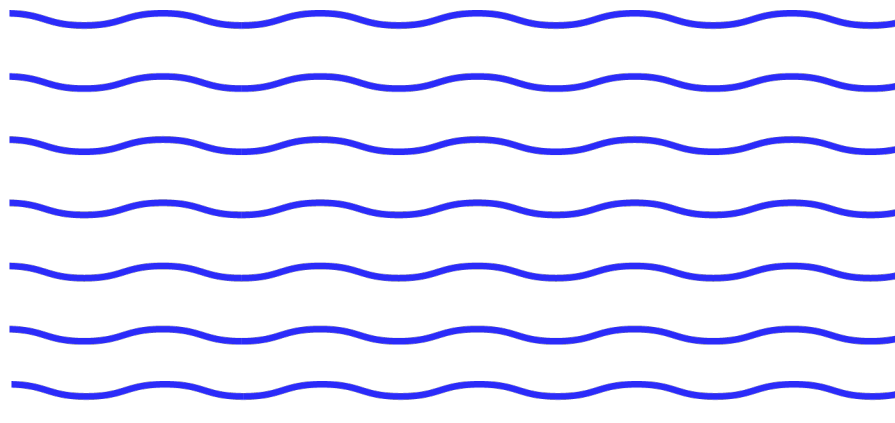
Elsewhere he attended a roundtable in Westminster organised by think tank Onward. The meeting was attended by Conservative MPs, including Eddie Hughes, minister for rough sleeping and housing and Bob Blackman Vice Chair of the APPG for Renters and Rental Reform along with other stakeholders including Generation Rent and Shelter, to explore how best to ensure higher standards in the private rental sector.

Discussions centred on the contents of the Government's white paper on rental reform, with the NRLA outlining its key asks, five changes it believes need to happen for the plans to be successful.

These include:

- An end to anti-landlord rhetoric
- A change to the planned tenancy changes to allow for fixed terms in the student market
- A strengthened process for dealing with anti-social behaviour
- Court reform before Section 21 is lost
- The abolition of local licensing

The minister expressed concern at these areas, particularly ASB and the student market, and has agreed to meet privately to discuss this further.



Also

- How many students should move “away from home”
- Are there hybrid models of student residential experience less expensive and less socially damaging
- Student number controls...
- Financialisation, Grenfell and wider understanding (tree rings)
- What’s the (ten year) plan? (Locally and nationally)

Bristol University offers students halls in Newport because it's run out of space

Accommodation in Newport has been advertised on the University of Bristol website

SHARE     COMMENTS

By **Marcus Hughes** Senior Reporter
16:35, 11 SEP 2019 | UPDATED 09:50, 12 SEP 2019

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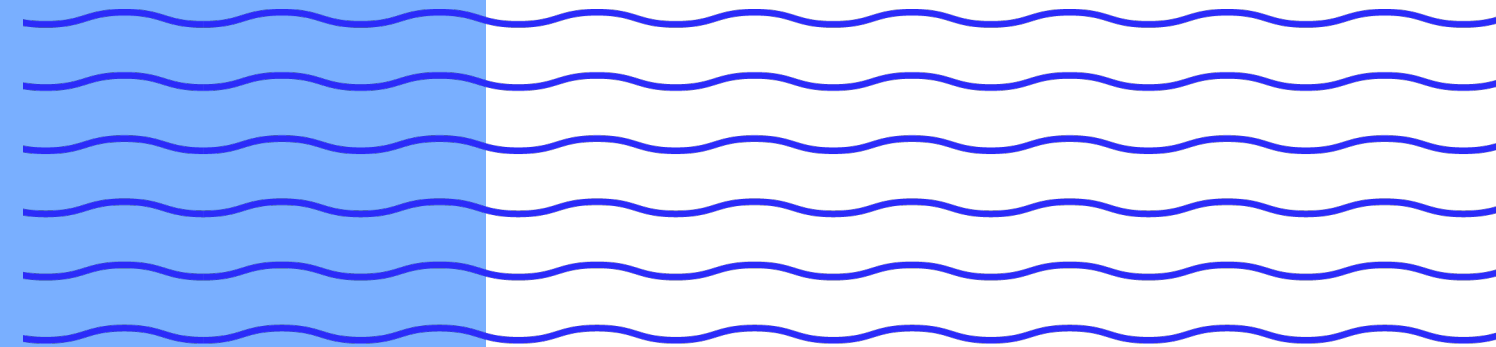
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1 

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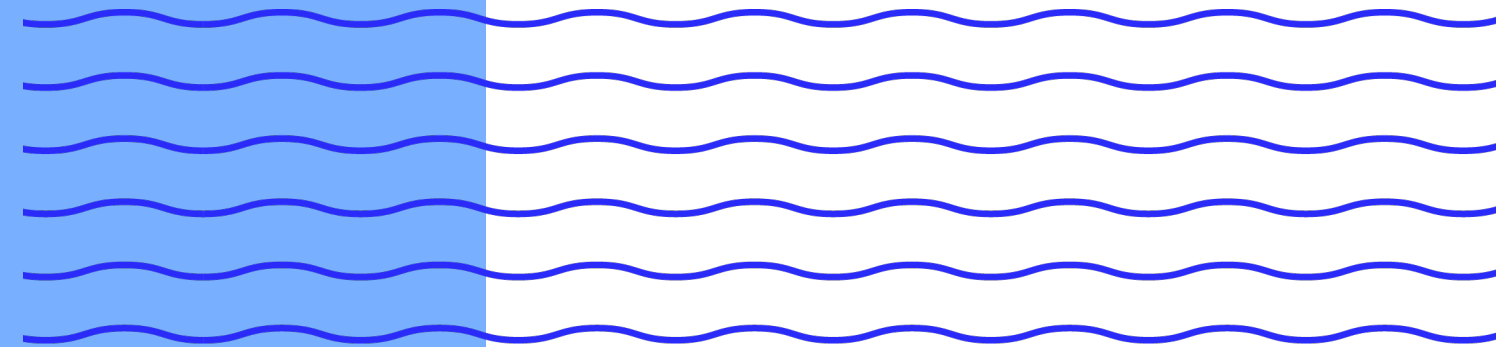
What should SUs do about the ultimate wicked problem?



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Making a difference on student housing

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