

Questions from Councillors at City Council
Chief Executive's Department



Name of Member submitting the question Councillor Jordan

Date received by Democratic Support Team

To Councillor Penberthy

Question

It's been highlighted that we have 200 empty student homes. How many HMO's have come back into domestic use?

Answer

Although private rented sector landlords have raised concerns about the number of empty bed spaces, it is acknowledged that some student flats have turned into non-student houses, which is a good news story for the Council. It shows that as new purpose built student accommodation (PBSA) becomes available, houses in multiple occupation (HMOs) in traditional city homes are not being occupied by students, which means they are 'freed up' for other non-students with a housing need, which in turn can help with our 5 year land supply. This is the point we made at the recent Joint Local Plan Examination in Public and it was not challenged by the Planning Inspectors.

Our evidence published in February 2017 showed that from 2014 to 2017 there was a steady, consistent decline in the number of properties that were exempt from Council Tax owing to 100% student occupation and with the growth in purpose built student accommodation during this time, students were being given increased accommodation choices which influenced their decisions. The evidence base incorporates a methodology to calculate an annual estimate of dwellings that will be released to the open market from the delivery and occupation of PBSA.

From 2016 – 2021 a total of 224 dwellings were estimated to be released from student occupied properties to the open market. The evidence base and methodology supporting this assumption is

Signed

Date 9 July 2019

Note

- Written questions must be submitted to the Monitoring Officer via the Democratic Support Team.
- Written questions will be replied to within 10 working days.
- Written questions and answers will be published on the last Friday of each month.

explained in this document:

<https://www.plymouth.gov.uk/sites/default/files/PlymouthStudentAccommodation.pdf>

As part of our commitment to plan, monitor and manage our Joint Local Plan policies, this evidence base is currently being reviewed and updated and will be published in due course.