Quarter 2 2018 Progress Report on the National Student Accommodation Strategy

Rebuilding Ireland: Action Plan for Housing and Homelessness was published in July 2016 and laid out an action oriented approach to addressing the national accommodation crisis. Pillar four of Rebuilding Ireland focussed on the supply of rented accommodation. Actions included the implementation of affordable renting initiatives as well as encouraging build-to-rent developments to enhance the supply of student accommodation (among others). The inclusion of student accommodation was designed to both supply housing to students and to free up space in the traditional rental sector.

The National Student Accommodation Strategy was launched in July 2017 by Minister of State for Higher Education Mary Mitchell O'Connor T.D. and Minster of State for Housing and Urban Development Damien English T.D., as part of the Government's strategy to accelerate the supply of accommodation in the student rental sector.

A target of 7,000 additional purpose built student accommodation bed spaces to be delivered by end 2019 was set. At the launch of the *National Student Accommodation Strategy* a total of 1,117 bed spaces had been delivered since *Rebuilding Ireland* with an additional 5,000 under construction. This report represents an update as of end Q2, 2018.

Progress on delivery of Purpose Built Student Accommodation (PBSA)

An additional 1,489 beds were delivered in time for the 2017/2018 academic year. The year-end 2017 figures showed a total of 15,902 bed spaces either completed or in the development process. The number of planning applications, applications granted and work on site all continue to increase.

As of the end of Q2, 2018, a total of 2,990 bed spaces have been completed. Further to this, there are 7,257 bed spaces on site and plans approved for an additional 7,154 bed spaces, representing a total 17,401 bed spaces either complete or in the planning process at the end of Q2 2018.

Actual Developments (bed-spaces)			
	End Q4, 2017	End Q1, 2018	End Q2, 2018
Completions since the launch of *Rebuilding Ireland* in July 2016	2,606	2,687	2,990
Developments on site	4,553	5,842	7,257
	7,159	**8,529**	**10,247**
Potential Developments (bed-spaces)			
Planning Permission Granted	6,927	8,636	7,154
Planning Permission Applied	1,816	917	1,209
	8,743	**9,553**	**8,363**

PBSA as a component of student housing

The delivery of PBSA is an important element of an integrated strategy. Accommodating students in private homes is a well-established component of student accommodation and The National Student Accommodation Strategy has set a target of facilitating 4,000 students to avail of 'digs' accommodation by 2019.

In 2017 over 134,000 leaflets were delivered to homeowners in targeted locations across the country, and USI plan to continue this method of raising awareness. Further to this, they will build on their successful social media campaign which last year drove traffic of over 14,000 distinct users to the http://homes.usi.ie/ website. In total, the student unions, through homes.usi.ie and individual student union sites advertised over 2,400 bed spaces and facilitated the placement of over 2,000 students by the end of September 2017.

A detailed analysis as to site traffic patterns, target marketing and the reach of media campaigns was undertaken in order to inform the 2018 campaign. The Department of Education and Skills and the Department of Housing, Planning and Local Government will continue to work with USI on this campaign.

The Union of Students in Ireland (USI) launched their 2018 #HomesforStudy campaign on Monday 25th of June, to coincide with the end of the Leaving Certificate exams. This years earlier launch date aims to reach incoming first years who have not yet become registered third level students. Students can visit http://homes.usi.ie/ to browse the rooms available and find suitable 'digs'.

Homeowners are also encouraged to consider renting out any spare rooms during the college year, with the potential to earn up to €14,000 tax free under the rent-a-room scheme. Homeowners can visit http://homes.usi.ie/ to easily access information and register a room to rent.

Planning and development

Amendments to planning regulations under the Planning and Development (Housing) and Residential Tenancies Act 2016 were commenced in July 2017. Intended to underpin the Government's housing strategy, the Act introduced a new fast-track planning procedure for strategic housing developments which includes student accommodation projects containing 200 or more bed spaces.

This Act also provides for Higher Education Institutes to borrow from the Housing Finance Agency for the purposes of the development of PBSA.

As of the end of Q2 2018, six developments have availed of the fast tracking planning procedure. Of these developments, one has moved on-site, four have had their plans approved and two are in pre-planning consultation. When complete, these developments will represent 4,166 of the total number of bed spaces being delivered through the National Student Accommodation Strategy.

Students as integrated members of a local community

Developers and managers of Purpose Built Student Accommodation (PBSA) have been encouraged to communicate and interact with local communities. USI promote their 'Campus Engage' programme in a number of HEIs with the objective of increasing awareness of being a good neighbour through student volunteering and outreach activities.

InterDepartmental Working Group on Student Accommodation

July 2018

# Student Accommodation Development Activity

June 2018

A Comprehensive Overview of Current and Pipeline Student Accommodation Activity (in collaboration with Construction Information Services)

Student Accommodation bed-spaces completed between 2016 - 2018

Developer	Location	Bed-Spaces	Completion
GSA Developments	Mill Street, Dublin 8	303	Apr. 2018
Iveagh	Galway	81	Jan. 2018
Maynooth University	Kildare	296	Sept. 2016
UCD	Dublin	354	Aug. 2016
KSH Europe	Digital Hub, Dublin	471	Aug. 2016
Hines Ireland	Dorset Street	463	Jul. 2017
Atlantic Diamond	55 Parnell Square, Dublin 1	7	Jun. 2016
Safestore (Ireland)	Wexford Street, Dublin 2	48	Jun. 2016
St. Augustine Priory	Limerick	7	Mar. 2017
GSA Developments	Mill Street, Co. Dublin	406	Aug. 2017
Variety Holdings	Brookfield Village, Co. Cork	34	Aug. 2017
GSA Developments	Gardiner Street (Phase 1)	520	Sept. 2017
Grand Total		**2,990**	

Total Public: 650 bed-spaces

Total Private: 2,340 bed-spaces

ON SITE BED-SPACES: JUNE 2016 - JUNE 2018
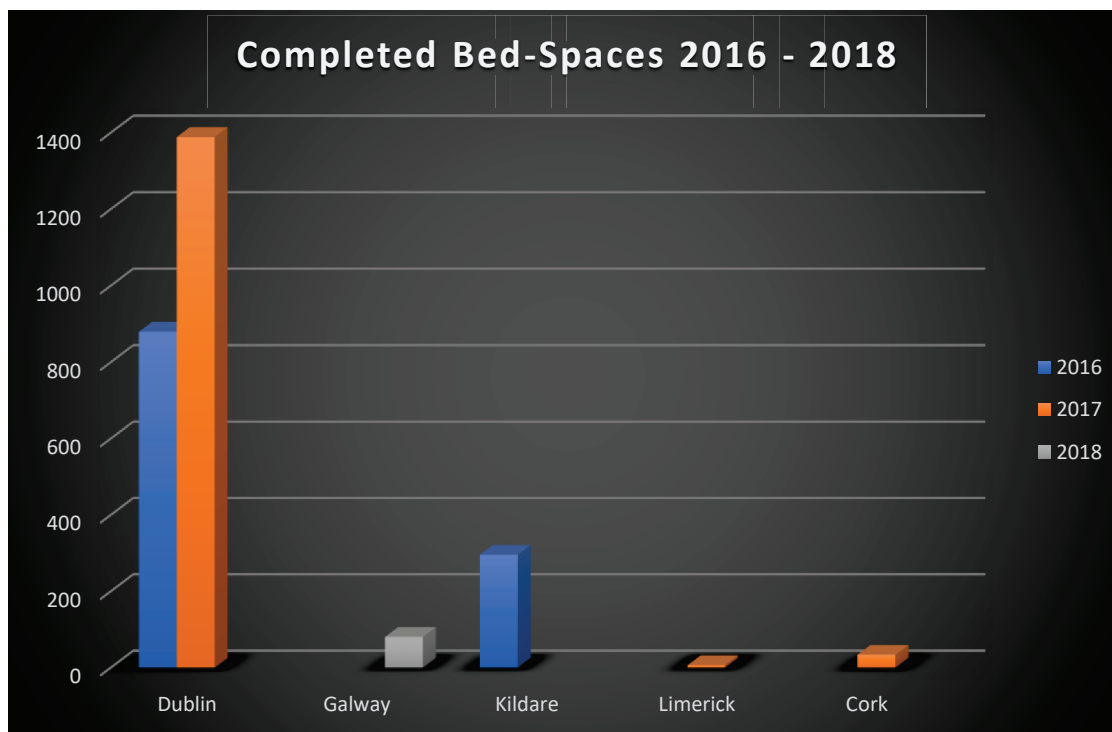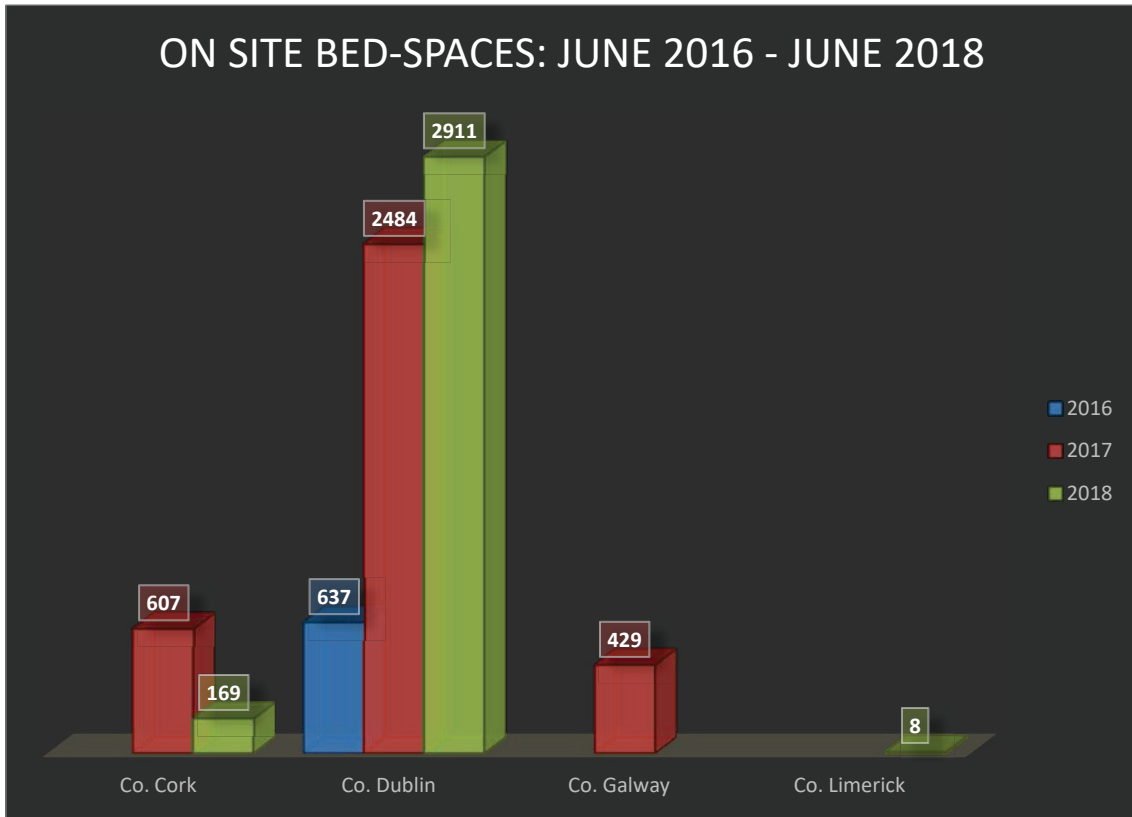
County	2016	2017	2018	Grand Total
Co. Cork		619	169	776
Co. Dublin	637	2484	2911	6032
Co. Galway		429		429
Co. Limerick			8	8
Grand Total	637	3532	3088	7257

Total Public (HEIs): 1,603 bed-spaces Total

Private: 5, 654 bed-spaces

On Site Bed-Spaces: June 2016 – May 2018

| Location	Beds	County	Start Date	Finish Date	Promoter
Spitalfields	232	Co. Dublin	28/06/2018	28/08/2019	Crosslane Student Developments
Former Munster GAA Headquarters	8	Limerick	15/06/2018	15/09/2018	N/A
9/10 Copley Street	155	Cork	25/05/2018	28/11/2018	Hatch Student Living
UCD: Phase 1	924	Dublin	16/05/2018	16/09/2022	University College Dublin
Donnelly Centre	399	Dublin	09/04/2018	09/04/2020	Cairn Homes
Aungier Street	300	Dublin	08/03/2018	08/09/2019	Kesteven Limited
Brickfield Lane	308	Dublin	23/02/2018	23/08/2019	Brickfield Investments
58-64 Dominick Street Upper	247	Dublin	19/02/2018	19/08/2019	GSA Developments
25-29 Dominick Street Upper	77	Dublin	19/02/2018	19/08/2019	GSA Developments
Dorgan's Road	14	Cork	12/02/2018	12/08/2018	Mideam Limited
North Circular Road	424	Dublin	07/02/2018	07/08/2019	Ziggurat Limited
Event and Convention Centre	417	Cork	20/11/2017	20/11/2019	BAM Contractors
Montpelier Hill	329	Dublin	09/10/2017	09/05/2019	Hattington Student Housing
The Former Muskerry Service Station	202	Cork	22/02/2017	22/08/2018	Ziggurat Limited
Oisin House	250	Dublin	15/02/2017	15/08/2019	TCD
Grangegorman Lower	571	Dublin	24/01/2017	24/01/2019	GSA Developments
Grangegorman Road Lower	132	Dublin	23/01/2017	23/07/2018	LHC Properties
NUI Galway Northern Campus	429	Galway	23/01/2017	23/07/2018	NUI Galway
Church Street, Dublin 7	232	Dublin	18/01/2017	18/07/2018	Mortar Developments
Point Campus	970	Dublin	17/01/2017	17/01/2019	O'Flynn Construction
Thomas Street, Dublin 8	263	Dublin	19/09/2016	19/07/2018	Hattington Student Housing
Summerhill, Dublin 1	374	Dublin	08/08/2016	01/08/2018	Summer Road Developments
Grand Total	7,257				

PLANS GRANTED BED-SPACES
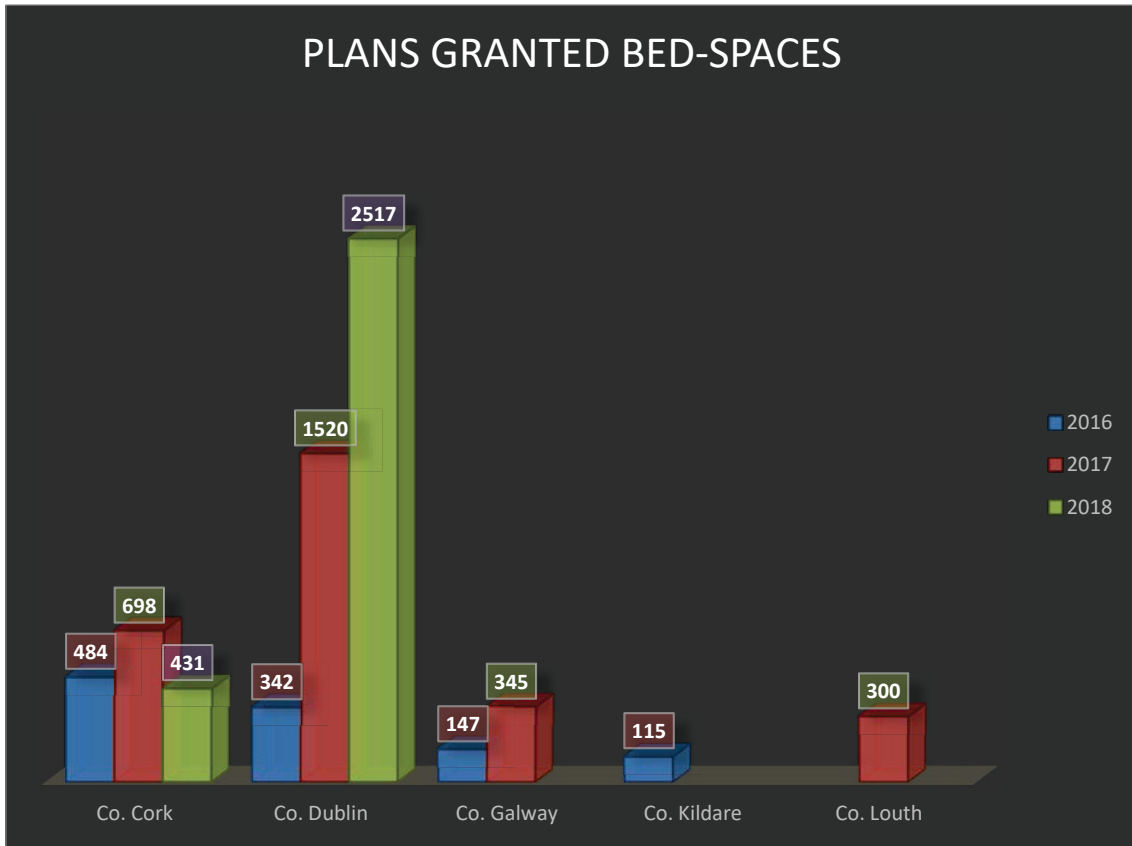
County	2016	2017	2018	Grand Total
Co. Cork	484	698	686	1613
Co. Dublin	342	1520	2517	4379
Co. Galway	147	345		492
Co. Kildare	115			115
Co. Louth		300		300
Grand Total	1088	2863	3203	7154

Total Private: 5,705 bed-spaces

Total Public (HEIs): 1,449 bed-spaces

Plans Granted Bed-Spaces

Location	Beds	County	Decision Date	Promoter
Loreto House	28	Co. Cork	22/05/2018	N/A
Former 'Matts of Cabra', Dublin 7	208	Co. Dublin	19/04/2018	Labinies Limited
Lower Kilmacud Road, Stillorgan	576	Co. Dublin	16/03/2018	Cairn Homes
The Former Crow's Nest Site	255	Co. Cork	12/03/2018	University College Cork
The Former Square Deal Premises	242	Co. Cork	08/03/2018	Summix Developments
409 Stillorgan Road	14	Co. Dublin	13/02/2018	N/A
493-511 North Circular Road	161	Co. Dublin	02/02/2018	Minfey Limited
Balcurris Road, Ballymun	364	Co. Dublin	26/01/2018	Lidl Ireland
Gillian House	161	Co. Cork	18/01/2018	Summix Developments
UCD: Phase 2	1194	Co. Dublin	09/01/2018	University College Dublin
O' Riordan's Joinery	350	Co. Cork	12/12/2017	Lyonshall Limited
Former Topaz Oil Facility	345	Co. Galway	07/12/2017	Bonham Dock Limited
The Brewery Block	349	Co. Dublin	26/10/2017	Summix Developments
Phibsborough Shopping Centre	341	Co. Dublin	24/10/2017	Mm Capital Limited
Gardiner Street Lower	117	Co. Dublin	11/07/2017	GSA Developments
Jameson Gate Development	494	Co. Dublin	13/06/2017	The Park Shopping Centre
Former O'Mahony Packaging Building	348	Co. Cork	17/05/2017	Montesa Limited
St. Alphonsus Avenue	16	Co. Dublin	17/02/2017	BFJ Developments
Inner Relief Road	300	Co. Louth	10/01/2017	N/A
Prussia Street	203	Co. Dublin	05/01/2017	Marlet Property Group
Buckley House	115	Co. Kildare	30/09/2016	Forward Thinking, Future Planning Limited
Fairgreen Road	147	Co. Galway	18/09/2016	CWC Webworks Limited
58-64 Dominick Street Upper	130	Co. Dublin	11/08/2016	N/A
46 Lower Rathmines Road	212	Co. Dublin	26/04/2016	Blackberry Fair Partnership
Former Coca Cola Bottling Plant	484	Co. Cork	13/04/2016	Gainstar Limited
Grand Total	7,154			

Plans Applied Bed-Spaces
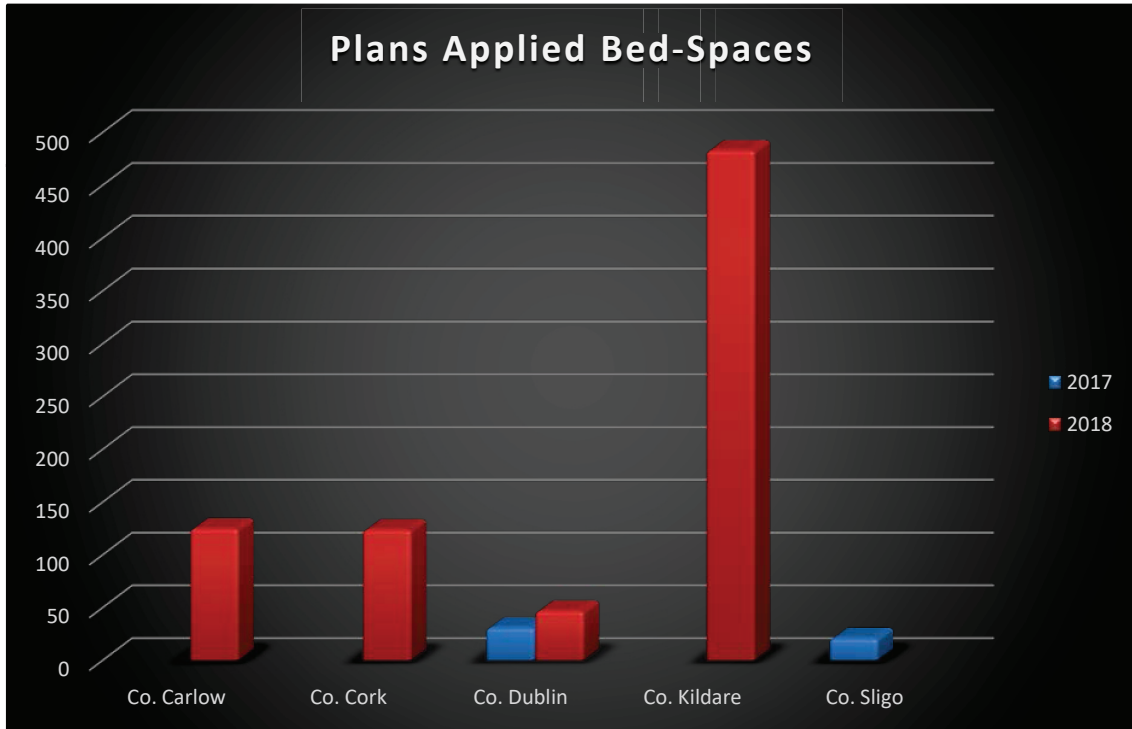
County	2017	2018	Grand Total
Co. Carlow		125	125
Co. Cork		124	124
Co. Dublin	31	31	62
Co. Galway		394	394
Co. Kildare		483	483
Co. Sligo	21		21
Grand Total	52	1157	1209

Total Private: 1,209 bed-spaces

Plans Applied Bed-Spaces

Location	Beds	County	Application Date	Promoter
Westwood Hotel Site	394	Galway	25/05/2018	NTM ROI SEED Capital
Walshe's Yard, Kennedy Avenue	125	Carlow	24/05/2018	Carlow Estates
Emmet Court, Inchicore	31	Dublin	18/05/2018	N/A
€75m - Residential/Student Accommodation Development	483	Kildare	20/03/2018	Cairn Homes
Victoria Cross Road	124	Cork	28/02/2018	N/A
Clarion Road	21	Sligo	20/11/2017	Protogenia Limited
€1.3m - Student Accommodation Development	31	Dublin	27/07/2017	N/A
Grand Total	**1,209**			