



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.

A target of 7,000 additional purpose built student accommodation bed spaces to be delivered by end 2019 was set as part of the Government's strategy to accelerate the supply of accommodation in the rental sector.

At the launch of the *National Student Accommodation Strategy* in July 2017 a total of 1,117 bed spaces had been delivered since *Rebuilding Ireland* with an additional 5,000 under construction. This report represents the year-end review 2017 and update as of end Q1, 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 numbers of planning applications, applications granted and work on site all increased with a 2017 year-end total of 15,902 bed spaces either completed or in the development process.

As of the end of Q1 2018, a total of 2,687 bed spaces have been completed. Further to this, there are 5,842 bed spaces on site and plans approved for an additional 8,636 bed spaces, representing a total 17,165 extra bed spaces in progress at end Q1 2018.

Actual Developments (bed-spaces)			
	End Q3, 2017	End Q4, 2017	End Q1, 2018
Completions since the launch of <i>Rebuilding Ireland</i> in July 2016	2,606	2,606	2,687
Developments on site	3,807	4,553	5,842
	6,413	7,159	8,529
Potential Developments (bed-spaces)			
Planning Permission Granted	4,448	6,927	8,636
Planning Permission Applied	2,212	1,816	917
	6,660	8,743	9,553

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 in student accommodation and The National Student Accommodation Strategy has set a target of 4,000 students availing of 'digs' accommodation by 2019.

The tax-free ceiling for income earned under the rent-a-room scheme was raised to €14,000 for 2017, up from €12,000 the previous year.

The Union of Students in Ireland (USI) again ran a #homesforstudy campaign in 2017. Over 134,000 leaflets were delivered in targeted locations across the country. This awareness raising measure, combined with a growing social media campaign, drove traffic of over 14,000 distinct users to the homes.usi.ie website.

In total, the student unions, through homes.usi.ie and individual student unions advertised over 2,400 bed spaces and placed over 2,000 students by the end of September 2017. In addition, almost 44,000 finance and accommodation guides were distributed to students.

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.

Planning and development

Amendments to planning regulations for strategic housing developments and planning applications 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.

The new procedure requires pre-planning application consultations to take place, firstly with the local authority and then between An Bord Pleanála, the developer and the relevant local authority. As of end 2017 there were 5 developments in pre-planning consultation.

The Act also provides for Higher Education Institutes to borrow from the Housing Finance Agency for the purposes of financing student accommodation provision.

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

April 2018



Student Accommodation Development Activity March 2018

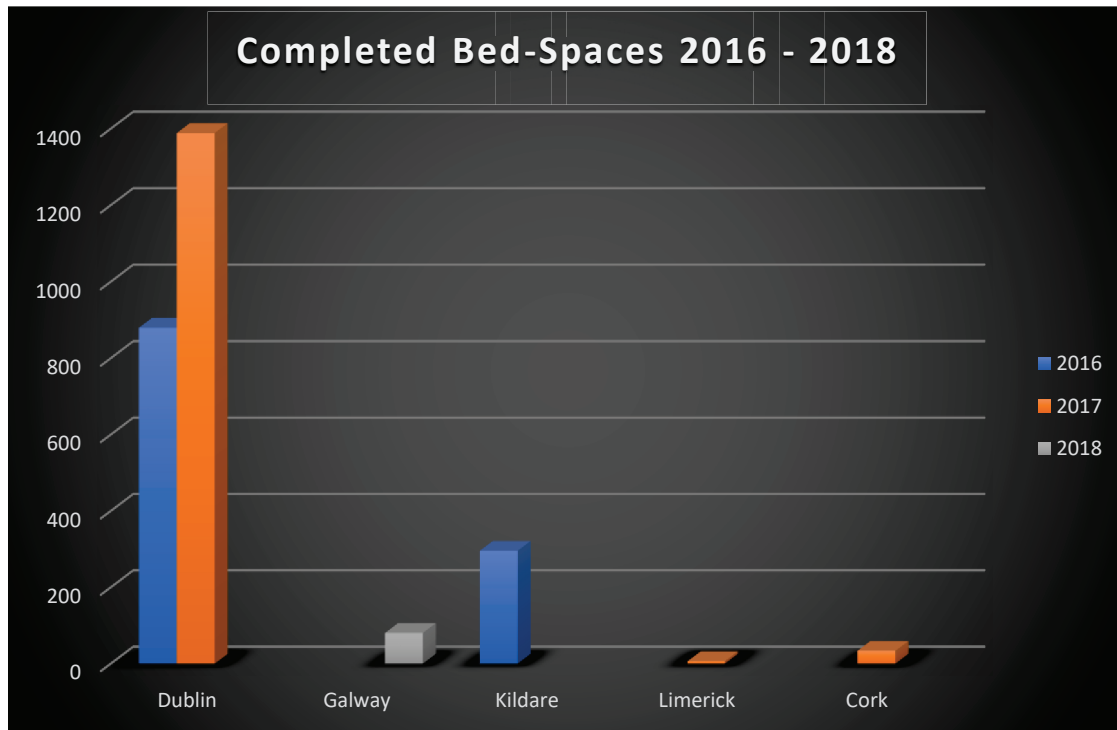
A Comprehensive Overview of Current and Pipeline
Student Accommodation Activity (in collaboration with
Construction Information Services)

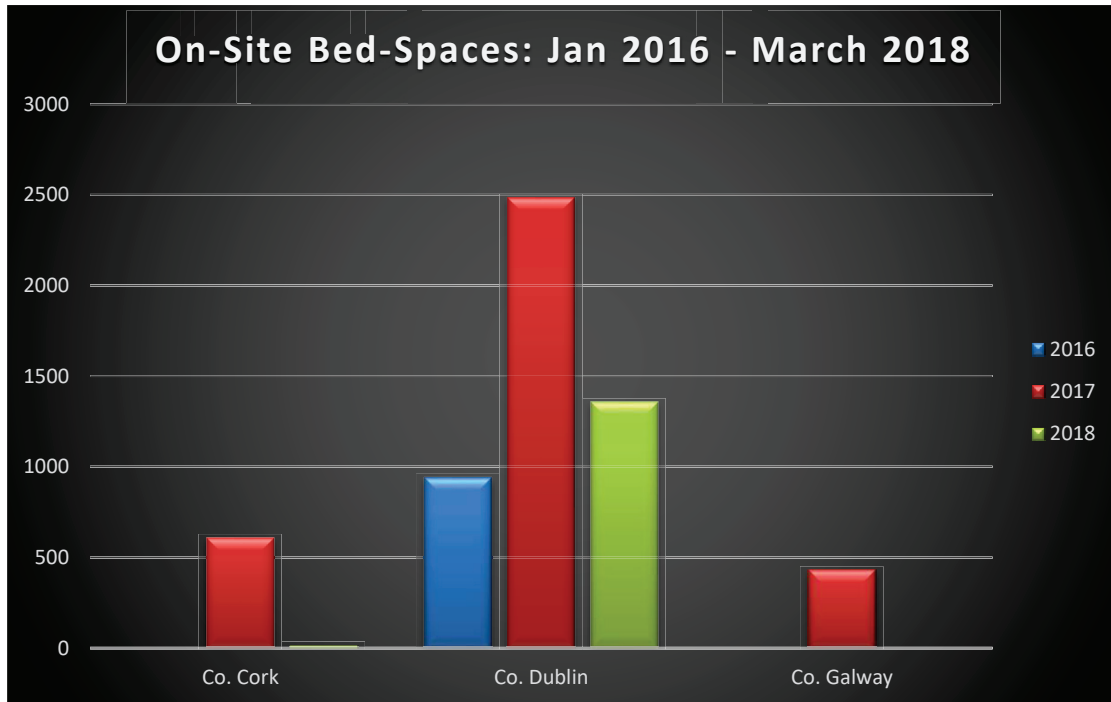
Student Accommodation bed-spaces completed between 2016 - 2018

Developer	Location	Bed-Spaces	Completion
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		2,687	

Total Public: 650 bed-spaces

Total Private: 2,037 bed-spaces





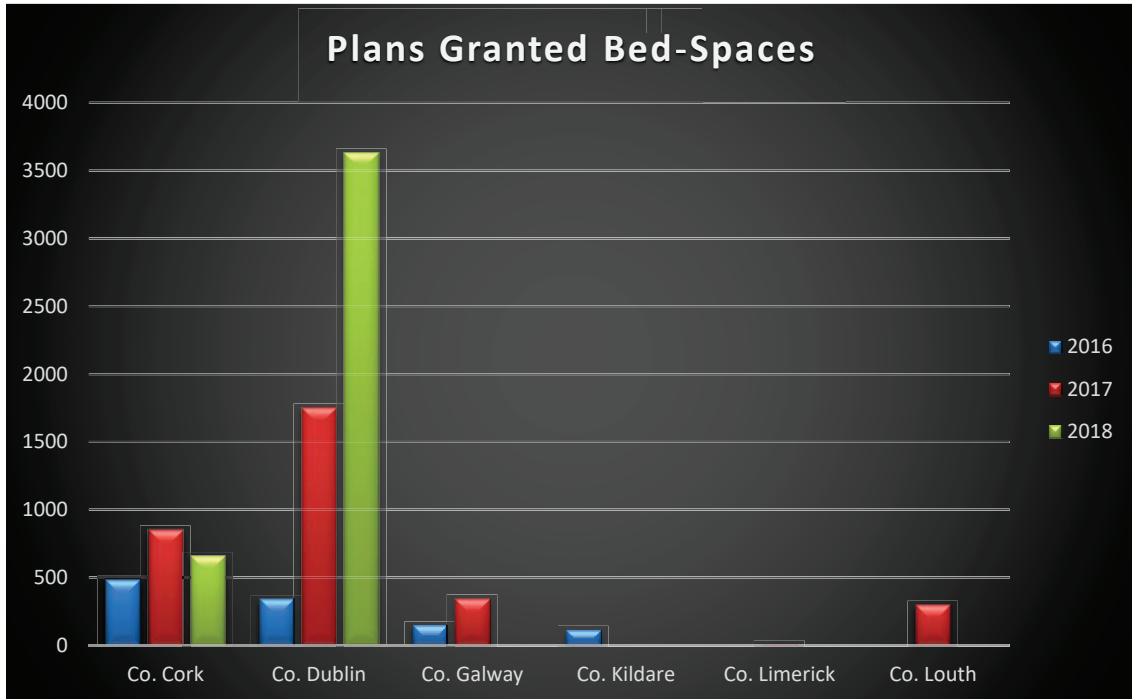
County	2016	2017	2018	Grand Total
Co. Cork		619	14	633
Co. Dublin	940	2484	1356	4780
Co. Galway		429		429
Grand Total	940	3532	1370	5842

Total Public (HEIs): 679 Bed-Spaces

Total Private: 5,163 Bed-Spaces

On-Site Bed-Spaces: January 2016 – March 2018

Location	Beds	County	Start Date	Finish Date	Funding	Promoter
71-75 Aungier Street, Dublin 2	300	Dublin	08/03/2018	08/09/2018	Private	Kesteven Limited
Brickfield Lane, Dublin 8	308	Dublin	23/02/2018	23/08/2019	Private	Brickfield Investments
25-29 Dominick Street Upper	77	Dublin	19/02/2018	19/08/2018	Private	Ziggurat
58-64 Dominick Street Upper	247	Dublin	19/02/2018	19/08/2018	Private	Ziggurat
Dorgan's Road	14	Cork	12/02/2018	12/08/2018	Private	Mideam Limited
274 North Circular Road, Dublin 7	424	Dublin	07/02/2018	07/08/2019	Private	Ziggurat
Event and Convention Centre	417	Cork	20/11/2017	20/11/2019	Private	BAM Contractors Limited
Montpellier Hill	329	Dublin	09/10/2017	09/05/2019	Private	Hattington Student Housing
Former Muskerry Service Station	202	Cork	22/02/2017	22/08/2018	Private	Ziggurat
Oisín House, Dublin 2	250	Dublin	15/02/2017	15/08/2019	Public	Trinity College University of Dublin
Grangeorman Lower	571	Dublin	24/01/2017	24/01/2019	Private	GSA Developments
Grangegorman Lower	132	Dublin	23/01/2017	23/07/2018	Private	Iveragh
NUI Northern Campus	429	Galway	23/01/2017	23/07/2018	Public	NUI Galway
Church Street, Dublin 7	232	Dublin	18/01/2017	18/07/2018	Private	Mortar Developments
Point Campus, Dublin 1	970	Dublin	17/01/2017	17/01/2019	Private	O'Flynn Construction
Mill Street, Dublin 8	303	Dublin	01/12/2016	01/04/2018	Private	GSA Developments
Thomas Street, Dublin 8	263	Dublin	19/09/2016	19/07/2018	Private	Hattington Student Housing
Summerhill, Dublin 1	374	Dublin	08/08/2016	01/08/2018	Private	Summer Road Developments
Grand Total	5,842					



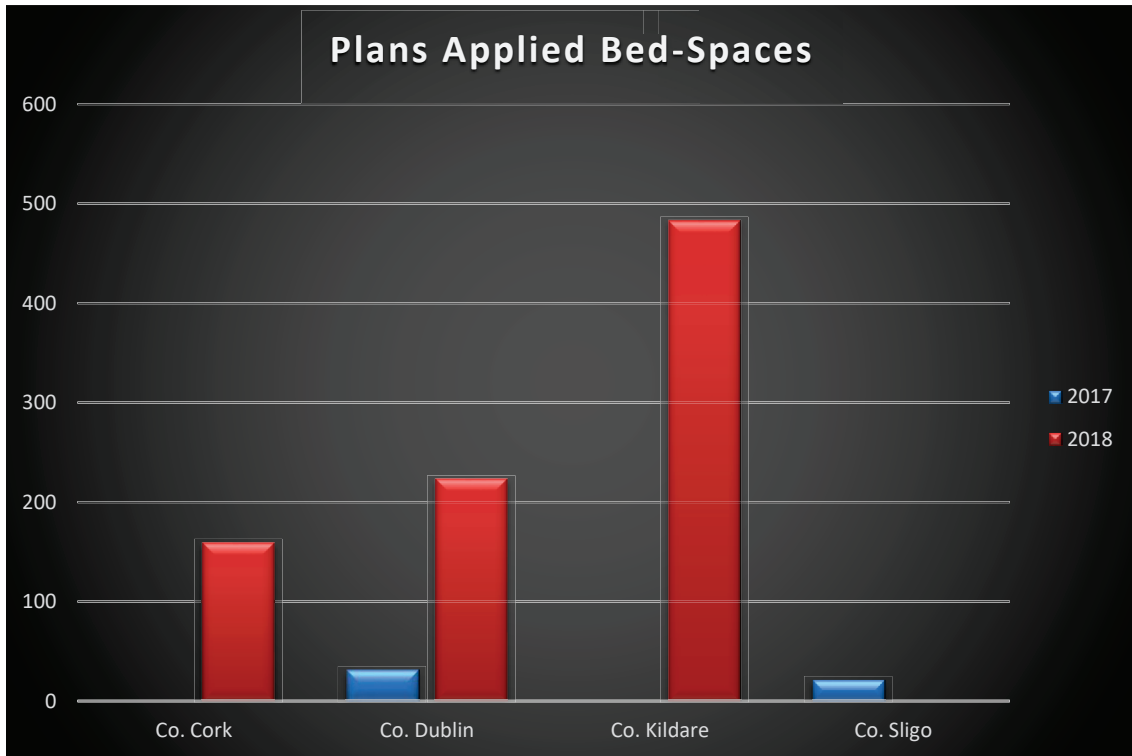
Row Labels	2016	2017	2018	Grand Total
Co. Cork	484	853	658	1995
Co. Dublin	342	1752	3632	5726
Co. Galway	147	345		492
Co. Kildare	115			115
Co. Limerick		8		8
Co. Louth		300		300
Grand Total	1088	3258	4290	8636

Total Publics (HEIs): 2,373 Bed-spaces

Total Private: 6,263 Bed-Spaces

Plans Granted Bed-Spaces

Location	Beds	County	Decision Date	Funding	Promoter
Stillorgan Road	576	Dublin	22/03/2018	Private	Cairn Homes
Former Square Deal Premises	242	Cork	16/03/2018	Private	Summix Developments
The Former Crow's Nest Site	255	Cork	23/03/2018	Public	UCC
Donnelly Centre, Dublin 8	399	Dublin	27/02/2018	Private	Cairn Homes
Stillorgan Road	14	Dublin	13/02/2018	Private	Aiden Durkan
493-511 North Circular Road	161	Dublin	02/02/2018	Private	Minfey Limited
Balcurris Road, Dublin 11	364	Dublin	26/01/2018	Private	Lidl Ireland
Gillian House	161	Cork	18/01/2018	Private	Summix
Belfield Campus	2118	Dublin	09/01/2018	Public	UCD
O'Riordan's Joinery	350	Cork	12/12/2017	Private	Lyonshall Limited
Spitalfields, Dublin 8	232	Dublin	12/12/2017	Private	Crosslane Student Developments
Topaz Oil Facility	345	Galway	07/12/2017	Private	Bonham Dock Limited
Ardee Street, Newmarket	349	Dublin	26/10/2017	Private	Summix
Phibsorough Shopping Centre	341	Dublin	24/10/2017	Private	Mm Capital Limited
Gardiner Street Lr.	117	Dublin	11/07/2017	Private	GSA Developments
9/10 Copley Street	155	Cork	20/06/2017	Private	Grant Thornton (Receiver)
Jameson Gate Development	494	Dublin	13/06/2017	Private	The Park Shopping Centre Limited
Former O'Mahony Packaging Building	348	Cork	17/05/2017	Private	Montesa Limited
Former Munster GAA Headquarters	8	Limerick	04/05/2017	Private	Daniel Hynes
St. Alphonsus Avenue	16	Dublin	17/02/2017	Private	BFJ Developments Limited
Inner Relief Road	300	Louth	10/01/2017	Private	Van Dijk Architects
Prussia Street	203	Dublin	05/01/2017	Private	Marlet Property Group
Buckley House	115	Kildare	30/09/2016	Private	Forward Thinking, Future Planning Limited
Fairgreen Road	147	Galway	18/09/2016	Private	CWC Webworks Limited
58-64 Dominick Street Upper	130	Dublin	11/08/2016	Private	Ziggurat
Lower Rathmines Road	212	Dublin	26/04/2016	Private	Blackberry Fair Partnership
Former Coca-Cola Bottling Plant	484	Cork	13/04/2016	Private	Gainstar Limited Partnership
Grand Total	8,636				



County	2017	2018	Grand Total
Cork		159	159
Dublin	31	223	254
Kildare		483	483
Sligo	21		21
Grand Total	52	865	917

Total Private: 917 Bed-Spaces

Plans Applied Bed-Spaces

Location	Beds	County	Application Date	Funding	Promoter
Mariavilla Maynooth	483	Kildare	20/03/2018	Private	Cairn Homes
Former Kelleher Tyres Premises	124	Cork	28/02/2018	Private	Kevin Lynch
4 Preston Street	15	Dublin	13/02/2018	Private	Ennisleix Developments
Former 'Matts of Cabra'	208	Dublin	19/01/2018	Private	Labinies Limited
Loreto House	35	Cork	16/01/2018	Private	Mideam
Clarion Road	21	Sligo	20/11/2017	Private	Protogenia Limited
Emmet Court	31	Dublin	27/07/2017	Private	Derek Kelly
Grand Total	917				