

Places for Everyone Representation 2021

<b>Family Name</b>	Bennett
<b>Given Name</b>	Emily
<b>Company / Organisation</b>	University of Manchester Students Union
<b>Person ID</b>	1286539
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Bennett
<b>Given Name</b>	Emily
<b>Company / Organisation</b>	University of Manchester Students Union
<b>Person ID</b>	1286539
<b>Title</b>	JP-H 2 Affordability of New Housing
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	NA
<b>Soundness - Effective?</b>	NA
<b>Compliance - Legally compliant?</b>	NA
<b>Compliance - In accordance with the Duty to Cooperate?</b>	NA
<b>Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</b>	<p>Manchester City Council's report on Purpose Built Student Accommodation on the 13 October 2020 outlined a need to build more PBSA in Manchester, but stressed the importance of new PBSA being affordable but high quality. PBSA in Manchester is among the most expensive but worst quality in the country, therefore growth should be regulated by Greater Manchester Combined Authority to assure standards.</p> <p>A requirement for a minimum number of rooms in PBSA to be affordable to students should be added to this policy in line with the Mayor's commitment to making the City Region the best place in the UK to be a student and reflective of the £2.17billion contribution to the local economy.</p> <p>In addition to a requirement for affordable rooms, a requirement for a nominations agreement would ensure that universities can prioritise rooms for students most in need. It would also bring more of the PBSA sector under the Public Sector Equality Duty, creating a more diverse set of rooms to meet student needs, for example around adaptability for disabled students.</p> <p>The NUS and Sadiq Khan's Spatial Development Strategy (the London Plan) define "affordable" as being 55% of the maximum student loan, which would be £124.25, based on a 42 week rent for a student living away from home outside London.</p> <p>There should be a requirement for developers to work closely with local Higher Education Institutions (HEIs) to ensure new developments are connected to campuses through safe walking, cycling and integrated public transport routes. Developments should reflect institutional student numbers growth strategies.</p>

<p><b>Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.</b></p>	<p>The following clause be added:</p> <p>Ensuring that local and strategic need for purpose built student accommodation is addressed, provided that:</p> <p>at least 35 per cent of the accommodation must be secured as affordable student accommodation or 50 per cent where the development is on public land or industrial land appropriate for residential uses;</p> <p>the majority of the bedrooms in the development including all of the affordable student accommodation bedrooms are secured through a nomination agreement for occupation by students of one or more higher education providers.</p> <p>A transport impact review is conducted for new developments to ensure students are able to safely travel to University/College campuses.</p>
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