



Quarter 1 2019 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 Minister 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 Q1, 2019.

Progress on delivery of Purpose Built Student Accommodation (PBSA)

The year-end 2017 figures showed a total of 15,902 bed spaces either completed or in the planning and development process. By the end of 2018 this figure had risen to 19,293. The number of planning applications, applications granted and work on site all continue to increase.

As of the end of Q1, 2019, a total of 6,362 bed spaces have been completed. Further to this, there are 6,007 bed spaces on site and plans approved for an additional 6,005 bed spaces, representing a total of 21,254 bed spaces either complete or in the planning process at the end of Q1 2019.

Actual Developments (bed-spaces)			
	Q4, 2017	Q4, 2018	End Q1, 2019
Completions since the launch of <i>Rebuilding Ireland</i> in July 2016	2,606	6,348	6,362
Developments on site	4,553	4,432	6,007
	7,159	10,780	12,369
Potential Developments (bed-spaces)			
Planning Permission Granted	6,927	7,691	6,005
Planning Permission Applied	1,816	822	2,880
	8,743	8,513	8,885

Rent Predictability Measures for the Student Accommodation Sector

The affordability of accommodation is a vital element in ensuring access to third level education for all of our students. On foot of a number of cases of rent increases in excess of 18% in 2018, provisions relating to the introduction of rent predictability for students residing under licence in student specific accommodation have been incorporated into the Residential Tenancies (Amendment) (No. 2) Bill 2018.

The provisions as drafted will incorporate registered students, residing under licence arrangements in PBSA during term-time, under the existing Rent Pressure Zone legislation. This will apply to students living in either privately or publicly run PBSA. Students and licensors will also be able to utilise the dispute resolution facilities provided by the Residential Tenancies Board (RTB).

In common with the registration requirement for tenancy agreements, the legislation will also require both public and private providers of PBSA to register licenses with the RTB.

Rent Pressure Zones, which regulate rental increases to a maximum of 4% p.a., have a legal basis under the Residential Tenancies Act 2004 (as amended). To date, the Act applies to tenancies, subject to a limited number of exceptions but it does not apply where a dwelling is occupied by a person under an arrangement which is not a tenancy. A licensing arrangement is typically applied in many types of student accommodation due to the short-term nature of residency.

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 Q1 2019, 13 developments have availed of the fast track planning procedure. Of these developments, four have moved on-site, plans have been approved for three developments and plans have been submitted for a further six developments. When complete, these developments will represent 5,298 of the total number of bed spaces being delivered through the National Student Accommodation Strategy.

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.

Homeowners are 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.

The Union of Students in Ireland (USI) 2018 #HomesforStudy campaign ran from June to end September 2018. An analysis of the outcomes of the campaign is under way.

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.

Inter Departmental Working Group on Student Accommodation

April 2019



Student Accommodation Development Activity March 2019

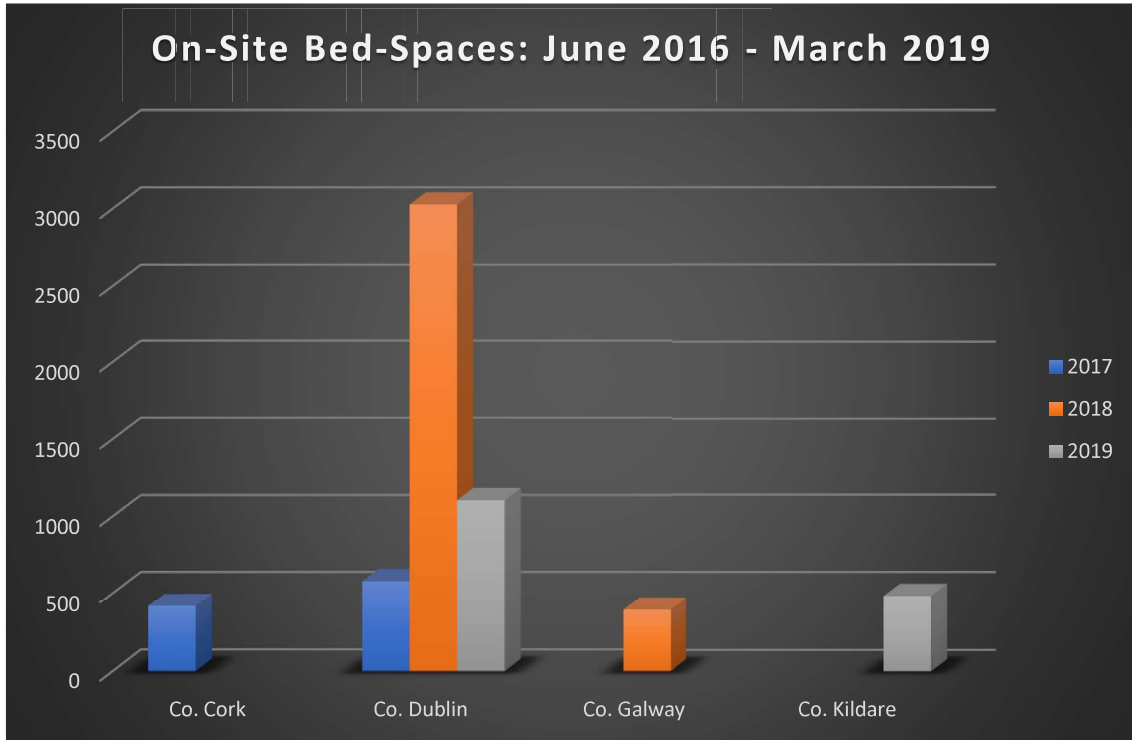
A Comprehensive Overview of Current and Pipeline
Student Accommodation Activity
(in collaboration with Construction Information Services)

Completed Bed-Spaces Between 2016 - 2019

Developer	Location	Bed-Spaces	Completion
N/A	409 Stillorgan Road	14	Feb-19
GSA Developments	Dublin (9-11 Grangegorman)	571	Dec-18
O'Flynn Construction	Dublin, Tram Shed D1	966	Dec-18
Hatch Student Living	Copley Street, Cork	155	Nov-18
N/A	Former Munster GAA HQ, Cork	8	Oct-18
Mideam	Cork	14	Aug-18
Ziggurat	Cork, Muskerry	202	Aug-18
NUI Galway	Galway	429	Aug-18
Mortar Properties	Dublin, Church St. D11	232	Jul-18
Hattington Student	Dublin, Thomas St.	263	Jul-18
Ivearagh Group	Dublin, Grangegorman	132	Jul-18
Summeroad Developments	Dublin, Summerhill D1	393	Jul-18
GSA Developments	Dublin	296	Apr-18
Iveagh	Galway	81	Jan-18
GSA Developments	Dublin, Gardner St.	520	Sep-17
GSA Developments	Dublin, Mill St.	406	Aug-17
Variety Holdings	Cork	34	Aug-17
Hines Ireland	Dublin, Dorset St.	463	Jul-17
St. Augustine Priory	Limerick	7	Mar-17
Maynooth University	Kildare	296	Jan-17
UCD	Dublin	354	Aug-16
KSH Europe	Dublin, Digital Hub	471	Aug-16
Atlantic Diamond	Dublin, Parnell Sq.	7	Jun-16
Safestore (Ireland)	Dublin, Wexford St.	48	Jun-16
Grand Total		6,362	

Public Bed-Spaces (HEIs): 1,079

Private Bed-Spaces: 5,283



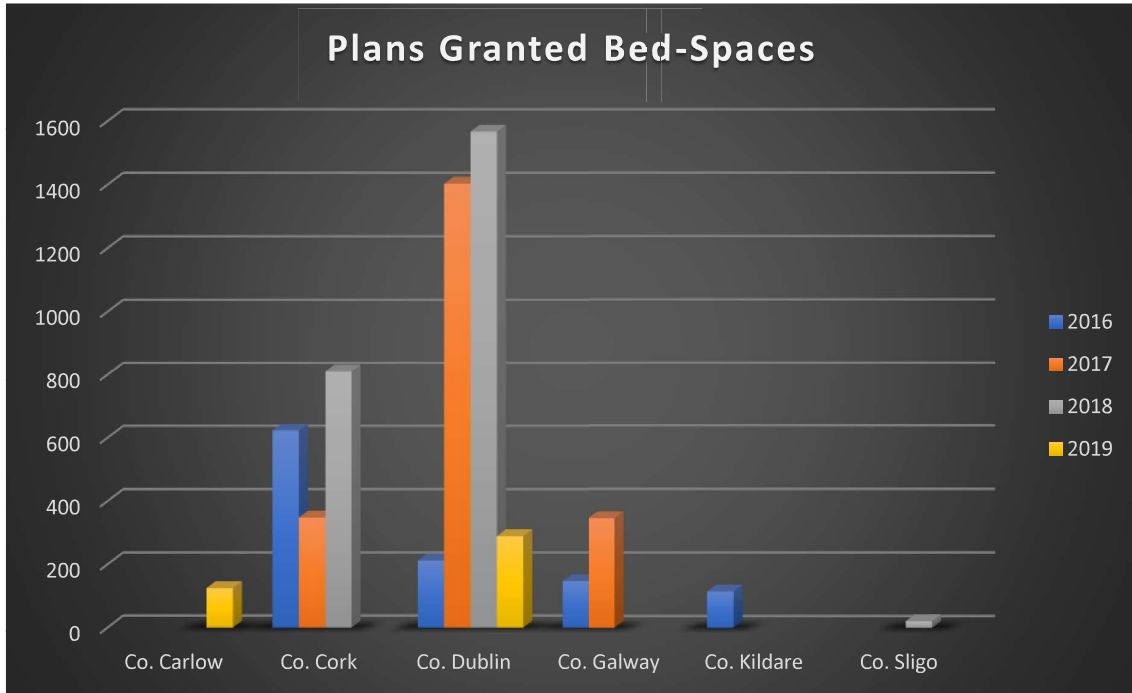
County	2017	2018	2019	Grand Total
Cork	417			417
Dublin	579	3028	1106	4713
Galway		394		394
Kildare			483	483
Grand Total	996	3422	1589	6007

On Site Bed-Spaces: June 2016 – March 2019

ID	Beds	County	Start Date	Finish Date	Address	Funding	Promoter
1000200	166	Dublin	27/03/2019	27/09/2020	The Donnelly Centre (Phase 2)	Private	Hines
969659	576	Dublin	25/03/2019	13/03/2021	Former the Blakes and Esmonde Motors	Private	Cairn Homes
957613	364	Dublin	25/02/2019	25/02/2021	Balbutcher Lane	Private	Lidl Ireland
982148	483	Kildare	22/01/2019	22/01/2022	Mariavilla	Private	Cairn Homes
915732	117	Dublin	27/11/2018	26/11/2019	Summerhill (Phase 2)	Private	GSA
993406	394	Galway	30/10/2018	30/04/2020	Westwood Hotel	Private	NTM ROI Seed Capital
933611	232	Dublin	28/06/2018	28/08/2019	Carman's Hall	Private	Crosslane Student Develop.
959107	924	Dublin	16/05/2018	16/09/2022	UCD	Public	UCD
954044	399	Dublin	09/04/2018	09/04/2020	Donnelly Centre	Private	Donnelly Centre
852069	300	Dublin	08/03/2018	08/03/2020	71-75, Aungier Street	Private	Kesteven
888541	308	Dublin	23/02/2018	23/08/2019	Brickfield Lane	Private	Brickfield Investments
911379	77	Dublin	19/02/2018	19/08/2019	25-29 Dominick Upper St.	Private	GSA
916607	247	Dublin	19/02/2018	19/08/2019	58-64 Dominick Upper St.	Private	GSA
909633	424	Dublin	07/02/2018	07/08/2019	274 North Circular Rd.	Private	GSA
590052	417	Cork	20/11/2017	20/11/2020	Brewary Quarter	Private	BAM
898773	329	Dublin	09/10/2017	09/05/2019	Montpelier Hill	Private	Hattington Student
903346	250	Dublin	15/02/2017	15/08/2019	Oisín House	Public	TCD
Grand Total	6007						

Public Bed-Spaces (HEIs) = 1,174

Private Bed-Spaces = 4,833



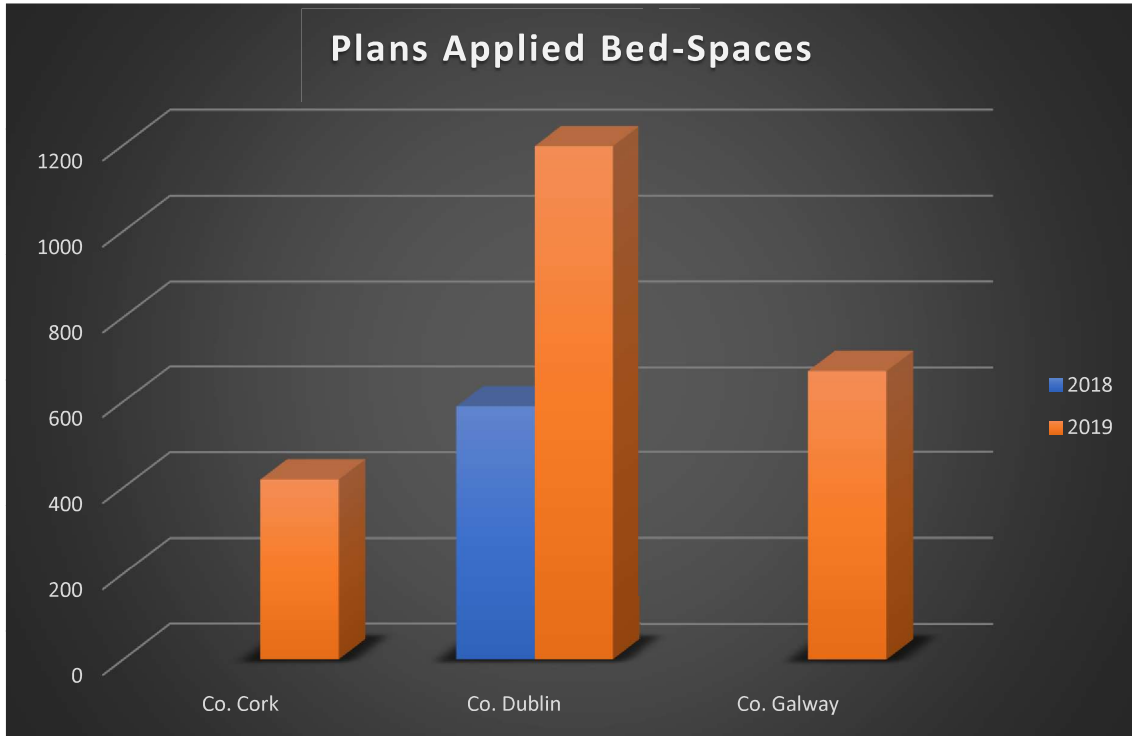
Row Labels	2016	2017	2018	2019	Grand Total
Carlow				125	125
Cork	623	348	810		1781
Dublin	212	1403	1567	289	3471
Galway	147	345			492
Kildare	115				115
Sligo			21		21
Grand Total	1097	2096	2398	414	6005

Plans Granted Bed-Spaces

ID	Beds	County	Decision Date	Address	Funding	Promoter
1014136	289	Dublin	06/02/2019	Nolan Seafoods	Private	NTM ROI Seed Capital
991603	125	Carlow	01/02/2019	Walshe's Yard	Private	Carlow Estate
964348	21	Sligo	18/10/2018	Clarion Road	Private	N/A
979213	124	Cork	01/10/2018	Former Kelleher Tyres	Private	N/A
992576	28	Cork	22/05/2018	Loreto House	Private	N/A
970050	208	Dublin	19/04/2018	Former 'Matts of Cabra'	Private	Labinies Ltd
955106	255	Cork	12/03/2018	The Former Crow's Nest	Public	UCC
932141	242	Cork	08/03/2018	Former Square Deal Premises	Private	Summix Developments
936048	161	Dublin	02/02/2018	493-511 North Circular Road	Private	Minfey Ltd
965866	4	Dublin	26/01/2018	Dunard Road	Private	N/A
917412	161	Cork	18/01/2018	Gillian House	Private	Summix Developments
959107	1194	Dublin	09/01/2018	UCD	Public	UCD
933384	345	Galway	07/12/2017	Former Topaz Oil Facility	Private	Bonham Docks
932470	349	Dublin	26/10/2017	The Brewery Block	Private	Summix Developments
927919	341	Dublin	24/10/2017	Phibsborough Shopping Centre	Private	Mm Capital Ltd
913998	494	Dublin	13/06/2017	Jameson Gate Development	Private	Park Shopping Centre
893135	348	Cork	17/05/2017	Former O'Mahony Packaging	Private	Montesa Ltd
903446	16	Dublin	17/02/2017	St. Alphonsus Avenue	Private	BFJ Developments
904733	203	Dublin	05/01/2017	84-87 Prussia Street	Private	Marlet Property
871882	115	Kildare	30/09/2016	Buckley House	Private	Forward Thinking
882493	147	Galway	18/09/2016	Fairgreen Road	Private	CWC Webworks
839975	212	Dublin	26/04/2016	46 Lower Rathmines Road	Private	Blackberry Fair
857706	623	Cork	13/04/2016	Former Coca Cola Bottling	Private	Future Generation
Grand Total	6,005					

Public Bed-Spaces (HEIs) = 1,449

Private Bed-Spaces: 4,556



County	2018	2019	Grand Total
Cork		419	419
Dublin	589	1198	1787
Galway		674	674
Grand Total	589	2291	2880