

Balanced Communities

Dr Richard Tyler
National HMO Lobby

Councillors Campaign for Balanced Communities

Agenda for Change

Conference, Nottingham, 13 March 2008

A New University Challenge

- A New Challenge to Providers
 - DIUS, *A new 'University Challenge'*, March 2008
- A New Challenge to Communities
 - more studentification?
- A New Challenge to the Government?
 - a tripartite delegation?

The Government Perspective

- Iain Wright, Planning Minister, CLG

"We propose to consult on possible amendments to the Use Classes Order in relation to HMOs later in the year," 15 Jan 2008

- Yvette Cooper, (ex) Housing Minister, CLG

"The review will look at how the increasing number of buy-to-let accommodation and student tenants has impacted on the private rented sector," 23 January 2008

- John Denham, Secretary of State, DIUS

"It is the reality that, if there are areas in which the concentration of student housing is very great, there cannot be a balanced and sustainable community," 5 June 2007

Stakeholder Perspectives

- Universities UK

Studentification: a guide to opportunities, challenges and practice, London, January 2006

- National Union of Students

Students in the Community: Working together to achieve harmony, London, June 2007

- National HMO Lobby

Balanced Communities & Studentification: Problems & Solutions, Leeds, March 2008

Balanced Communities

- Community

meaningless usage, meaningful usage

- Balance

negative reasons, positive reasons

approximating national demographic norms

- Tipping Point

significantly exceeding the norm

e.g. HMOs: in excess of 10%

Studentification

- **Definition**

‘A local community is substituted by a student community.’

- **Causes**

Demographic imbalance

- **Effects**

Increasing problems: social, environmental, economic

Declining community: decimation, disruption, distress

Ten Point Plan

- Partnership
 - 1 Forum
 - 2 Accommodation Audit
 - 3 Action Plan
- Housing
 - 4 Mandatory HMO Licensing
 - 5 Additional HMO Licensing
 - 6 Housing Strategy
- Planning
 - 7 Areas of Restraint
 - 8 Thresholds
 - 9 Purpose Built Development
 - 10 Use Classes Order