

Westminster Higher Education Forum Keynote Seminar:

The future of the student housing market - investment, regulation and meeting changing expectations

Timing: Morning, Thursday, 16th June 2016

Venue: Sixty One Whitehall, London SW1A 2ET



Draft agenda subject to change

- 8.30 - 9.00 Registration and coffee
- 9.00 - 9.05 **Chair's opening remarks**
Baroness Warwick of Undercliffe, Chair, National Housing Federation
- 9.05 - 9.15 **Latest trends in the student housing market and prospects for the future**
Jo Winchester, Head, Student Accommodation Valuation and Senior Director, CBRE
- 9.15 - 9.45 **Who can afford to live and study in London? - managing increased demand for student accommodation and addressing rising costs**
Tom Copley AM, Chair, Housing Committee, London Assembly
Questions and comments from the floor
- 9.45 - 10.35 **Meeting demand for student housing - planning and investor appetite**
How well is increased demand for student housing, expected to rise following the removal of the student number controls, being met by the supply of private rented accommodation; which areas are most likely to suffer problems matching adequate supply with demand? With investment in student accommodation being increasingly seen as one of the top asset classes in which to invest, how stable is the market; what are the potential risks and how can they be mitigated by regulators, investors and developers? Is there a case for reforms to the planning system in order to speed up the ability of the market to respond to increased demand? What impact will the proposed increased Bank of England regulation of buy-to-let lending have on the student housing market? To what extent is the announced 3% increase in Stamp Duty on buy-to-let properties and new restrictions on claiming mortgage relief on second homes likely to affect the number of private landlords operating in the student housing market?
Peter Lyons, Director, QMPF
Heriberto Cuanalo, Chief Executive Officer, Collegiate AC Group
Jonathan Riley, Partner, Pinsent Masons
Agi Eugenio, Managing Director, Northstar Homes
Questions and comments from the floor with **Jo Winchester**, Head, Student Accommodation Valuation and Senior Director, CBRE
- 10.35 - 10.40 **Chair's closing remarks**
Baroness Warwick of Undercliffe, Chair, National Housing Federation
- 10.40 - 11.10 Coffee
- 11.10 - 11.15 **Chair's opening remarks**
Oliver Colvile MP, Chair, All-Party Parliamentary Group for the Private Rented Sector and Vice Chair, All-Party Parliamentary Group for Universities
- 11.15 - 12.05 **Competition in the student housing market - design, value for money and changing student expectations**
How are student expectations of quality housing changing and is this driving a shift towards larger, managed developments over traditional Houses of Multiple Occupancy (HMOs)? What innovative solutions exist to address the tension between competing demands for quality and affordability? Is the increase in student maintenance loans to £8,200 (outside of London, £10,702 within London) likely to result in further rent inflation; if so, is there a need for greater regulation of student rents? Does the level of pastoral support traditionally offered by university-run accommodation mean this type of accommodation should remain the primary option for first year students; what could private student accommodation providers do to match this pastoral care offer?
James Pullan, Proprietary Partner and Head of Student Property, Knight Frank
Candace Davies, Head of Accommodation, Lancaster University
Nick Riley, Design Director and Head of Student Living, WCEC Architects
Angus O'Brien, Halls Accommodation Representative, University College London Union
Questions and comments from the floor
- 12.05 - 12.55 **Regulating student accommodation and integrating students into the community**
Will the impact of the Government's proposals for extending the requirement for an HMO licence to all properties in multiple occupancy be likely to result in increased quality of student housing; what will be the challenges for local authorities in enforcing these regulations? What can be done to resolve disputes between students and landlords? What role should universities and students' unions play in assisting students to find suitable student accommodation and address instances of poor quality housing on offer in the local area? How can universities and local authorities work together to address local resident concerns and better integrate students within the community?
Douglas Haig, Vice Chairman and Director for Wales, Residential Landlords Association and Managing Director, Seraph Property Management
Michelle Houston, Service Manager, Private Housing Standards, Sheffield City Council
Peter Smith, Managing Director, Bill Free Homes
Anita Rivera, Partner, Mishcon de Reya
Questions and comments from the floor
- 12.55 - 13.00 **Chair's and Westminster Higher Education Forum closing remarks**
Oliver Colvile MP, Chair, All-Party Parliamentary Group for the Private Rented Sector and Vice Chair, All-Party Parliamentary Group for Universities
Jonny Roberts, Associate Editor, Westminster Higher Education Forum