



WESTMINSTER
HIGHER EDUCATION
FORUM

The future of the student housing market - investment, regulation and meeting changing expectations 16th June 2016

CONDITIONS FOR USE OF TRANSCRIPTS:

This document is intended to provide a timely reference for interested parties who are unable to attend the event to which it refers. Some portions are based on transcripts of proceedings and others consist of text submitted by speakers or authors, and are clearly marked as such. As such, apart from where it is indicated that the text was supplied by the speaker, it has not been possible for the transcript to be checked by speakers and so this portion of the document does not represent a formal record of proceedings. Despite best endeavours by Westminster Forum Projects and its suppliers to ensure accuracy, text based on transcription may contain errors which could alter the intended meaning of any portion of the reported content. Anyone who intends to publicly use or refer to any text based on the transcript should make clear that speakers have not had the opportunity for any corrections, or check first with the speaker in question. If in doubt, please contact the forum first.

Contents

<u>About this Publication</u>	3
<u>Agenda</u>	4
<u>Session Chair's opening remarks</u>	
Baroness Warwick of Undercliffe , Chair, National Housing Federation (<i>transcript</i>)	6
<u>Latest trends in the student housing market and prospects for the future</u>	
Jo Winchester , Head, Student Accommodation Valuation and Senior Director, CBRE (<i>transcript</i>)	7
<u>Who can afford to live and study in London? - managing increased demand for student accommodation and addressing rising costs</u>	
Tom Copley AM , Chair, Housing Committee, London Assembly (<i>transcript</i>)	10
Questions and comments from the floor (<i>transcript</i>)	12
<u>Meeting demand for student housing - planning and investor appetite</u>	
Peter Lyons , Director, QMPF (<i>transcript</i>)	15
Heriberto Cuanalo , Chief Executive Officer, Collegiate AC Group (<i>transcript</i>)	17
Jonathan Riley , Partner, Pinsent Masons (<i>transcript</i>)	19
Agi Eugenio , Managing Director, Northstar Homes (<i>transcript</i>)	21
Questions and comments from the floor with Jo Winchester , Head, Student Accommodation Valuation and Senior Director, CBRE (<i>transcript</i>)	22
<u>Session Chair's closing remarks</u>	
Baroness Warwick of Undercliffe , Chair, National Housing Federation (<i>transcript</i>)	33
<u>Session Chair's opening remarks</u>	
Oliver Colville MP , Chair, All-Party Parliamentary Group for the Private Rented Sector and Vice Chair, All-Party Parliamentary Group for Universities (<i>transcript</i>)	34
<u>Competition in the student housing market - design, value for money and changing student expectations</u>	
James Pullan , Proprietary Partner and Head of Student Property, Knight Frank (<i>transcript</i>)	35
Candace Davies , Head of Accommodation, Lancaster University (<i>transcript</i>)	37
Nick Riley , Design Director and Head of Student Living, WCEC Architects (<i>transcript</i>)	39
Angus O'Brien , Halls Accommodation Representative, University College London Union (<i>transcript</i>)	41
Questions and comments from the floor (<i>transcript</i>)	43
<u>Regulating student accommodation and integrating students into the community</u>	
Douglas Haig , Vice Chairman and Director for Wales, Residential Landlords Association and Managing Director, Seraph Property Management (<i>transcript</i>)	53
Michelle Houston , Service Manager, Private Housing Standards, Sheffield City Council (<i>transcript</i>)	55
Peter Smith , Managing Director, Bill Free Homes (<i>transcript</i>)	57
Anita Rivera , Partner, Mishcon de Reya (<i>transcript</i>)	59
Questions and comments from the floor (<i>transcript</i>)	61
<u>Session Chair's and Westminster Higher Education Forum closing remarks</u>	
Oliver Colville MP , Chair, All-Party Parliamentary Group for the Private Rented Sector and Vice Chair, All-Party Parliamentary Group for Universities (<i>transcript</i>)	70
Jonny Roberts , Associate Editor, Westminster Higher Education Forum (<i>transcript</i>)	71
<u>List of Delegates Registered for Seminar</u>	72
<u>Contributor Biographies</u>	76

Please be advised that speakers' PowerPoint presentations are included within the transcript itself, just beneath the relevant speaker's text. Please note that not all speakers are able to grant permission for us to include their slides.

About this Publication

This publication reflects proceedings at the Westminster Higher Education Forum Keynote Seminar: The future of the student housing market - investment, regulation and meeting changing expectations held on 16th June 2016. The views expressed in the articles are those of the named authors, not those of the Forum or the sponsors, apart from their own articles.

Although Westminster Higher Education Forum is grateful to all sponsors for the funding on which we depend, participation in events and publications is never conditional on being a sponsor. As well as funding ongoing operations, sponsorship enables the Forum to distribute complimentary copies of publications, and offer complimentary tickets for events, to Government ministers, parliamentarians and officials most involved in policy.

This publication is copyright. Its copying, in whole or in part, is not permitted without the prior written consent of the publishers. However, extracts of the text may be reproduced for academic or review purposes, subject to the conditions of use outlined in the previous page, providing they are accurate, are not used in a misleading context and the author, their organisation and the Westminster Higher Education Forum are acknowledged. We would also appreciate being informed.

Westminster Higher Education Forum

UK Headquarters
4 Bracknell Beeches
Old Bracknell Lane West
Bracknell
Berkshire RG12 7BW

T: 01344 864796

F: 01344 420121

publications@westminsterforumprojects.co.uk

Directors

Peter van Gelder
Chris Whitehouse