



## Quarter 3 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 increase the supply of housing to students and to reduce dependency on 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.. It was designed to further support the development of purpose built student accommodation.

*Rebuilding Ireland: Action Plan for Housing and Homelessness* set a target of 7,000 additional purpose built student accommodation bed spaces to be delivered by end 2019 and 21,000 by 2024. This report represents a progress update as of end Q3, 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, with the total potential figure now standing at 23,649

As of the end of Q3, 2019, a total of 8,229 bed spaces have been completed. Further to this, there are 5,254 bed spaces on site and plans approved for an additional 7,771 bed spaces, representing a total of 21,254 bed spaces either complete, under construction or with plans granted at the end of Q3 2019.

Actual Developments (bed-spaces)			
	Q1 2019	Q2 2019	Q3 2019
Completions since the launch of <i>Rebuilding Ireland</i> in July 2016	6,362	6,691	8,229
Developments on site	6,007	5,986	5,254
	<b>12,369</b>	<b>12,677</b>	<b>13,483</b>
Potential Developments (bed-spaces)			
Planning Permission Granted	6,005	8,577	7,771
Planning Permission Applied	2,880	203	2,395
	<b>8,885</b>	<b>8,780</b>	<b>10,166</b>

## **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.

The Residential Tenancies (Amendment) Act 2019 provides rent predictability for students living under licence in PBSA, and their parents, by including registered students residing under licence arrangements in PBSA during term-time, under existing Rent Pressure Zone provisions. The provisions came into effect for licenses on 15th August 2019, meaning students in existing PBSA in Rent Pressure Zones now enjoy the same rent predictability measures as tenants.

Registered students and licensors may also utilise the dispute resolution facilities provided by the Residential Tenancies Board (RTB).

In common with the registration requirement for tenancy agreements, both public and private providers of PBSA are now required 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 2004-2019. Prior to now, the Act applied to tenancies, subject to a limited number of exceptions but it did not apply where a dwelling was occupied by a person under an arrangement which was 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 Q3 2019, there are 18 developments which have availed of the fast track planning procedure. Of these developments six are currently on-site, and plans have been approved for a further eight developments. When complete, these developments will represent 7,573 of the total number of bed spaces being delivered through the National Student Accommodation Strategy.

Inter Departmental Working Group on Student Accommodation

October 2019



# Student Accommodation Development Activity September 2019

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

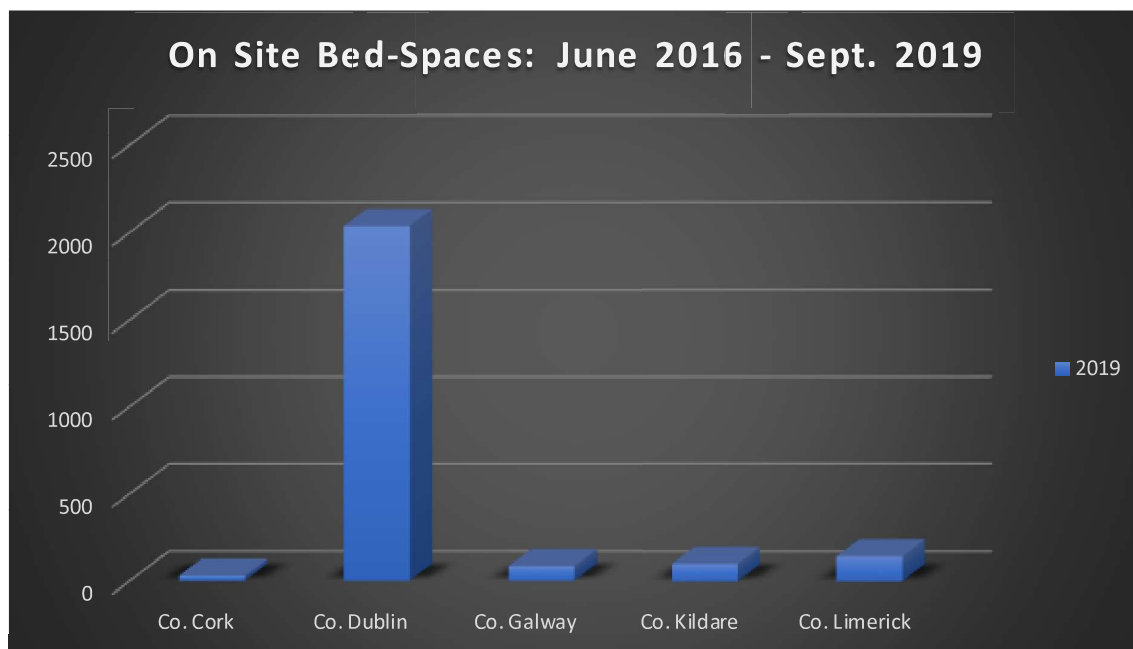
## Completed Bed-Spaces Between 2016 - 2019

Developer	Location	Bed-Spaces	Completion
<b>Crosslane Student Dev.</b>	Carman's Hall	232	Aug-19
<b>Brickfield Investments</b>	Brickfield Lane	308	Aug-19
<b>GSA</b>	58-64 Dominick Upper St.	247	Aug-19
<b>GSA</b>	25-29 Dominick Upper St.	77	Aug-19
<b>TCD</b>	Oisin House	250	Aug-19
<b>GSA</b>	274 North Circular Rd.	424	Aug-19
<b>Hattington Student</b>	Montpelier Hill	329	May-19
<b>N/A</b>	409 Stillorgan Road	14	Feb-19
<b>GSA Developments</b>	Dublin (9-11 Grangegorman)	571	Dec-18
<b>O'Flynn Construction</b>	Dublin, Tram Shed D1	966	Dec-18
<b>Hatch Student Living</b>	Copley Street, Cork	155	Nov-18
<b>N/A</b>	Former Munster GAA HQ, Cork	8	Oct-18
<b>Mideam</b>	Cork	14	Aug-18
<b>Ziggurat</b>	Cork, Muskerry	202	Aug-18
<b>NUI Galway</b>	Galway	429	Aug-18
<b>Mortar Properties</b>	Dublin, Church St. D11	232	Jul-18
<b>Hattington Student</b>	Dublin, Thomas St.	263	Jul-18
<b>Ivearagh Group</b>	Dublin, Grangegorman	132	Jul-18
<b>Summeroad Developments</b>	Dublin, Summerhill D1	393	Jul-18
<b>GSA Developments</b>	Dublin	296	Apr-18
<b>Iveagh</b>	Galway	81	Jan-18
<b>GSA Developments</b>	Dublin, Gardner St.	520	Sep-17
<b>GSA Developments</b>	Dublin, Mill St.	406	Aug-17
<b>Variety Holdings</b>	Cork	34	Aug-17
<b>Hines Ireland</b>	Dublin, Dorset St.	463	Jul-17
<b>St. Augustine Priory</b>	Limerick	7	Mar-17
<b>Maynooth University</b>	Kildare	296	Jan-17
<b>UCD</b>	Dublin	354	Aug-16
<b>KSH Europe</b>	Dublin, Digital Hub	471	Aug-16
<b>Atlantic Diamond</b>	Dublin, Parnell Sq.	7	Jun-16
<b>Safestore (Ireland)</b>	Dublin, Wexford St.	48	Jun-16

Grand Total		8,229	
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**Public Bed-Spaces (HEIs): 1,329**

**Private Bed-Spaces: 6,900**



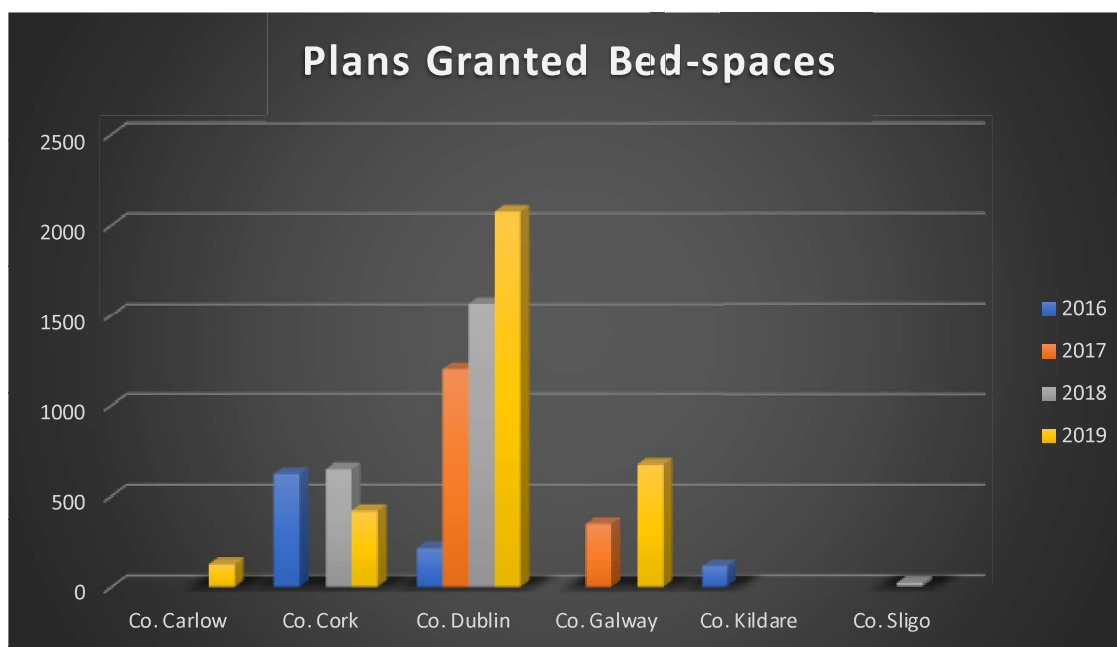
County	2017	2018	2019	Grand Total
Cork	417		764	1181
Dublin		1740	1309	3049
Galway		394	147	541
Kildare			483	483
Grand Total	417	2134	2703	5254

## On Site Bed-Spaces: June 2016 – August 2019

ID	Beds	County	Start Date	Finish Date	Address	Funding	Promoter
955106	255	Cork	16/09/2019	19/03/2021	The Former Crow's Nest	Public	UCC
904733	203	Dublin	21/08/2019	21/08/2020	84-87 Prussia St.	Private	Marlet Property
893135	348	Cork	03/07/2019	03/09/2020	Former O'Mahony Packaging	Private	Montesa Ltd
917412	161	Cork	15/05/2019	15/08/2020	Gillian House	Private	Round Hill Capital
882493	147	Galway	10/04/2019	10/10/2020	Fairgreen Road	Private	Brickfield Investments
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 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
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
590052	417	Cork	20/11/2017	20/11/2020	Brewery Quarter	Private	BAM
<b>Grand Total</b>	5254						

**Public Bed-Spaces (HEIs) = 1,179**

**Private Bed-Spaces = 4,075**



County	2016	2017	2018	2019	Grand Total
<b>Carlow</b>				125	125
<b>Cork</b>	623		394	419	1436
<b>Dublin</b>	212	1200	1567	2076	5055
<b>Galway</b>		345		674	1019
<b>Kildare</b>	115				115
<b>Sligo</b>			21		21
<b>Grand Total</b>	<b>950</b>	<b>1545</b>	<b>1982</b>	<b>3294</b>	<b>7771</b>



## Plans Granted Bed-Spaces

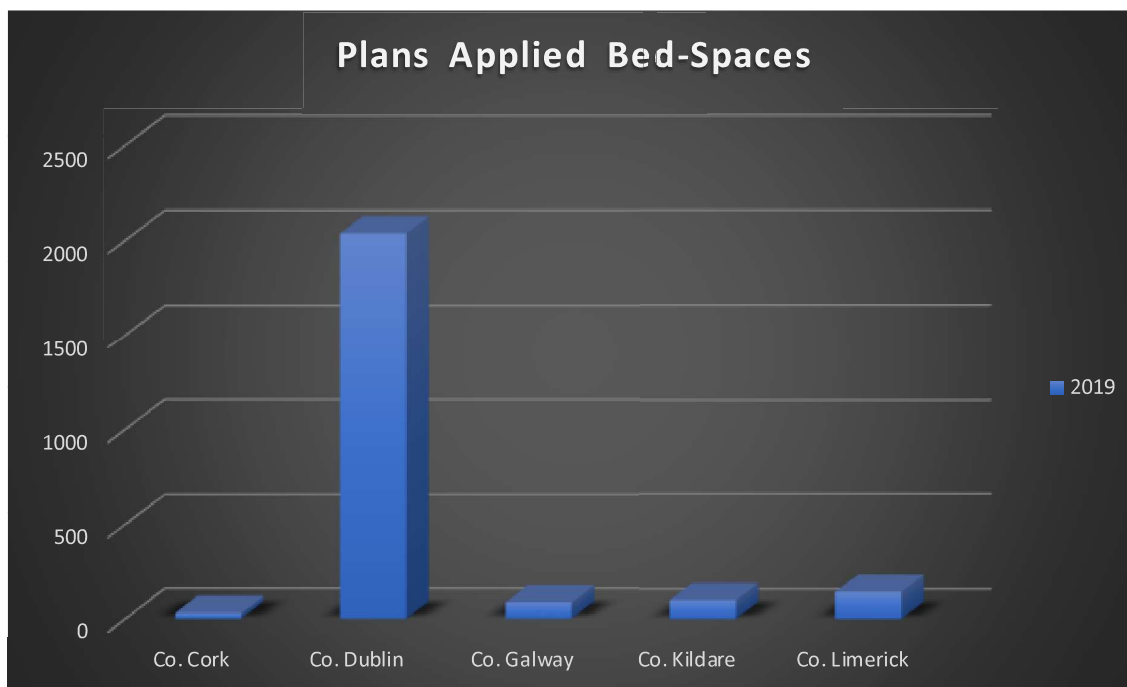
ID	Beds	County	Decision Date	Address	Funding	Promoter
1035787	674	Galway	11/06/2019	NUIG Campus	Public	NUIG
1027233	142	Dublin	24/05/2019	Stoneybatter	Private	CSD Limited
1032241	257	Dublin	17/05/2019	Kennedy Bakery, D1	Private	Sp Bakery Limited
1028067	419	Cork	30/04/2019	O'Riordan's Joinery	Private	LyonsHall
1029473	706	Dublin	30/04/2019	Sandyford	Private	Prime Living
1025789	403	Dublin	20/12/2018	Belgard House	Private	Atlas GP
1028065	235	Dublin	10/01/2019	Mill Street, Sweeney's Terrace	Private	GSA
1027287	44	Dublin	19/12/2018	Doyle Triangle	Private	Irish Student Fund II
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 'Matt's of Cabra'	Private	Labinies Ltd
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
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
903446	16	Dublin	17/02/2017	St. Alphonsus Avenue	Private	BFJ Developments
871882	115	Kildare	30/09/2016	Buckley House	Private	Forward Thinking
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

<b>Grand Total</b>	7,771					
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**Public Bed-Spaces (HEIs) = 1,868**

**Private Bed-Spaces: 5,903**

*\*See Plans Applied project #1047095 for a change to plans application which will allow for 30 more bedspaces if granted.*



Row Labels	2019	Grand Total
Co. Cork	30	30
Co. Dublin	2037	2037
Co. Galway	85	85
Co. Kildare	100	100
Co. Limerick	143	143
Grand Total	2395	2395