

The Unipol logo consists of the word "unipol" in a white, lowercase, sans-serif font, centered within a dark green rectangular background.

the home of student housing

Nottingham Owners' Briefing

Friday 15th July and Saturday
16th July 2011

Martin Blakey
Chief Executive

National Demand for 2011

- As of 30 June 2011 there were 669,956 applicants for full time undergraduate courses starting in September 2011
 - A rise of 9,003 (1.4%)
- Large rises in 2010 - applications up by 22.9% (home) and 28.7 % (international)
- Higher levels have been maintained but there have been no significant increases this year

National Demand 2011: International Students

- Overseas applicants are up 3.7% from 54,254 to 56,279
- Most significant increases are in:
 - Hong Kong (18%)
 - Malaysia (14%)
 - China (9%)
 - *Romania (39%)*
 - *Estonia (22%)*
- Some falls
 - Africa overall (-7%)
 - Saudi Arabia (-24%)
- Some tightening of visa rules
 - Can only work less than 10 hours per week
 - Higher level of English required
 - Proof of funds needed

HE Policy Perspectives 2011

- Reduced Capital spending
- Cable/Browne Review
 - Cuts working through system
- Recent Higher Education White Paper
 - 'Students at the Heart of the System'

Full fees - £9,000pa

- 58% of institution charging top fee, government originally anticipated a third
- University of Nottingham - £9,000
- Nottingham Trent - £8,500
- Office For Fair Access have approved all universities that applied to charge £9,000 pa
- No universities were forced to drop fee level
- 52 of 141 institutions forced to improve access arrangements

Higher Education White Paper - 'Students at the Heart of the System'

- From 2013
- No overall increase in student numbers
- Universities will be able to 'bid' for the top 60,000 AAB students and admit as many as they can
- Universities will be bid for extra numbers from a pool of 20,000 on courses charging £7,500 or less
- Government will increase these numbers as system beds in
- Business and charities to sponsor additional places outside of existing quotas

University growth?

Guardian, 28 June 2011

"...the university [of Nottingham] has no immediate plans to expand the number of students it admits. He predicts that universities will fight for top students even more than they do now and try to tempt them with scholarships. Greatrix is not happy with some of the government's proposals to encourage private organisations to offer degrees. "If there are entrants who are on the extreme end of cheap and cheerful, this will damage our international reputation," he says."

Impact

- Polarisation of universities?
- Will there be any growth at the top?
- Strengthening of popular, top quality universities
- Increase in numbers offering cheaper courses
- Squeeze on middle ranking universities who struggle to attract top students
- Watch this space

What Happens Next?

- Static undergraduate numbers
- Universities looking to expand international and postgrad numbers – but not all will be successful at this
- Some universities look to attract the AAB students, but many at the top do not want to expand
- Will more students choose to live at home?
- Will affordability become more or less important?

What Happens Next?

- One thing is for certain, the rapid and sustained percentage increases in rent that the market has seen over the past 8 years is unlikely to continue much beyond 2012



Future Demand: Nottingham

University of Nottingham

- University of Nottingham has had 49,282 applicants
- 7% increase on 10/11

Nottingham Trent University

- Nottingham Trent University has had 40,364 applicants
- 9.1% increase on 10/11
- Increase has slowed from 31% last year

Residential Need: University of Nottingham

2008-2009

- This year the University expanded to 27,945
- University housed 8,875 students itself, mainly for first years, with other suppliers leaving 19,070 private sector bed spaces

2009-2010

- Modest increase to 29,220
- The University housed around 9,000 students through special arrangements
- This left 20,220 students in the private sector

2010-2011

- No large growth in numbers or accommodation offer

Residential Need: Nottingham Trent University

2008-2009

- Student numbers increased to 19,815
- University housed 4,773 students itself or in nomination agreements so 15,042 private sector bed spaces required

2009-2010

- Big increase of some 1,500 full time students
- The University housed an additional 800 students through agreements with large providers totalling 5,573
- The demand on the private sector was 15,837

2010-2011

- NTU will reduce it's intake by around 300 - 400 students. 1,200 over 3 year span

2011-2012

- 727 beds coming online at Clifton

Private Sector Demand – Figures for Nottingham

- There are 50,630 students with a residential need in Nottingham
- Around 14,577 are housed in institutionally provided accommodation
- Total private rented sector residential need for 2010-2011 estimated at 36,053 students in Nottingham
- This will drop back by up to 400 students for 2011-2012 which is likely to carry through into 2 further years

Large Developments Current Situation

- All rooms in large developments have let in the current year (2010-2011)
- At present there are 1,048 unlet rooms, compared to 360 at this time last year



Large Developments Future

2010-2011

- Opal brought 300 extra bed spaces online in September at Opal 1, Chettles Yard

2011-2012

- 600 bed spaces are under development at Clifton Campus

2012-2013 (1,890 beds)

- Further 400 bed spaces planned at Chettles Yard
- Mansion Group bringing 140 beds online at Talbot Street
- Further 900 beds at Byron House redevelopment
- 450 beds at redeveloped Odeon site on Maid Marian Way

Cheverton Court, 48 beds in application (unlikely, been pushed back from 2010)

Supply and Demand: Students and Accommodation

- 2010-2011 was the first year Nottingham has seen a reduced intake for some years, this is projected to continue into 2011 - 2013
- The cuts will mean little or no expansion in the number of students
- It is likely there will be some 1,300 fewer students in Nottingham by 2013
- Nottingham has at least 2,490 new purpose built bed spaces in the pipe line over the next 2 - 3 years
- Increasing supply : Falling demand

Surplus

- These developments will have a significant impact on the estimated surplus bed spaces in the student market
 - 2008 4,500 (original estimate)
 - 2009 2,000 (rapid growth)
 - 2010 1,900 (reduced intake and Opal)
 - 2011 2,200 (reduced intake, and Clifton)
 - 2012 2,600 (reduced intake)
 - 2013 5,090 (reduced intake and Chettles, Byron, Odeon, Talbot St)
- Likely that there will be voids in both large developments and off-street properties

Unipol in Nottingham 2011

- The website has had 11,612 bed spaces displayed in the first half of 2011 (Jan-Jun)
- 5,773 were in off street properties
- 5,839 were in large developments



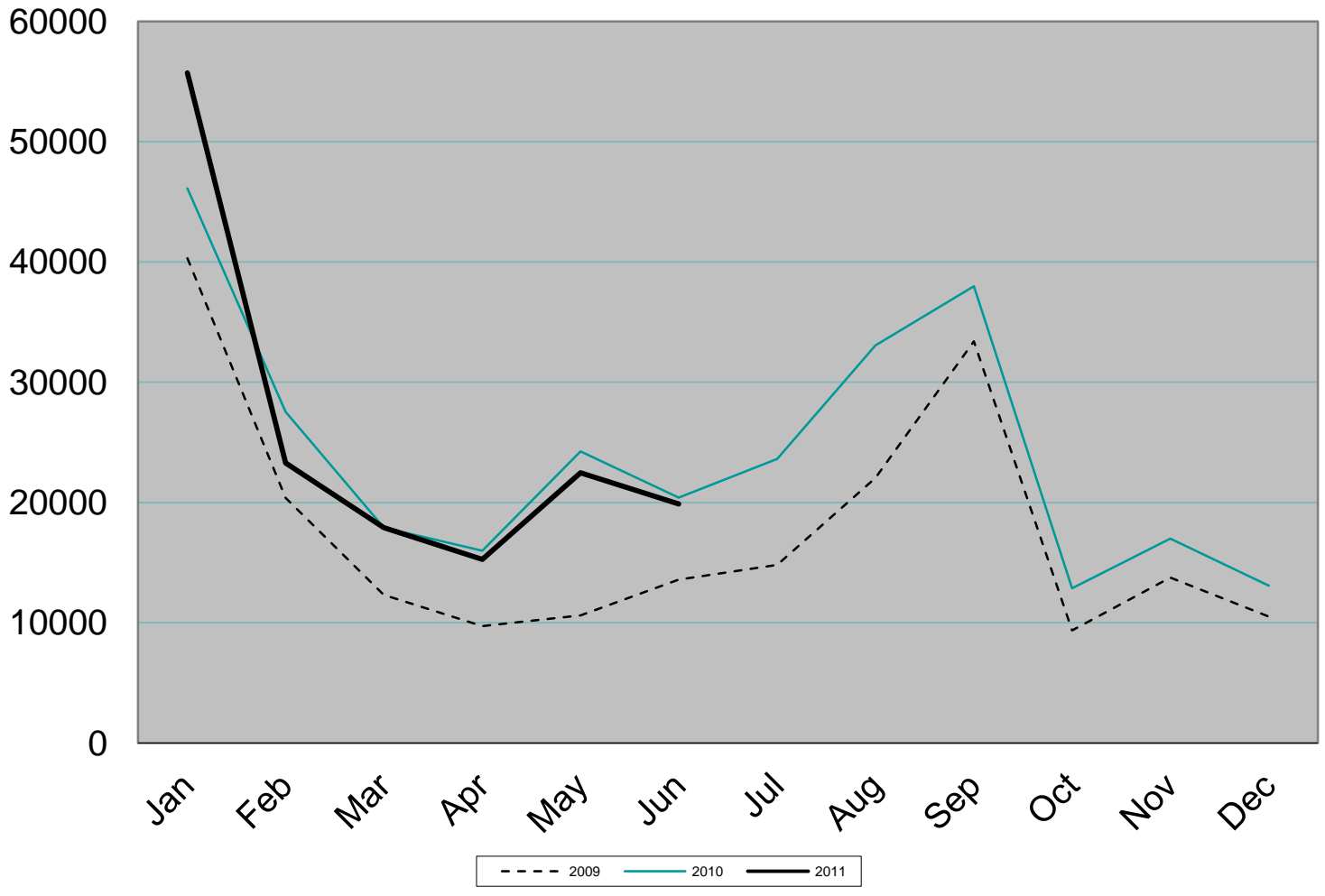
Unipol in Nottingham

Use of the Site

- Total hits on the website
 - Jan – June 2011 8,167,621 (up by 4%)
 - Jan – Jun 2010 7,877,596
 - Jan – Jun 2009 5,655,959
- Total Page Hits
 - Jan – Jun 2011 1,472,927 (up by 2%)
 - Jan – Jun 2010 1,448,014
 - Jan – Jun 2009 1,036,977
- Hosts (users)
 - Jan – Jun 2011 36,080
 - Jan – Jun 2010 37,246
 - Jan – Jun 2009 29,827

Searches on the Website 2011

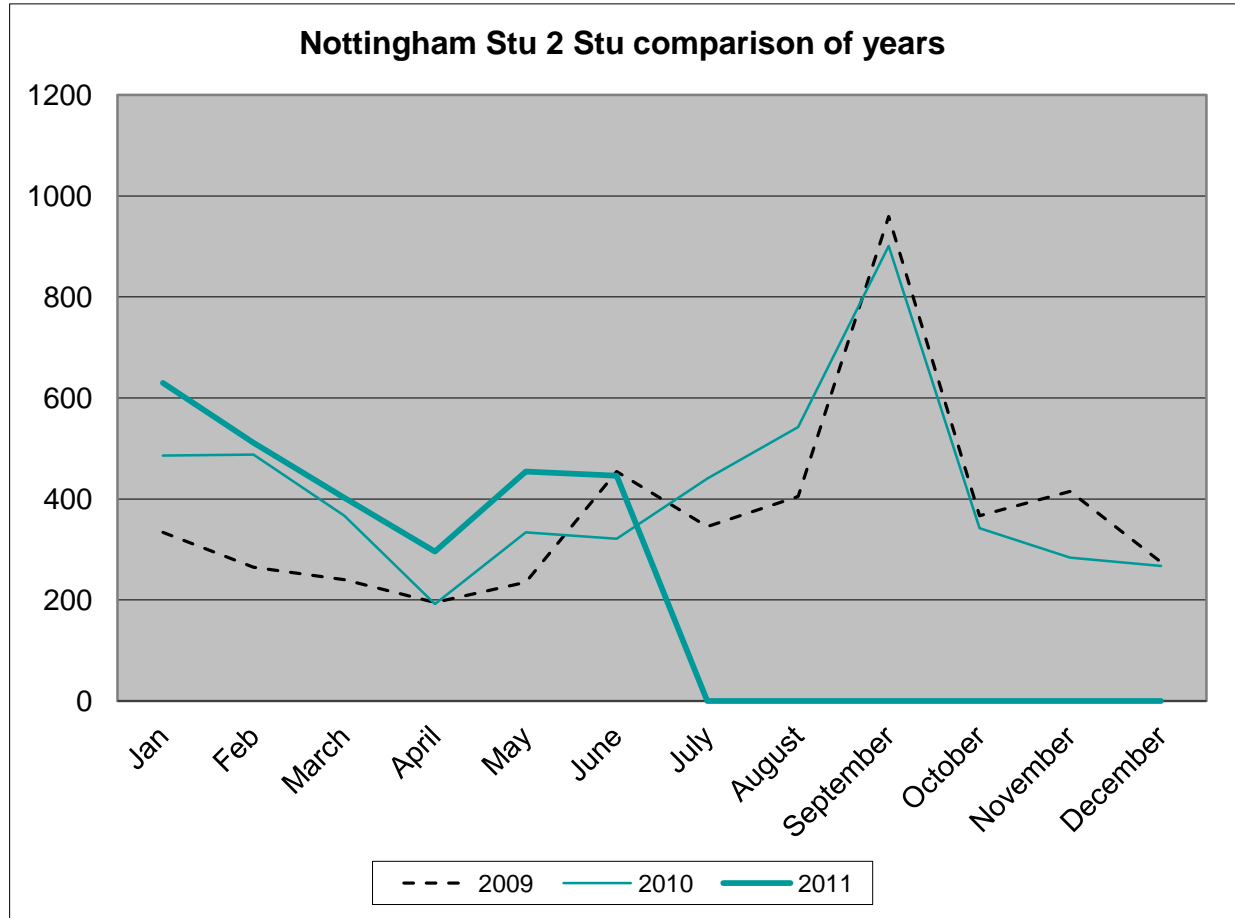
Nottingham Monthly Search Total



Student to Student Notice Board

- A total of 2,739 messages have been posted on the notice board in the first half of 2011,
- A 20% increase compared with 2,196 in 2010
- The most popular usage for the notice board is students with accommodation available seeking to find someone to take their room

Student to Student Notice Board

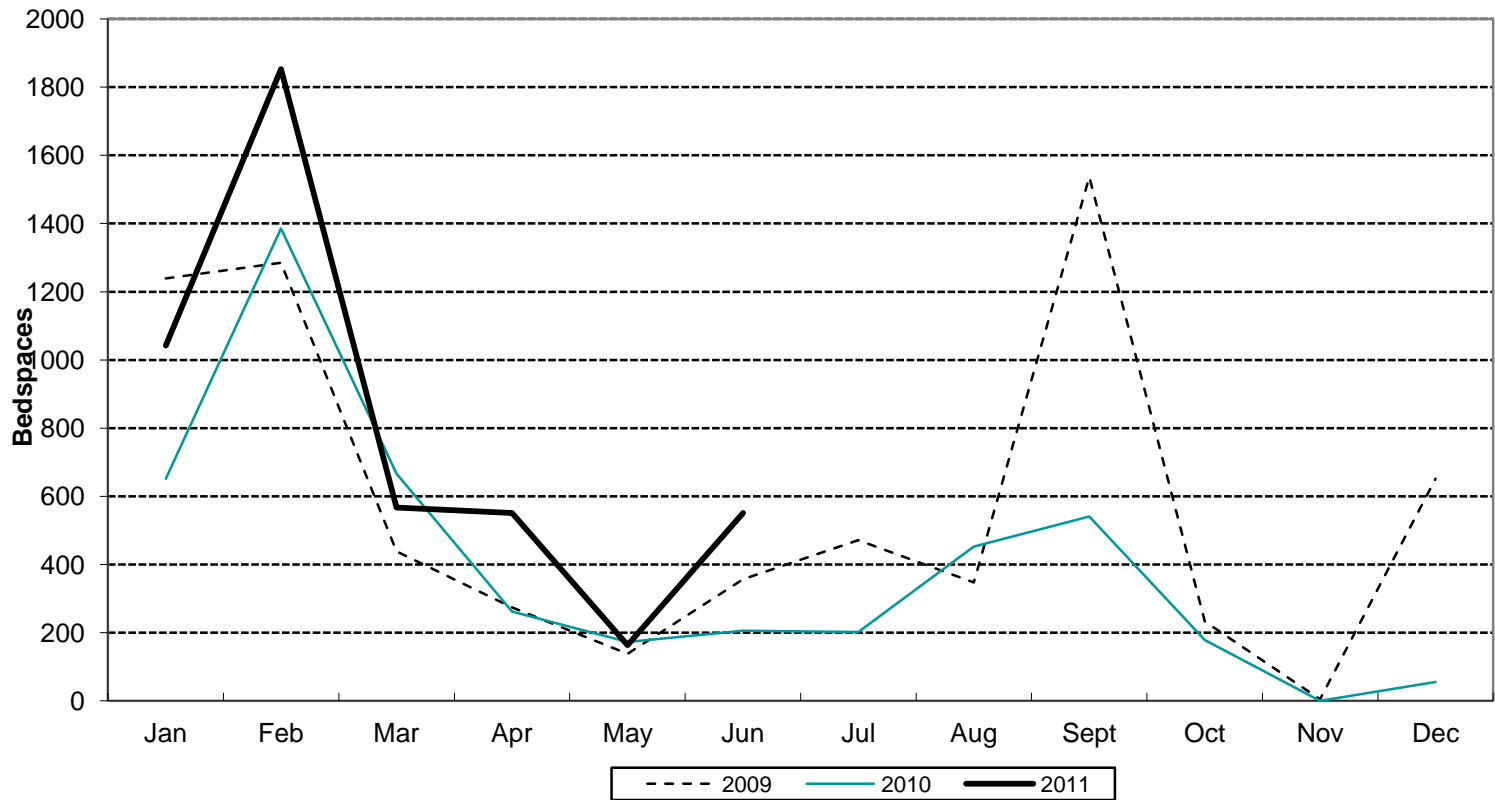


House Hunting 2011 analysis

- The Official start to House Hunting 2011 was Saturday 22nd January
- Searches are significantly above 2010 levels with 33,286 searches in the first seven days of house hunting compared to 25,628 for the same period last year

The Lettings Year: Off Street Bed Spaces Let

Nottingham - Beds Let

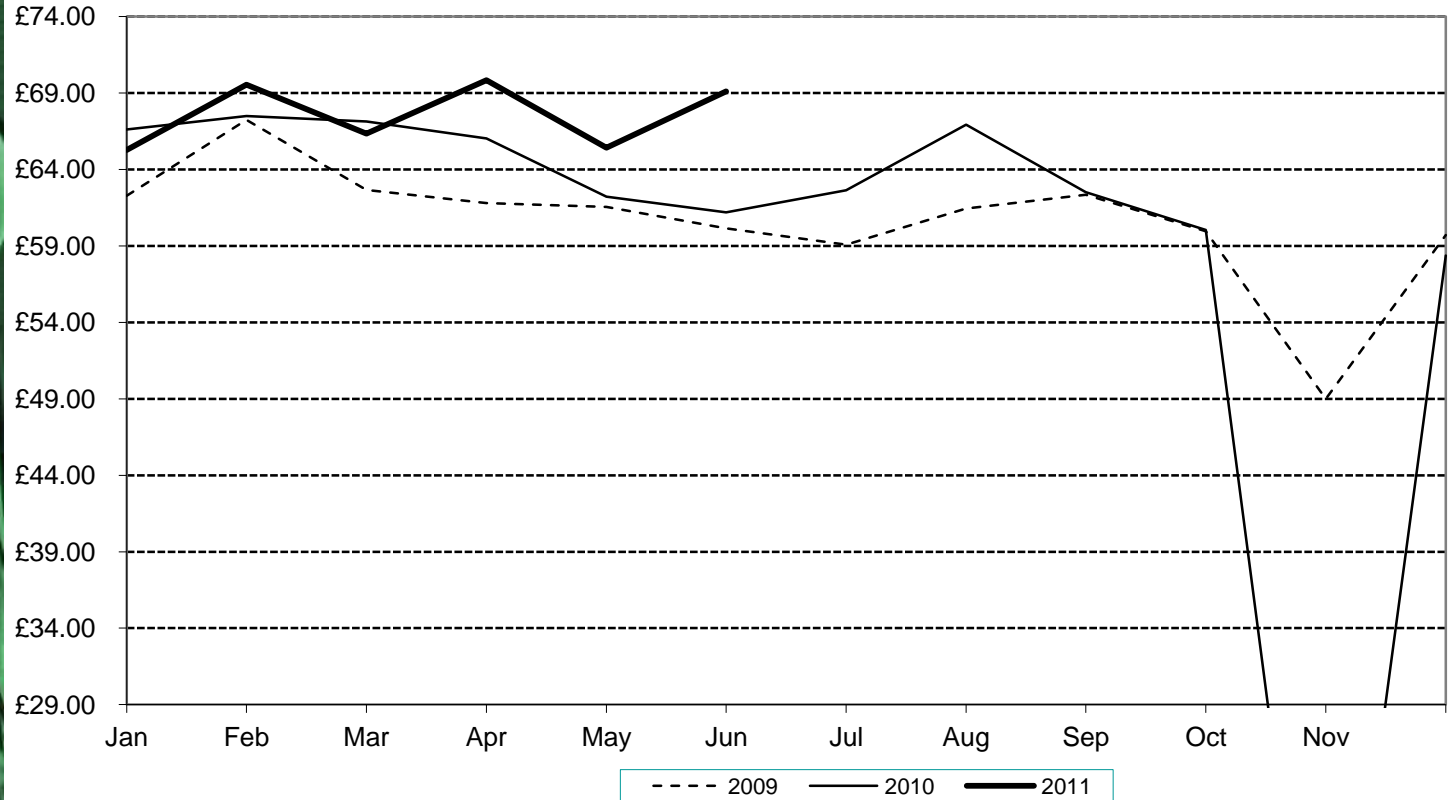


House Hunting 2011 analysis

- Lettings were faster in January and February compared to 2011
- Letting activity peaked in February and has remained above 2010 levels
- The high level of activity in May has not yet resulted in higher lettings for off-street properties, but some evidence of lettings in June
- Smaller shared student houses (4, 5 and 6 bed properties) were the first to let

Average Rents

Nottingham - Average rent of beds let



Average Rents

- The average rent for shared house is £67.31
- For the same period in 2010 the average rent was £66.47
- This represents a 5% increase

Time Properties Take to Let

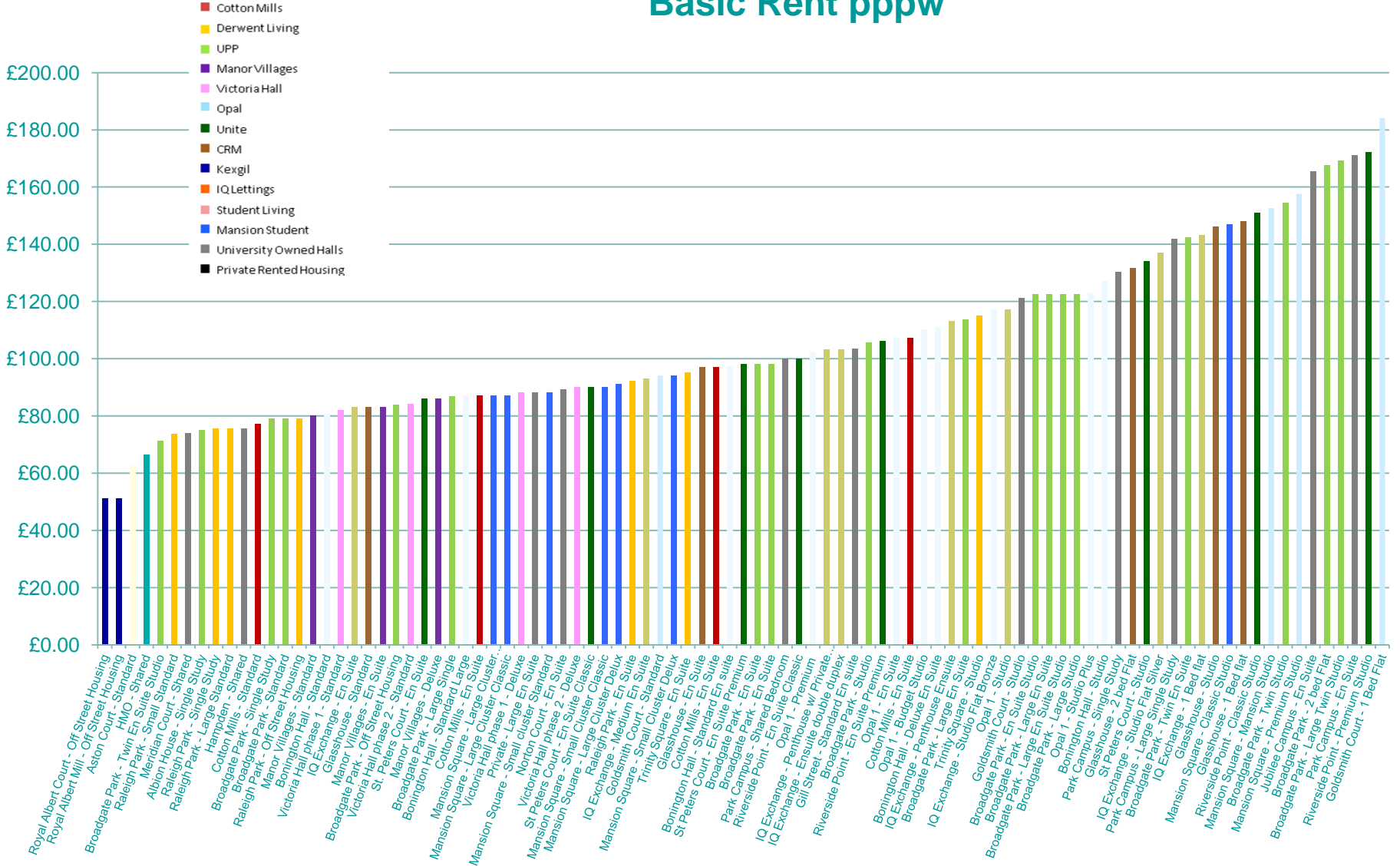
- The average time taken for a shared house to let is as follows:
 - Code 78 days
 - Non Code 100 days
- The average rent achieved for a Code property is £69.04 compared to £69.91 for a unaccredited property

Rent Levels

Average Rent Levels by Type of accommodation

Type	2010-11	2011-12	%
Private Hall	£89.90	£88.87	+1%
Self Contained Flat	£73.77	£77.08	+4.3%
Shared Flat	£75.27	£73.83	-2%
Shared House	£64.74	£68.65	+5.7%
Owner Occupier	£75.06	£77.61	+3%
Studio Flat	£119.17	£118.00	-0.8%

Basic Rent pppw



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Unipol DASH Code



**UNIPOL
DASH
CODE**



Unipol DASH Code

- A total of 434 landlords are accredited
- This covers 9,551 bed spaces and 2,046 properties
- 199 inspections have been carried out this year bringing the total to 1,555
- 23 re inspections have taken place so far this year, bringing the total to 221
- 51 inspections booked for next few months

Code Review

- 3 year cycle comes to an end on 31 July
- 4 review meetings have taken place with a group including:
 - Landlords
 - Fire Brigade
 - Police
 - Local Authorities
 - Student Union representatives
 - University staff
 - DASH

Code Review

Changes:

- Implementation of a starred system

- Fire safety:

Clause 4.16 - the requirement for automatic fire detection in all licensable properties has been amended from a LD2 Grade B system to a LD2 Grade D system. Smoke detectors are still required in bedrooms (as well as the common areas, living room, cellar and heat detection in the kitchen), however we no longer require a control panel to be fitted to the system.

Clause 4.17 - if a property has 5+ storeys, a LD2 Grade A fire detection system (full fire alarm system with zoned panel) will need to be installed.

- New requirement that cookers should be thoroughly cleaned once a year

Starred system

The star rating system awards a given number of points for certain amenities.

The main intention for introducing the rating system is to:

- recognise owners who have met these higher standards
- encourage owners to enhance appropriate amenity levels
- enable more students to understand rent differentials as they apply to different standards of properties
- give some recognition to the cost of running a house where energy consumption is likely to be low

Starred system

- 1,3 or 5 stars can be awarded

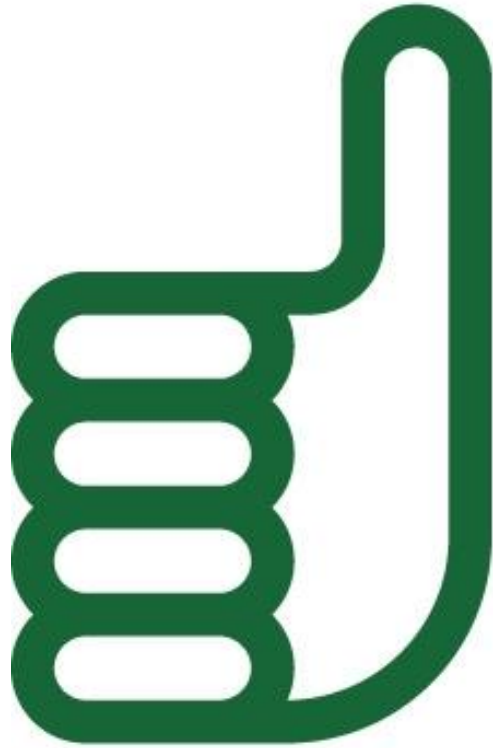
The categories that points can be awarded for are diverse.

Emphasis has been placed on:

- energy efficiency
- the provision of living space
- meeting enhanced requirements of the Code in advance of the given deadlines.

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DASH CODE**
supporter

Managing Agents

- There are 6 managing agents that are full members of the code
 - Cunningham Lettings
 - Grant Management
 - Megaclose
 - PAD Student Lettings
 - Shields Student Homes
 - Tomlinsons Estate Management

Managing Agents

- A further 10 managing agents are supporters of the Code:
 - CP Walker
 - Oak Student Letts
 - Student Cribs
 - Broadgate Property Management
 - Hutchins & Butlin
 - Martin & Co
 - Purple Frog
 - Elite Lets
 - Comfort Lettings Agent
 - Student Living

Garden Survey 2011

- The 2011 garden survey is taking place on Tuesday 19th July.
- The survey will be carried out on over 500 properties in:
 - Clifton (NG11 8)
 - Beeston (NG9 2)
 - Hyson Green/Arboretum (NG7 4)
 - Radford (NG7 5)
 - Lenton (certain streets)

Garden Survey 2011

The survey will check the following:

- Are the boundary walls and fences in good repair?
- Is the path to the door in good repair and free from obstruction?
- Is the outside of the property clear of rubbish/litter?
- Are any plants/shrubs reasonably maintained?
- Do any plants/shrubs obstruct the pavement or public area?

To Let Boards

- Trial of voluntary scheme deemed unsuccessful
- EMPO's scheme was also not adhered to
- NCC in process of applying for power to run a mandatory scheme
- Consultation and evidence gathering

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Your Unipol Code House

Your guide to living in a Unipol Code House



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The Essential Guide to House Hunting 2010-11



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Fresh new look for the tabloid



House Hunting 2009

The House Hunting season begins on Saturday 24th January 2009 – take the time to find the right property with the right people.

Welcome to the latest edition of 'Housing', Unipol Student Homes' guide to all of the most recent developments in private sector housing for students in Nottingham. Go to our website – www.unipol.org.uk/Nottingham – for the widest choice of properties and up-to-the-minute information on the Nottingham market.

Unipol is a housing charity dedicated to improving property standards, and enabling students to have a better housing experience. We are supported by Nottingham City Council, the University of Nottingham, Nottingham Trent University Students' Union and The University of Nottingham Students' Union. We offer free impartial housing information and advice to students in Nottingham.

Read on for tips on finding the best home for you:

■ Nottingham has a surplus of student housing. There will be good quality houses available right until the start of term. You can take your time to find a house and housemates you are happy with.

■ Wait until 24th January 09 to start house hunting – you will then have the widest choice of properties to compare between, all available to browse on the Unipol website.

■ Use the Unipol Accommodation Bureau as your first point of call for housing advice and information.



■ Prioritise Unipol DASH Code properties. Owners who sign up to the Unipol DASH Code meet standards that exceed the legal minimum. Should something go wrong you have extra protection and Unipol will help to resolve your complaint.

■ View several properties. Don't sign for the first one you see, instead look at a variety so that you can compare what's available.

■ Get your contract checked before you sign. Your Student Union Advice Centre will make sure your contract is fair – Remember that once you sign a contract it's difficult to get out of it.

■ If you use a letting agent, make sure they are a full member or a supporter of the Unipol DASH Code. You will then have access to the Unipol complaints procedure should something go wrong.

■ Don't be taken in by a letting agent's plush offices. Check to see if they are managing the property, or just letting it on behalf of the landlord – you need to know who is responsible for looking after your home.

Unipol is not like other letting agents – as a charity we are impartial and help you get the best housing for your needs. By using our website you can be confident you're getting a good deal.

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Look out for the new Code logos when renting. Only Accredited Landlords feature in this paper.



Moving In Moving Out Special

Summer Edition 2011

Advice for International Students
Use the code
See page 8



Moving In
Make your move stress free.
See page 3



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1,000s of bedrooms available online

Unipol website

- New promotional video on home page of website
- <http://test.unipol.org.uk/converted/video.html>



Use Classes Order

- Nottingham City Council is proposing changes to planning rules relating to Houses in Multiple Occupation (HMOs) so that from 11th March 2012, it will become necessary to obtain planning permission to convert a family dwelling (Use Class C3) to a HMO with between 3 and 6 unrelated people sharing (Use Class C4) throughout the whole of the Nottingham City Council area.
- Planning permission is already required for properties shared by more than 6 unrelated people.
- Possibilities of exclusion areas where this right is removed

Conclusion

- Tight supply in 2011-2012 but widening surplus with static intake over the next two years
- Growing Unipol DASH Code membership
- New Code and Starred System coming into operation
- Possible growth in international students
- Nottingham Universities well placed to ride out the uncertainties inherent in the He sector
- Important is a growing surplus market to maintain inward investment