

**Request Reference: 3607**

FOI Request dated 24/02/2026 -

*Under the Freedom of Information Act 2000, I request the following information in relation to student residential accommodation owned, managed, or financially participated in by the University.*

*For the purposes of this request, “student accommodation” refers only to properties used for student residential living and excludes academic buildings, offices, teaching space, or other non-residential assets.*

*Please provide the following information for each completed financial year from 2020 onwards:*

1. *Accommodation Asset Valuation*
  - a. *The total book value or most recent valuation of student accommodation assets.*  
*If available, please provide a breakdown between:*
    - i. *University-owned halls*
    - ii. *Joint venture accommodation*
    - iii. *Long leasehold accommodation*
2. *Capacity and Occupancy*
  - a. *Total number of student bed spaces owned or controlled.*
  - b. *Average annual occupancy rate (%).*
3. *Rental Income*
  - a. *Total gross rental income received from student accommodation (before deduction of costs, expenses, financing, or tax).*
  - b. *Average annual rent per student bed space.*
4. *Surplus or Deficit*
  - a. *Net surplus or deficit generated from student accommodation operations for each year.*
5. *Rental Arrears*
  - a. *Total value of rental arrears at financial year-end.*
  - b. *The percentage this represents of total annual rental income.*
6. *Borrowing and Security*
  - a. *Please confirm whether any borrowing, loan, bond, or other financial instrument is secured against student accommodation assets.*
  - b. *If so, please provide:*
    - i. *Total outstanding amount*
    - ii. *General lender type (e.g., bank, bondholder, private finance institution)*
7. *Agreements with Private Accommodation Providers*

Please confirm whether the University has any agreements with private organisations for the provision of student accommodation (e.g., nomination agreements, joint ventures, lease arrangements, management contracts).

For each agreement, please provide:

- Type of agreement
- Duration
- Annual financial benefit received by the University since 2020 (if applicable)

If any of this information is already publicly available within published financial statements or reports, please provide a link to the relevant documents.

## **Response**

### 1. Accommodation Asset Valuation

a. The total book value or most recent valuation of student accommodation assets.

If available, please provide a breakdown between:

- University-owned halls - Courtyard 21,847,439.10
- Joint venture accommodation - UPP Taylor Court 1,826,283.00/UPP Westfield 9,695,777.00

### 2. Capacity and Occupancy

a. Total number of student bed spaces owned or controlled.

b. Average annual occupancy rate (%).

| Q2a     |         |       | Q2b                |              |
|---------|---------|-------|--------------------|--------------|
|         | Partner | Owned | Total              | % Occupancy* |
| 2020/21 | 1750    | 479   | 2229               | 64.78%       |
| 21/22   | 1750    | 479   | 2229               | 73.58%       |
| 22/23   | 1750    | 479   | 2229               | 86%          |
| 23/24   | 1750    | 479   | 2229               | 91.39%       |
| 24/25   | 1750    | 345^  | 1750               | 82.83%       |
|         |         |       | ^Some rooms closed |              |
|         |         |       | *at 30 September   |              |

### 3. Rental Income

a.

| 20/21     | 21/22      | 22/23      | 23/24      | 24/25      |
|-----------|------------|------------|------------|------------|
| 8,120,809 | 12,850,439 | 14,289,242 | 15,398,483 | 13,470,400 |

b.

| Q3b                             |         |                     |
|---------------------------------|---------|---------------------|
| Average Rent (full price rooms) |         |                     |
| Shared Facilities               | Ensuite | Studio / 1-bed flat |
| £132.50                         | £140.50 | £187.50             |
| £138.34                         | £150.00 | £192.50             |
| £142.66                         | £153.00 | £198.76             |
| £151.27                         | £162.19 | £210.74             |
| £161.66                         | £178.66 | £269.76             |

4. Surplus or Deficit

a.

| 20/21       | 21/22     | 22/23     | 23/24     | 24/25     |
|-------------|-----------|-----------|-----------|-----------|
| (1,519,586) | 2,691,800 | 2,704,951 | 2,861,005 | (273,836) |

5. Rental Arrears

a.

| 20/21   | 21/22   | 22/23   | 23/24     | 24/25     |
|---------|---------|---------|-----------|-----------|
| 200,219 | 505,829 | 909,464 | 1,107,221 | 1,185,642 |

b.

| 20/21 | 21/22 | 22/23 | 23/24 | 24/25 |
|-------|-------|-------|-------|-------|
| 2.47  | 3.94  | 6.36  | 7.19  | 8.80  |

6. Borrowing and Security

a. No, we don't have any borrowing etc against student accommodation.

7. Agreements with Private Accommodation Providers

The university is in partnership with UPP to provide 1750 beds on campus (Westfield Court and Taylor Court). The agreement is for 42 years which started 2016 / 2017. The university received no financial benefit from the partnership with UPP, during the period specified in this FOI request.