

Indicator 10 (Local)	Number of full and part time students and number of postgraduate and undergraduate students
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Objective

To ensure that any increase in student numbers at the University of Oxford and Oxford Brookes University does not have a detrimental effect upon the amount of private sector housing available by ensuring that any increase in student numbers is matched by an equivalent increase in purpose built student accommodation.

Target

Local Plan policies ED.6 and ED.8 state that in relation to both Oxford Brookes University and the University of Oxford the City Council will assess proposals for teaching/administration accommodation for their impact on student numbers. Planning permission will only be granted for additional teaching/administrative accommodation where the number of Oxford Brookes University/University of Oxford full-time students living in Oxford in accommodation not provided by Oxford Brookes University/University of Oxford does not exceed 3,500 in the academic years up to 2008, and 3,000 after that date.

Data analysis

1. University of Oxford

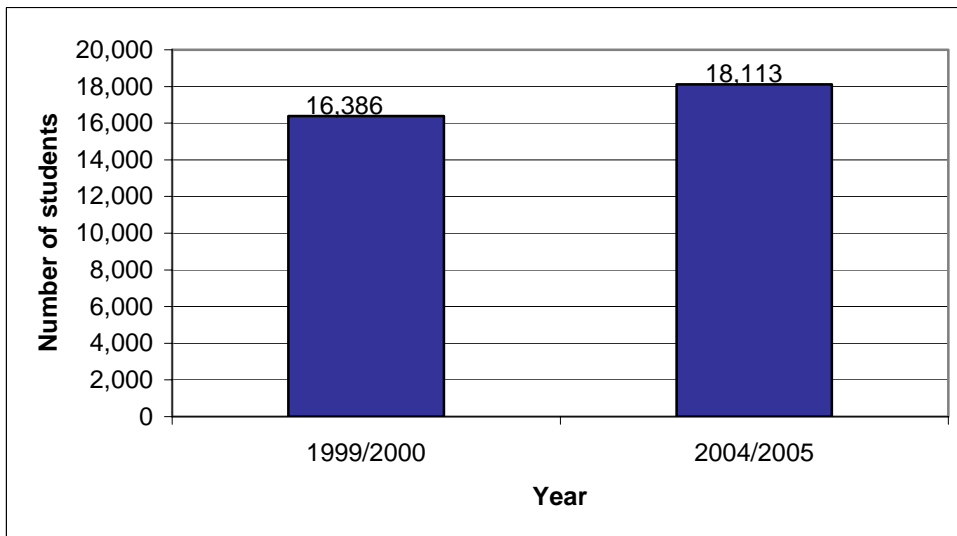


Figure 12: Number of students at the University of Oxford
 Source: Information supplied by the University of Oxford

The Oxford Local Plan 2001 – 2016 states that the number of students at the University of Oxford ‘is expected to grow by an average of 1% a year. This will increase the total number of students [over the Local Plan period] to 19,300, giving an increase of 3,000 students.’ In 1999/2000, according to the Oxford Gazette, the total number of students was 16,386. For the academic year 2004/05 the total number of students is 18,113, according to the Oxford Gazette, an increase of 1,727 over the past 5 years, which is 57% of the total growth in student numbers expected over the Plan period. Analysis of the figures reveals that the increase has been predominantly in postgraduate students. Their numbers have increased from 4,901 in 1999/2000 to 6,491 in 2004/05, an increase of 1,590. Undergraduate numbers, by contrast have only increased from 10,993 to 11,225, an increase of only 232.

2. Oxford Brookes University

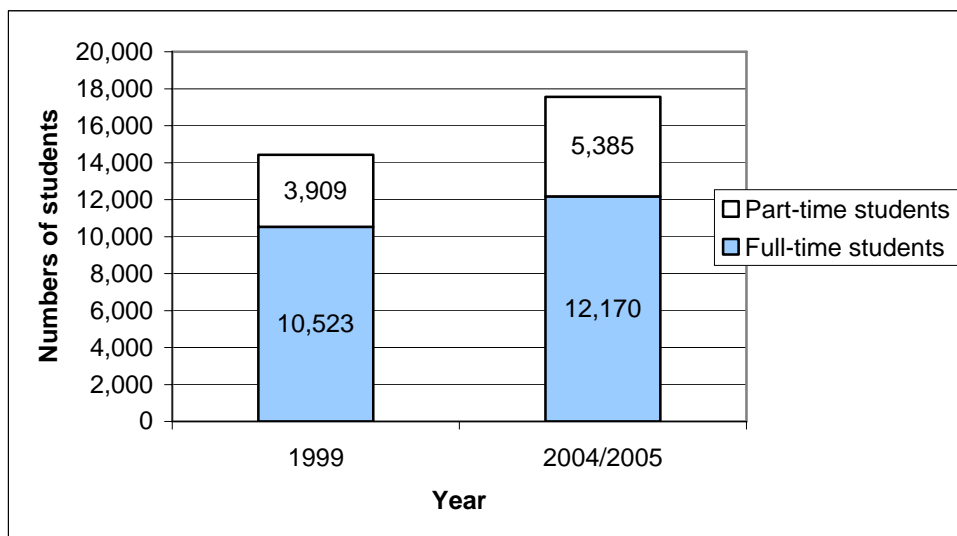


Figure 13: The number of students at Oxford Brookes University

Source: Letter from Oxford Brookes University dated 11.11.04 and Oxford Brookes University web site: www.brookes.ac.uk

The Oxford Local Plan 2001-2016 states that the overall number of students is likely to grow by 0.5% to 1% a year (across Oxford Brookes University's four academic centres) during the next 15 years. There could therefore be an extra 1,820 full time students at the University by 2016. In 1999 the total number of full and part-time students was 14,432 and this has increased to 17,555 in 2004/05. The number of full-time students has increased from 10,523 in 1999 to 12,170 in 2004/05, giving an increase of 1,647. This is almost the full projected increase of full-time students over the entire Local Plan period. The number of part-time students has also increased substantially from 3,909 in 1999 to 5,385 in 2004/05 giving an increase of 1,474.

Commentary

University of Oxford and Oxford Brookes University

The number of students at both the University of Oxford and Oxford Brookes University is increasing more rapidly than either of the Universities forecasted when the Oxford Local Plan 2001-2016 was being prepared. This is particularly the case at Oxford Brookes University where nearly all of the forecasted growth in full-time students over the Local Plan period has already occurred. This is a matter of concern, as the allocation of sites for the provision of student accommodation was made on the assumption that student numbers would increase at the rate of 1% per annum. Should the more rapid rate of increase continue there is the possibility that during the period covered by the Local Plan, student numbers could outstrip the supply of sites allocated for the provision of student accommodation. It could also result in the number of students living outside University provided accommodation exceeding the limits of 3,500 in the academic years up to 2008 and 3,000 after that date. Under the terms of Local Plan policies ED.6 and ED.8 planning permission will not be granted for additional teaching/administrative accommodation if the number living outside provided accommodation exceeds the limits given in these policies. As the increase in student numbers has, to date, been predominantly due to more efficient use of existing buildings and not as a result of increased academic floorspace, the growth in numbers has not been within the control of the City Council.

On target? **X**

Indicator 11 (Local)	Number of units of purpose built student accommodation (by institution) completed
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Objective

To ensure that enough purpose built student accommodation is built so as to match increases in student numbers and thereby avoid more students living in private sector housing. (Local Plan policies ED.5; to ED.8).

Target

Local Plan policies ED.6 and ED.8 state that in relation to both Oxford Brookes University and the University of Oxford that planning permission will only be granted for additional teaching/administrative accommodation where the number of Oxford Brookes University/University of Oxford full-time students living in Oxford in accommodation not provided by Oxford Brookes University/University of Oxford does not exceed 3,500 in the academic years up to 2008, and 3,000 after that date.

Data analysis

1. University of Oxford

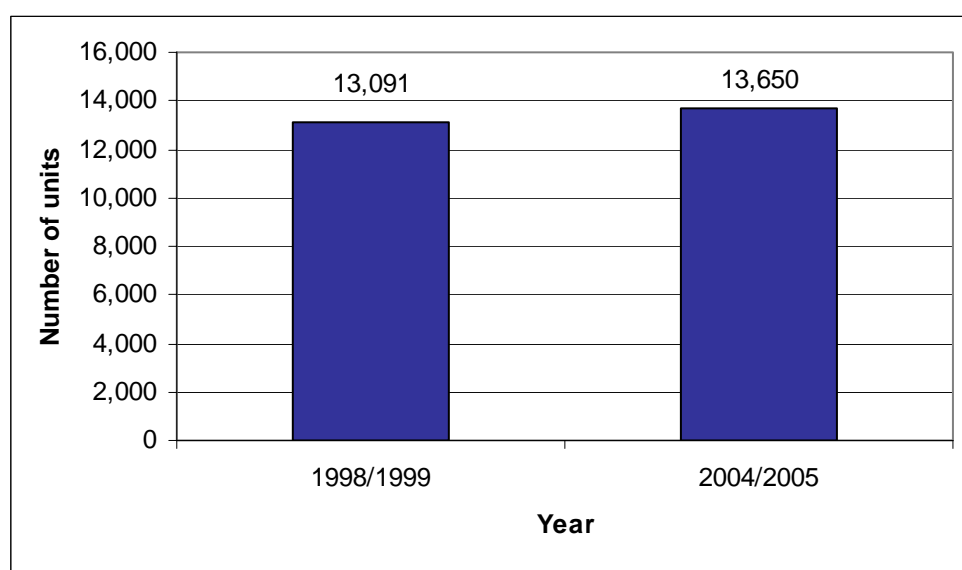


Figure 14: Provision of student accommodation by the University of Oxford

The total number of student units in 1998/1999 was 13,090¹. Figures provided by the University indicate that in 2004/05 there were approximately 13,650 units of accommodation. This gives an increase of only 560, with many of the units being provided on sites which have not been allocated for student accommodation in the Oxford Local Plan. More than 560 units have been constructed, but some units have been lost through disposal or conversion to other University uses. As the number of students has increased by 1,727 the indications are that the number of students are increasing more rapidly than new student accommodation is provided. As the number of students is 18,113 and the number of units of student accommodation is approximately 13,650, the number of

¹ Report on the future land requirements of the University of Oxford in relation to the Radcliffe Infirmary site (September 2000) page 8.

students for whom University accommodation is not provided is 4,463. This, however, may be more than actually live in Oxford as the University states that some students are likely to be abroad or working with another research team at another University. Indeed according to returns from the Colleges the total number of graduates and undergraduates studying at all of the Colleges is 17,154. On the basis of these figures the total number living outside provided accommodation is 3,504.

Oxford Brookes University

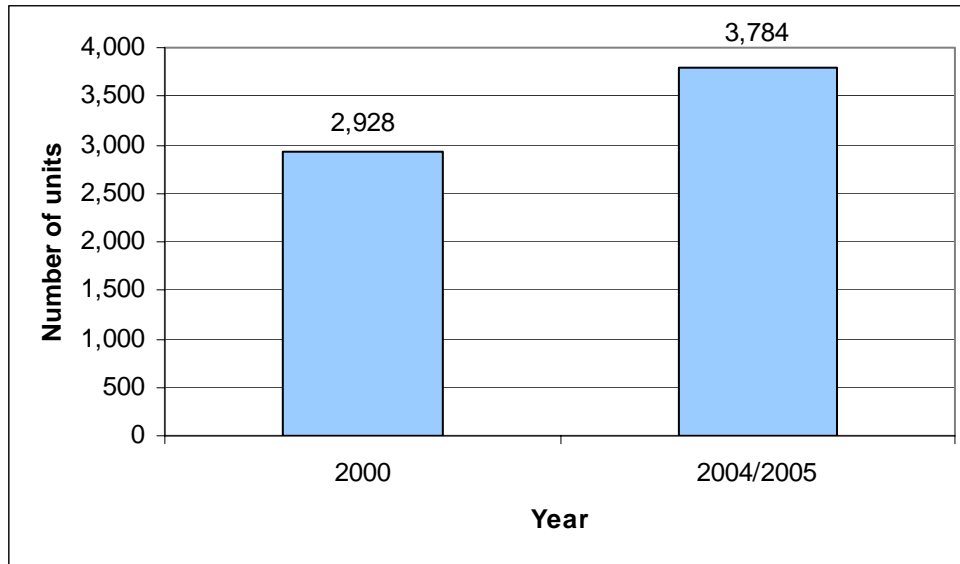


Figure 15: Provision of student accommodation by Oxford Brookes University

The total number of Oxford Brookes University students living in purpose built accommodation has increased from 2,928 in 2000 to 3,784 in 2004/05. Out of the 12,170 full-time students there are therefore 8,386, which are not living in purpose built accommodation. Oxford Brookes University has provided information on how the remaining full-time students are accommodated. 4,121 live at their normal home address, of which the majority live outside Oxford. In addition, of those students living away from home but not in University purpose-built accommodation, 415 have local addresses outside Oxford. A further 304 students are on sandwich courses, are away from Oxford on placement or studying off campus in partner colleges. The total number living in ordinary residential accommodation is therefore 3,546. Of these, 514 students live in houses administered by the University. The total number living in private rented accommodation within Oxford is therefore estimated to be 3,032.

Commentary

University of Oxford

At present the number of students at the University of Oxford living outside provided accommodation is 4,463, which is above the 3,500 maximum given in Policy ED.8. Some of these students may, however, live away from Oxford so the actual number living in Oxford outside University provided accommodation may, in reality, be close to the 3,500 maximum given in the policy. Confirmation as to whether this is the case will be provided in the next Annual Monitoring Report. The number of students has increased rapidly and the indications are that this increase is not being matched by an equivalent amount of new student accommodation. If student numbers continue to increase rapidly it will be important that more student accommodation is provided. Should student numbers continue to rise more rapidly than the forecast in the Oxford Local Plan, a shortage could develop if the number of unallocated sites available for the provision of student accommodation was to diminish. It is important that growth in student numbers and the provision of student accommodation continues to

be monitored so that the City Council can take appropriate remedial action should student numbers increase more rapidly than student accommodation.

Oxford Brookes University

At present the total number of students living in ordinary residential accommodation is 3,546. Of these, 514 students live in houses administered by the University. Therefore, the number of students living in private rented accommodation in Oxford is estimated to be 3,032. The University has constructed a large number of new units of student accommodation over the past five years. If the number of full-time students at the University continues to increase rapidly it will be important that further purpose built student accommodation is provided. The number of students living in private rented accommodation in Oxford would also increase if less students chose to live at their normal home address. It is therefore vital that the situation is closely monitored to ensure that the number of students living in private rented accommodation does not significantly increase in future years, thereby putting further pressure on the Oxford housing market.

For both the University of Oxford and Oxford Brookes University, it will be critical for these institutions to monitor the growth in student numbers compared with the amount of purpose built accommodation. As the 2008 deadline approaches, the City Council should take a strong line against any major growth in academic floorspace unless it can be demonstrated that the increase in student accommodation will be provided before any further increase in student numbers.

On target? **X**

Indicator 12 (Contextual)	House prices and affordability of housing
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Objective

To monitor the affordability of housing.

Target

To improve the affordability of housing where possible.

Data analysis

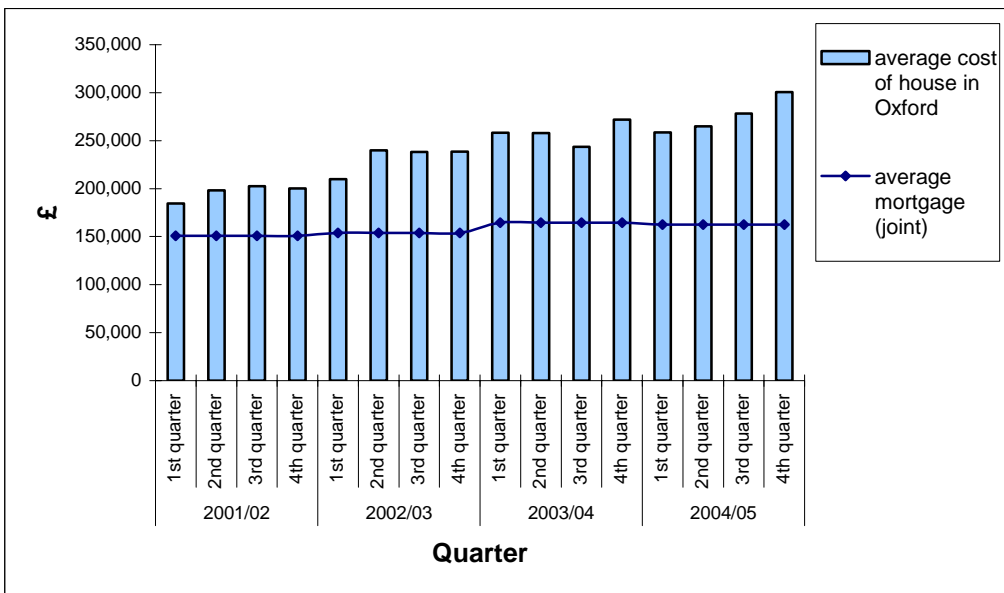


Figure 16: Comparison of the average house price with the average mortgage of a joint income over the past 4 years (Land Registry and ONS)

Commentary

Figure 16 shows that the cost of the average house has been out of reach of the average first time joint income buyers constantly for the past four years. The average cost of a house in Oxford is increasing at a rate which far exceeds the rate that incomes are increasing. The Local Plan cannot itself affect income, nor can it have any significant impact on the cost of property in Oxford.

On target? N/A

No target appropriate, as this is contextual information.

Indicator 13 (Contextual)	Homelessness levels and Gypsy and Traveller sites
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Objective

To reduce the number of homeless households in Oxford.

Target

Oxford’s Community Strategy² includes the objective to reduce the average time spent by homeless households in temporary accommodation by 50% by 2008.

The Homelessness Strategy for Oxford 2003-2008³ sets out a number of objectives: to reduce the numbers presenting as homeless to the City Council; to reduce expenditure on homelessness in Oxford; to address the causes of homelessness wherever possible; to support and increase access to relevant services by the homeless; to enable different agencies to work together more co-operatively; to develop prevention of homelessness strategies; to establish systems for monitoring the implementation of the delivery plan; to increase the supply of affordable housing.

There is a need for a cross-boundary approach to monitoring traveller and gypsy accommodation needs within the sub-region. The Housing Act 2004 introduced a statutory requirement for local authorities to assess the accommodation needs of gypsies and travellers.

Data analysis

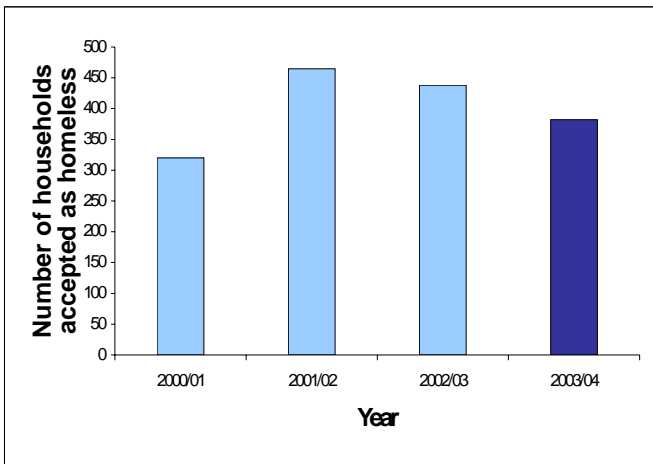


Figure 17: Households accepted as homeless per year (Oxford City Council)

² Oxford’s Community Strategy, Oxford Strategic Partnership, 2004

³ Homelessness Strategy for Oxford 2003-2008, Oxford City Council.

Commentary

Homelessness

This is a contextual indicator which shows that over the past 3 years, the number of homeless households has been reducing. The increase in the amount of affordable housing completed goes part way to help reduce the number of homeless household in Oxford. However, the Local Plan has limited control on many of the reasons for the level of homeless households: the level of market rents, the cost of home ownership, income levels, inward migration, and the extent/level of public service provision.

Oxford has higher numbers of homeless households per 1,000 population than the other four Oxfordshire districts, the South East and England as a whole and although the level of homelessness is decreasing, there is still some way before targets are met.

Gypsy and Traveller Sites

Monitoring of gypsy and traveller settlements across Oxfordshire is carried out by the Oxfordshire County Council Gypsy and Traveller Liaison team on a bi-annual basis. The monitoring includes both authorised and non-authorised sites, and has provided a basis upon which to informally assess gypsy and traveller accommodation needs in Oxfordshire.

There are currently no sites within the administrative boundaries of Oxford which have planning permission for gypsy or traveller encampment. However two sites, which are provided and managed by the County Council, are located just beyond the City boundary, to the south-east and south of Oxford respectively. A further site is located within five miles of Oxford at Wheatley.

At July 2005, no unauthorised encampments were identified in Oxford by a County-wide monitoring survey. Previous surveys dating back to January 2003 have found up to three unauthorised gypsy caravans located in Oxford, which is low compared with other, more rural districts within Oxfordshire.

The City Council has jointly commissioned, as a member of the Association of Councils in the Thames Valley Region, a comprehensive assessment of gypsy and traveller needs within the sub-region. It is hoped that this study may yield important contextual information and data which can be referred to in the next Annual Monitoring Report, and related to Local Development Framework policy development.

On target? N/A

No target appropriate, as this is contextual information.