

Students and Balanced Communities

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A copy of the full report is available online at www.nottinghamcity.gov.uk/studenthousingactionplan or on request from: Student Strategy Manager Mike Cole, Nottingham City Council, The Guildhall, South Sherwood Street, Nottingham NG1 4BT
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A safer, cleaner, ambitious Nottingham
A city we're all proud of





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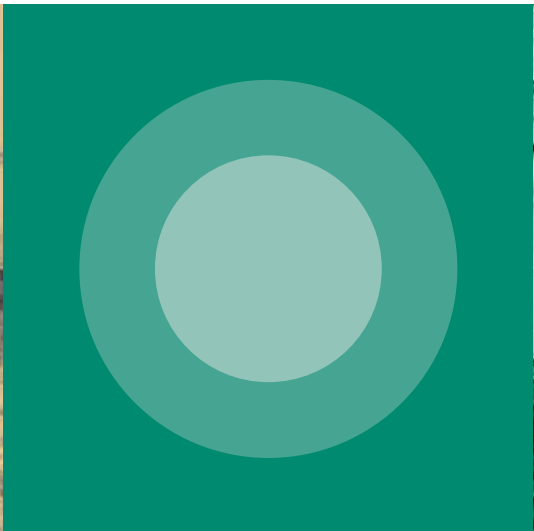
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Nottinghamshire Police

- Student Focus Group set up to tackle crime and anti-social behaviour detailing responsibilities, priorities and proposed actions currently being considered by Nottinghamshire Police **ONGOING**
- Crime prevention and property marking **ONGOING**
- Attendance at Freshers' Weeks **SEPTEMBER/OCTOBER 2005**
- Working with landlords on improved security measures **ONGOING**
- Awareness raising about security at halls of residence **ONGOING**

Empo/Landlords

- Co-ordinate with the Nottingham City Council Landlord Liaison Panel **ONGOING**
- Establish an East Midlands Property Owners Ltd (EMPO) office in Nottingham to enable landlords to receive correct and adequate information as well as being a central contact point for residents, students and landlords **APRIL 2006**
- EMPO landlords will work towards a cleaner and greener environment in areas where their properties are situated **ONGOING**
- Ensure all new tenants as well as current tenants are aware of Nottingham's Respect agenda and the requirement for socially acceptable behaviour **SUMMER 2006**
- EMPO landlords to work towards reducing the number of visible letting boards **SUMMER 2006**
- Remind all EMPO members of their responsibilities regarding appearances and improvements to their properties under the new Housing Act 2004 **SUMMER 2006**
- Continue to work in partnership with all stakeholders **ONGOING**
- Improve security measures in EMPO properties **AUTUMN 2006**
- Initiate regular meetings between landlords and Nottingham Action Group on HMOs representatives **APRIL 2006**



Nottingham Action Group on Houses in Multiple Occupation

- Production and distribution of a magazine and other literature to the NAG mailing list, Members of Parliament, Councillors, council officers, the universities and their students' unions, community groups, libraries, other members of the National HMO Lobby and other interested parties **MAY 2005 ONWARD**
- Representation on the Co-ordination and Delivery Group and on the Student Strategy Leadership Group **MAY 2005 ONWARD**
- Encourage and support the establishment of a single lettings agency in Nottingham for student accommodation **JUNE 2005 ONWARD**
- Support the National HMO Lobby, particularly in its efforts to obtain changes in planning, housing and fiscal national legislation **FEBRUARY 2005 ONWARD**
- Working with residents/resident groups, the City Council and University officers to identify and locate environmental problems and seek solutions to them **ONGOING**
- Design and construction of a Nottingham Action Group on HMOs website **DUE FOR COMPLETION JUNE 2006**
- Production and distribution jointly with city council officers of an amenity log for residents in areas with concentrations of HMOs so that issues relating to HMOs can be recorded for future use **AUGUST 2005 ONWARD**
- Organise and host a series of Nottingham City Council consultation meetings on the integrated student housing action plan in areas 4, 7 and 8 **MARCH 2006 ONWARD**

- Organise and host a series of workshops for residents with Council officers on aspects of planning and housing legislation connected to HMOs **MARCH 2006 ONWARD**
- Disseminate information about meetings and consultation exercises and, whenever needed, organise them **2004 ONWARD**
- Lobby Government for changes in legislation concerning HMOs **ONGOING**
- Joint meetings with community based organisations across Nottingham (e.g. Radford, Hyson Green, Dunkirk and Wollaton) **FEBRUARY 2005 ONWARD**
- Assist the Council's Student Strategy Manager and other officers in organising and hosting a national conference on students and the community **MAY 2006**
- Develop links with residents, Councillors and Council officers in neighbourhoods undergoing 'studentification' in Beeston and other parts of Greater Nottingham **2006 ONWARD**
- Joint host of a meeting for councillors, council officers, residents, residents' groups from cities in the East Midlands on issues surrounding HMOs and student accommodation **2006/2007**

Introduction

Having two universities in Nottingham, the University of Nottingham and the Nottingham Trent University, is a mixed blessing.

On the one hand, there are huge benefits for the city:

- They help raise Nottingham's profile at home and abroad
- They create a pool of skilled local labour
- They bring a joint budget and the combined spending power of over 50,000 young people – that's an investment of around £750M into the local economy
- They have gained distinction in research and teaching excellence
- They build strong international, community and industry links
- They attract students from across the world, increasing the diversity of the student population and the cultural mix of the city
- They help, by attracting a wide range and large number of young people, to make the city centre a vibrant and culturally dynamic place, and stimulate the retail, social and leisure sectors.
- They contribute to a wide selection of voluntary and community activities and often enable local services to be enhanced.

On the other hand, large numbers of students bring some disadvantages:

- The student population has doubled over the last decade to meet Government's plans for greater numbers of young people in higher education. Little thought has been given at a national level to the subsequent accommodation needs or impact of large student numbers on local communities
- Few universities and local authorities have developed joined-up social and housing strategies
- This has meant an increasing number of students have sought accommodation in private rented households
- Landlords have responded by converting high numbers of conventional family houses into multi-occupancy rented accommodation within existing residential neighbourhoods.
- This has led to a significant increase in property values and an acceleration in the movement out of traditional family households in university neighbourhoods - often areas already going through transition, demographic change and partial decline
- Over-concentration of students creates imbalanced communities, with over 90% occupation by students in some streets – a transition sometimes described as 'studentification.'

There have been previous efforts to tackle this issue and its effects but now, for the first time, there is a plan of action which has been developed by all the agencies with an interest and ability to deal with the problems in a joined-up way.



Taking action

The City Council, the University of Nottingham, Nottingham Trent University, the two Students' Unions, Nottinghamshire Police, Nottingham's landlords and the Nottingham Action Group on HMOs (Houses in Multiple Occupation) are determined to halt the 'studentification' process and ensure that communities remain balanced throughout the city. They have agreed a set of actions (see pages 4 - 7) which together will have a noticeable, positive effect on those communities with high concentrations of students.

Neighbourhoods which have become 'studentified' experience a range of problems from the high density of shared properties and the transient nature of the population. These problems include:

- Noisy environment
- Poor visual street scene
- Traffic congestion and parking problems
- High crime levels - particularly burglary and robbery
- Inflated house prices, out of reach to aspiring owner occupiers
- The gradual expansion of such multi occupied housing into other neighbourhoods
- Increasing disaffection from the established community.

Four broad methods of tackling these problems have been identified:

- 1 **Diverting students away from general family housing including supporting the development of appropriate purpose-built accommodation in certain parts of the city;**
- 2 **Developing and promoting positive community relationships between all residents whilst reminding students of the need to show respect and consideration to other members of their neighbourhoods;**
- 3 **Improving the environmental conditions in areas dominated by students;**
- 4 **Improving the physical quality of accommodation for students.**

It is recognised that each of the agencies involved has a part to play in delivering these aims.

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Nottingham Trent Students' Union

- Produce a housing booklet to be distributed to all students seeking accommodation **COMPLETED**
- Hold accommodation days three times in the academic year to help students find the right accommodation **JAN - MARCH 2006**
- Promote the importance of social responsibility **ONGOING**
- Raise awareness of support networks for students **ONGOING**
- Continue the Sshh! Campaign **ONGOING**
- Continue the Stay Safe Campaign, raising awareness of every aspect of student safety **ONGOING**
- Liaise with local police **ONGOING**
- Consider setting up a single letting agency, e.g. UNIPOL **ONGOING**
- Discourage students parking at the University campuses and promote public transport **ONGOING**
- Continue integrating with the local community through various means, i.e. volunteering, helping local charities, hall representatives **ONGOING**
- Send a termly newsletter to friends of NTSU **ONGOING**
- Work with NTU to make Welcome Week an opportunity for our students to learn about Nottingham and the community **ONGOING**
- Support the action plan of NTU **ONGOING**



STUDENTS!
Bins smell. They are
dangerous and unsightly.
PUT THEM AWAY.



Nottingham Trent University

- Develop a Nottingham Trent Housing Strategy for prospective and current students. Both print and web based versions **SPRING 2006**
- Create a 'community liaison team' to manage and co-ordinate the university's relationships with the local community **ESTABLISHED**
- Take action against any student whose proven antisocial behaviour contravenes the University's Code of Behaviour in that it damages the University **DECEMBER 2005**
- Have an ongoing and developing programme of communications to encourage appropriate behaviour within the student community **DELIVERED**
- Make a commitment to disseminate information contained within the Student Information Directory to prospective and current students **DELIVERED**
- Work proactively with its students to make them aware of their need to take action to avoid becoming 'victims of crime' **ONGOING**
- As part of its commitment to its role within the city, NTU will continue to develop its CCTV network and litter patrols **ONGOING**
- The Students Union will be encouraged to respond on their own behalf to the key role they play in supporting this action plan **DELIVERED**
- Continue to adopt a proactive stance in encouraging the use of public transport and in discouraging the use of cars. Also, with effect from June 2005 to extend parking restrictions on both City and Clifton campuses **DELIVERED**
- Liaison with local police **ONGOING**
- Introduce the concept of Welcome Week for first year students as an introduction to the city and its communities **DELIVERED**

Nottingham City Council

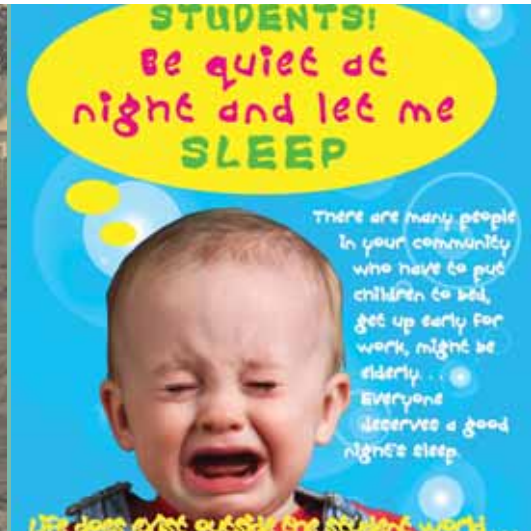
Diverting students from residential housing stock

- Produce planning guidance aimed at encouraging the development of purpose built student accommodation away from established neighbourhoods **COMPLETED JANUARY 2006**
- Embody the principles of the supplementary planning document into the City Wide Core Strategy Plan Document **CONSULTATION ON DRAFT MAY/JUNE 2007**
- Establish mechanisms to bring vacated student properties back into family use **ONGOING**
- Work with the National HMO Lobby Group to change the planning definition of a HMO to bring them under planning control **ONGOING**

Improving environmental and social conditions

- Continue the work of the Enviro-Crime team to address issues of flyposting, flytipping, litter and untidy gardens **ONGOING**
- Use planning conditions/Section 106 Agreements with purpose built student accommodation to achieve on-site management and limits on parking spaces **ONGOING**
- Review of parking permits to restrict numbers parking in residential streets **SUMMER 2006**
- Continue to operate and build on the Property Accreditation Scheme to improve standards in the private rented sector **ONGOING**
- Continue to chair the Landlord Liaison Panel and host the annual conference for landlords in Nottingham **ANNUALLY**

- Joint working across teams within the City Council on enforcement issues **ONGOING**
- Continue to use Section 215 of the Town and Country Planning Act to ensure untidy gardens are cleaned up **ONGOING**
- Introduction of an intruder alarm key database **COMPLETED 25 AUGUST 2005**
- Continue to improve litter and street cleaning through street service initiatives **ONGOING**
- Continue to operate out-of-hours noise service **ONGOING**
- Continue to chair the Student Steering Group **ONGOING**
- Continue the joint working initiative between the Public Health team, NCC committees and the East Midlands Property Ownership Group **ONGOING**
- Regular six-monthly consultation meetings with all residents **SUMMER & WINTER**
- Extra litter bins in student areas **SUMMER 2006**
- Concentrated cleaning and clearance actions around the end of the academic year **SUMMER 2006 & ONGOING**
- Reduce the proliferation of letting boards **ONGOING**
- Promote advantage of having a second bin in student households **ONGOING**
- Remind taxi companies of their responsibilities **AUTUMN 2006**
- Promote the idea of a single lettings agency **MARCH 2006**
- Develop contacts between property developers and student unions to achieve a high quality and desirable standard of student accommodation **ONGOING**



The University of Nottingham

- The University will produce an Accommodation Strategy stating how the University is to plan and manage its accommodation needs for future predicted numbers of students **ONGOING**
- Attendance at meetings on and off campus which provide a forum where community concerns can be identified and pursued **ONGOING**
- Establish a 24-hour voice mail help-line that is linked into the Nottingham City Council's Anti-Social Behaviour help-line **JULY 2005**
- Appropriate actions to be taken after receiving concerns/complaints from the community, working with various agencies and new disciplinary powers off-campus for the conduct and behaviour of registered students **ONGOING**
- Maintain and promote the growth of the University's Active Communities Team, building links with a wide range of local community groups, voluntary organisations and schools **ONGOING**
- Maintain and promote the growth of Student Community Action, building links with a wide range of local community groups, voluntary organisations and schools **ONGOING**

- Maintain and promote the growth of Lakeside Arts, building links with a wide range of local community groups, voluntary organisations and schools **ONGOING**
- Housing tour-information and advice given to students as to the availability of accommodation and respect for the community **ANNUALLY**
- Production of Housing Handbook to be given to all students seeking accommodation in their second year **ANNUALLY**
- A database will be established to store complaints received and action taken **JUNE 2005**
- Jointly developing with Nottingham Trent University and Nottingham City Council a Student Transport Strategy to discourage the use of cars **ONGOING**
- Ensuring a greater awareness amongst the student body of their vulnerability to crime and closely liaising with the police **ONGOING**
- Production and delivery of the University of Nottingham's Student and the Community leaflet **OCTOBER 2005**
- The University will publish details of its commitment to community harmony in its prospectuses **ANNUALLY**

The University of Nottingham Students' Union

- Produce a community strategy **COMPLETED**
- Elect a full-time, sabbatical Community Officer **AUGUST 2006**
- Launch and continue to promote the Sshh Campaign **ESTABLISHED**
- Organise voluntary 'clean-ups' in partnership with NCC **ONGOING**
- Support and liaise with University of Nottingham and the Manager Off-Campus Affairs on community issues **ONGOING**
- Produce a Housing Handbook with information relevant to students on issues within the community **YEARLY IN NOVEMBER**
- Promote the work of Karnival and Students Community Action (SCA), and encourage more students to volunteer **ONGOING**
- Run a Crime Prevention Campaign, and work closely with the police on the issue of crime **OCTOBER 2005 and ONGOING**
- Seek feedback on student behaviour **ONGOING**
- Support the establishment of a Single Letting Agency **ONGOING**