

**Draft Student Accommodation Strategy Action Plan**

Ref	Issue	What we will do	How will we do it	Measure	Deadline	RAG
1	A large amount of information has been gathered for this strategy, meaning we now have the best set of information about students that we have ever had. However, there is further information which would help improve our understanding of the students studying in our city, to inform decisions about future housing provision	<ul style="list-style-type: none"> <li>Review the household projections for Sheffield to assess the contribution that students make towards household growth and, therefore, the implications for the future housing growth target in the new Local Plan.</li> <li>Work with the universities to improve our understanding of commuting and local students</li> </ul>	SCC to liaise with the universities to gather student data on an annual basis and adjust projections accordingly	Household projection measure adjusted to account for students	Feb-14	
2	Current information about Houses in Multiple Occupation (HMOs) which do not require licences is not up to date. More robust information is required to assess the private rented student offer and implement Article 4 direction	Review the information which we hold about existing HMOs in neighbourhoods which are popular with students	Cross-reference existing data sets and explore the potential to access new information	HMO information updated	Jun-14	
3	There are a number of landlords who have not applied for a licence for their larger HMO. This is a statutory requirement	<ul style="list-style-type: none"> <li>Investigate cases where it is suspected a house requires a mandatory HMO licence.</li> <li>Respond promptly to licence applications.</li> </ul>	Ensure licensable HMOs apply for a licence and are issued with one in a timely fashion	<ul style="list-style-type: none"> <li>Investigate and determine the need for licensing of 200 properties suspected of being licensable HMOs.</li> <li>Process 90% of valid HMO licence applications within 60 days of receipt of a valid application (includes statutory consultation period)</li> </ul>	Apr-14	
4	We need to gain a better understanding of the student rental market and contribute to driving up standards of the poorer quality properties	Launch the Snug scheme which sets out minimum standards for privately rented properties. Landlords apply to the scheme voluntarily and SCC Housing Inspectors visit properties to ensure compliance.	Scheme will be launched in partnership with SHU and landlords. We will review: operation of the Snug scheme, the numbers of landlords and properties within it and the partnership agreement	<ul style="list-style-type: none"> <li>Number of properties registered with the scheme within 2 years of launch is increased.</li> <li>Attendance at annual Housing Fair at each university.</li> </ul>	Oct-15	
5	There is limited provision in current Planning policies which can be applied to Purpose Built Student Accommodation (e.g. to promote more communal space, cycle parking etc.)	Review our planning policies	To be undertaken by Planning as part of the Local Plan review	Local Plan review complete, Planning Policies revised	Cabinet report for review to be agreed Dec 13. Review complete 2017	
6	Some developers are not aware of current PBSA supply and demand in the city	Create an information pack for potential developers of PBSA, detailing supply, demand and suggested design guidelines.	Housing Strategy and Policy to work with Planning to compile appropriate information which can be sent to developers making pre-application enquiries. To be accessed via SCC website	Number of views of the web page / copies of the information pack downloaded	May-14	
7	As the number of students coming to live in Sheffield increases, we must find a sustainable solution to their transport needs.	Work with the universities to promote sustainable travel and limit traffic congestion	Work to expand our network of cycle routes and develop routes between Collegiate Campus ,City Centre and key destinations	<ul style="list-style-type: none"> <li>New cycle route to serve Collegiate Campus delivered</li> <li>Draft Sheffield 10 Year Cycle Strategy produced</li> <li>UoS's short and medium term bike lease schemes launched</li> </ul>	<ul style="list-style-type: none"> <li>Dependent on securing funding</li> <li>June 2016</li> </ul>	

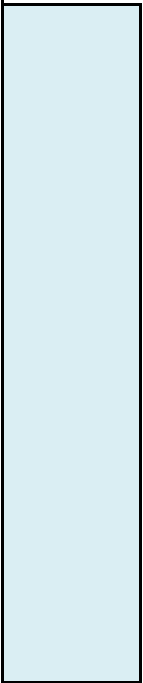
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8	Only a fifth of the city's small and medium enterprises (SMEs) currently employ graduates. Increasing graduate employment in SMEs will increase graduate recruitment and retention	Increase graduate employment in SMEs	Through RISE, a pilot programme with SCC, the Universities and the private sector. These work in partnership to bring graduates and businesses together	<ul style="list-style-type: none"> <li>• 50 graduates placed in Sheffield SMEs as part of the initial pilot.</li> <li>• Graduates to complete a 3 day 'Business Induction' before beginning their placement.</li> </ul>	Jan-14	
9	<ul style="list-style-type: none"> <li>• There are a number of areas in the city which have high incidences of households living in fuel poverty. Some of these are student households</li> <li>• Much of our private rented housing stock could be more energy efficient</li> </ul>	Explore how we engage with students and landlords to achieve large scale energy efficiency improvements to private rented accommodation	Our forthcoming ECO scheme will target Lower Super Output Areas which have high overall deprivation and higher incidences of fuel poverty, some of which have high numbers of students. Our partners will work to offer advice and help households to access energy efficiency measures	Increase the number of improvements to privately rented properties in areas with high numbers of student residents (number to be established once scheme begun)	ECO partner to be appointed in early 2014	
10	We need to promote good community relations in areas with large student populations and foster a positive appreciation of students' contributions to the city	Promote volunteering and positive student interaction	<ul style="list-style-type: none"> <li>• Through the work of the universities' volunteering teams</li> <li>• To be determined by Ward Plans which the Locality Management Team are currently developing.</li> <li>• Through the work of SHU's and UoS's Community Reps which will include: attending local community meetings, arranging litter-picks and environmental work</li> </ul>	<ul style="list-style-type: none"> <li>• 2,744 volunteering opportunities filled by UoS students in 13/14</li> <li>• Number of student volunteers citywide</li> </ul>	To be determined when Ward Plans finalised	
11	As student residents move out of the peripheries of traditional student areas, private rented properties may fall vacant, meanwhile, there is a lack of affordable accommodation for Housing Solutions' clients and LHA claimants.	Work with good landlords of privately rented accommodation to explore the potential for letting to vulnerable / low income households	Housing Solutions to contact landlords of privately rented accommodation in these areas	Number of landlords contacted which result in a property being let via Housing Solutions	Mar-14	

Ref	Issue	What we will do
9	Student properties suffer an increased risk of burglaries and students are more at risk from robbery. This risk can be reduced to improve the student experience.	Work with South Yorkshire Police and the universities to educate students about safety and crime
7	Community cohesion issues can arise from incidences of students making excessive noise within their neighbourhoods	Explore the potential to work with both universities, communities and students to promote positive behaviour and reduce conflict arising from noise

How will we do it	Measure	Link Officer	Deadline
<ul style="list-style-type: none"> <li>• We will work with the universities to ensure that the streets used by students moving in-between their neighbourhoods and campus are safe and well-lit.</li> <li>• S Y Police will conduct crime induction sessions for all new arrivals to the universities' summer schools.</li> <li>• Police Constable to be present in UoS Student Advice Centre for 0.5 days per week.</li> <li>• Using NAGs and other structures, Councillors will raise awareness of community safety issues and actions.</li> </ul>	Reduction in burglaries and robberies in areas in which students live		
<ul style="list-style-type: none"> <li>• Through established clear links and info sharing with the Police and both Universities, in a 3 pronged approach. This allows the universities to take their own action against their students who cause a problem. This is in addition to our interventions on the night and subsequently. Police also send a behaviour advisory letter (BAL). We have encouraged regular communications between the Unis and their students to highlight poor behaviour and noise disturbance</li> <li>• By following formal regulatory processes and taking targeted intervention as appropriate .</li> <li>• Through the work of the Locality Team and SHU's Community Reps</li> <li>• Through the UoS's 'Staying up, Keep it Down' campaign and SHU's 'Noise Annoys' campaign</li> </ul>	Reduced number of BAL letters sent by Universities and reduced Police correspondence	Nick Chaplin / PC Kenney	Ongoing. Reviewed on an annual basis

RAG



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