

RESPONSE TO UCL STUDENT UNION REQUEST RELATING TO ACCOMMODATION COSTS

A response was given in answer to a Freedom of Information request last Autumn and set out below is a table which summarises the total cash movements for the five years ended 31 July 2014. These show in aggregate that overall UCL has spent a greater sum of money on Residences than it has generated by way of income from the same source.

During the next five years, UCL plan to spend tens of millions of pounds upgrading and extending existing facilities at Astor College (2016-2018) and the Direction of Travel document reported to Finance Committee in March 2015 also envisages significant additional expenditure for schemes at Ramsay Hall (for which planning consent was achieved last month) and in the future the Max Rayne-Ifor Evans complex.

FOI request Student Residences	FINANCIAL YEARS					
	9/10 £'000	10/11 £'000	11/12 £'000	12/13 £'000	13/14 £'000	
Total Revenue from University owned Residences	20,878	23,667	26,258	27,266	31,431	
Total Cost of University owned Residences	15,005	17,011	16,444	15,398	17,081	
Capital spend on University owned Residences	408	18,964	8,494	19,245	5,240	*
Total Surplus/(deficit)	5,465	(12,308)	1,320	(7,377)	9,110	
Note that the 14/15 Financial Statements are currently subject to audit, and so have been excluded from the figures identified above						
I have included commercial income and expenditure as the request does not specifically state Students						
Capital Spend by year	FINANCIAL YEARS					TOTAL £'000
	9/10 £'000	10/11 £'000	11/12 £'000	12/13 £'000	13/14 £'000	
Caledonian Road	-	17,938	7,535	11,174	3,354	40,001
John Dodgson House	-	63	660	7,735	1,433	9,891
Other	408	963	299	335	453	2,459
TOTAL	408	18,964	8,494	19,245	5,240	

During this period, UCL has extended its ownership of Student Halls and has increased capacity in this way by approximately 10% mainly due to its development of New Hall Caledonian Road (350 bed spaces), the extension of John Dodgson House (50 bed spaces) and the assimilation of the former IoE properties.

UCL owned Bed Spaces	2011/12	2012/13	2013/14	2014/15	2015/16
	3725	3556	4094	4052	4340

In relation to the cost pressures facing the London market, an interesting survey has just been released by Unipol/NUS ([NUS Unipol Accommodation Cost Survey 2014-2016](#)) which concludes:

“At the University of Exeter, the lower cost accommodation has been squeezed below the 20 per cent level whilst a significant proportion of its accommodation is in the high £200-250 band. It is interesting to compare Exeter with University College London. It could be argued that, given the cost of housing in central London, UCL has been more successful – albeit with higher rents overall – in keeping a significant proportion of its accommodation within the £120-150 band and in not being drawn into developing very high cost accommodation at over £1,000 a month.”

The context of these comments are shown in full in the Appendix (“London”p.32-34).

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