PURPOSE BUILT STUDENT ACCOMMODATION BOARD MANIFESTO

Supporting housing delivery, higher education and economic growth

INTRODUCTION

The Real Estate:UK Purpose-Built Student Accommodation (PBSA) Board represents the businesses that invest in, develop and manage purpose-built homes for over 450,000 students across the UK's key cities.

Our accommodation is an essential component of the UK higher education landscape, supporting university growth and retention while ensuring the UK remains a top global study destination. The sector is an essential part of UK plc, contributing £42bn in economic value in 2023.

It is also a critical component of overall housing supply. PBSA, which can be delivered at high density and at scale, allows housing currently used to accommodate students to be released into the private-rented sector, supporting the Government's target of delivering 1.5 million new homes this Parliament.

OUR OFFER AND CONTRIBUTION

Ensuring sufficient and high-quality homes for students studying in the UK requires development at pace and scale. Our board members are significant, long-term investors into the PBSA sector, motivated to increase the supply of student accommodation where it is needed most and to raise standards for students.

However, this can only be achieved where Government and the sector work collaboratively to address barriers and support this investment into the sector.

We want to work with the Government as a trusted partner, to create a policy environment that unlocks investment, creates jobs, regenerates local spaces and delivers growth to the UK economy and higher education sector, enhancing the UK's reputation as a world-leading education destination.

WHAT WE WANT FROM GOVERNMENT

Formal recognition of the PBSA sector as critical to economic growth, higher education competitiveness and housing delivery – supported by meaningful and ongoing Government engagement with the PBSA Board as the sector's representative body.

Policy recognition of PBSA's distinct role within the housing system – through clear differentiation of PBSA within planning policy and regulatory frameworks - including building safety - reflecting its operational model, resident profile and contribution in relieving supply pressure within the private rented sector.

Recognition of UK higher education as an economic asset – through strengthened domestic policy support that acknowledges the sector's contribution to national and regional growth, export earnings, and global reputation, and that equally recognises the role of PBSA in enabling that contribution.

KEY STATISTICS

£150bn
Value of the UK PBSA sector [1]

£42bn
Economic contribution in 2023 alone

450,000+
Students housed annually [1]

250,000+
Homes released back into the wider housing market [1]

£22bn
Invested in the sector over the last five years [1]

76%
Student satisfaction rate

1: Figures provided by CBRE and are inclusive of HEI-provided PBSA.

OUR PRIORITIES

Tackling Supply and Value

Private PBSA accommodates almost 450,000 students each year, releasing the equivalent of around 250,000 homes back into the wider housing market. Before the pandemic, around 30,000 new PBSA beds were delivered annually; despite current constraints, approximately 18,000 beds have been added each year over the last five years. Through high-quality, sustainable accommodation delivered at scale, PBSA helps meet growing demand, supports balanced housing markets and enables more students to access safe and affordable homes.

Commitment to Student Wellbeing and Safety

PBSA provides safe, accessible and professionally managed accommodation that consistently achieves higher satisfaction rates than the wider private rented sector. Operators place wellbeing at the heart of their approach through inclusive communities, robust safety measures and dedicated support services. The impact extends beyond accommodation, with 69% of students reporting a positive impact on their academic outcomes, compared with 50% in the wider private rented sector. [2]

Demonstrating the Sector's Value and Reach

PBSA reduces pressure on local housing markets while supporting regional development and economic growth. The sector attracts investment, supports jobs and contributes to the regeneration and vibrancy of university towns and cities, while providing students with access to safe, modern and well-maintained accommodation throughout their university experience.

Supporting the UK's World-Leading Higher Education Sector

Contributing £42bn in economic value in 2023, PBSA is a core part of the UK's higher education ecosystem. High-quality accommodation supports university growth, student retention and the UK's position as a leading global study destination, helping attract domestic and international students while enhancing student experience, academic success and overall satisfaction.

2: Knight Frank UCAS “Student Accommodation Survey 2024”..

BOARD MEMBERSHIP

> The PBSA Board brings together the UK's leading investors, developers and operators of purpose-built student accommodation. Together, our members house hundreds of thousands of students, invest billions into UK housing and higher education, and play a vital role in supporting economic growth, housing delivery and student success.

- **Aboria Capital** – c.7,000 beds managed through Downing Students/Living, over 14,000 beds delivered, and working with global institutional, sovereign and family office investors.
- **The Dot Group** – c.27,000 student beds across 280+ properties and 120 cities, and parent company of Global Student Accommodation, Yugo, Student.com and Kinetic Capital.
- **Homes for Students** – Over 59,000 student beds, a c.£8bn portfolio, and backed by Far East Orchard.
- **iQ Student Accommodation** – 34,000 student residents across 85 properties in 29 UK towns and cities, backed by Blackstone.
- **Student Roost** – Over 22,000 student beds across 22 UK towns and cities, backed by Greystar.
- **Unite Students** – 72,000 student beds managed through Unite Students and Hello Student, a c.£6.6bn portfolio, and publicly listed.
- **UPP** – 35,000 student residents today, £3.8bn invested in UK Higher Education since 1998, and a UK Real Estate Investment Trust (REIT).
- **Watkin Jones** – c.21,000 student beds managed through Fresh, over 50,000 beds delivered, and publicly listed.