

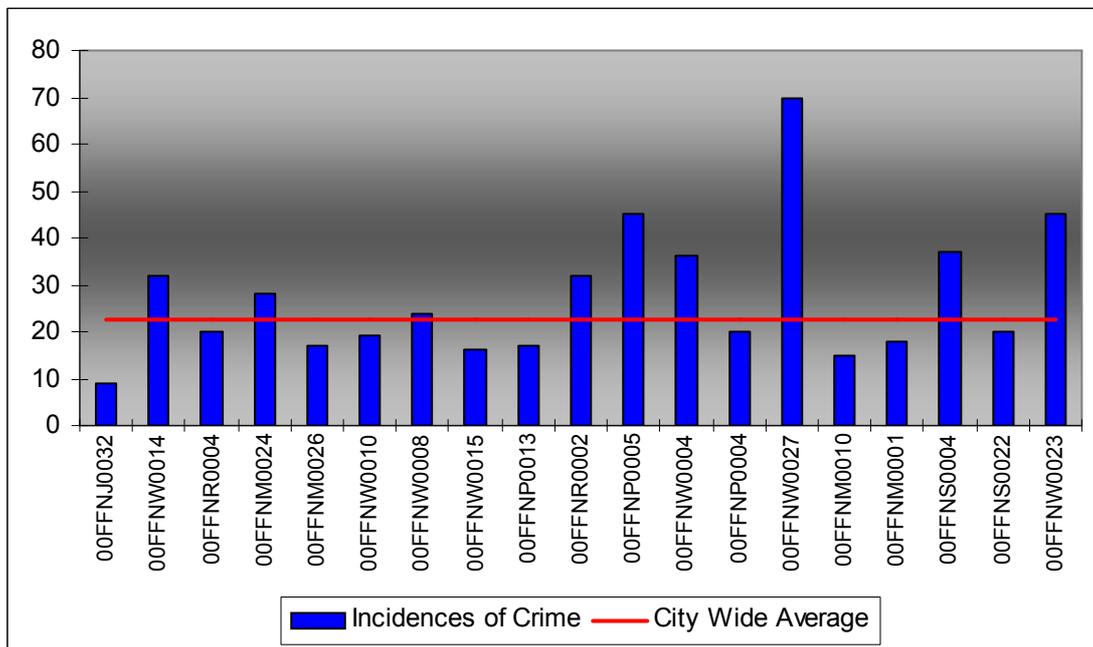
## Annex 3: Quantitative Evidence Base

### Safer York Partnership Data

#### *Incidences of Crime*

Data collected by the Safer York Partnership shows that of the 19 Output Areas with 20% or higher proportion of student housing (see Annex 2), 9 areas experienced higher than average incidences of crime. As shown at Figure A3.1, in some case significantly higher than average incidences and in an output area in Hull Road, the number of incidences recorded was almost three times higher than the average.

**Figure A3.1: Incidences of Crime**

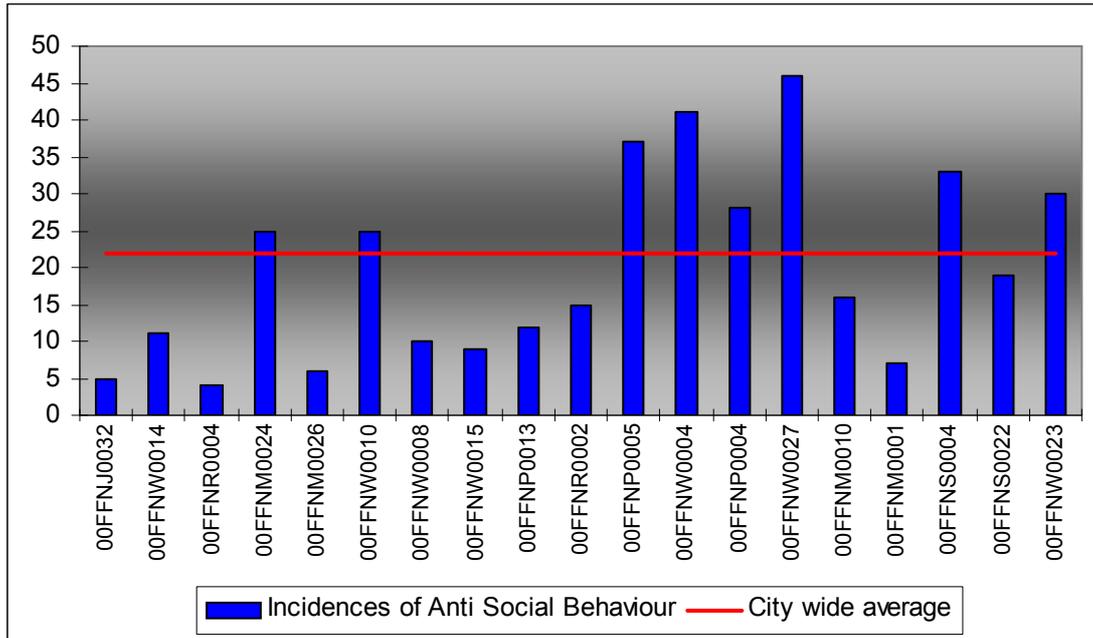


Source: Safer York Partnership 2009/10

#### *Incidences of Anti Social Behaviour*

Figure A3.2 overleaf shows that 8 Output Areas were recorded to have had a higher than average incidences of Anti Social Behaviour. In two Output Areas this is approaching double the city average and in one Output Area in Hull Road more than twice the average number of incidences were recorded.

**Figure A3.2: Incidences of Anti Social Behaviour**

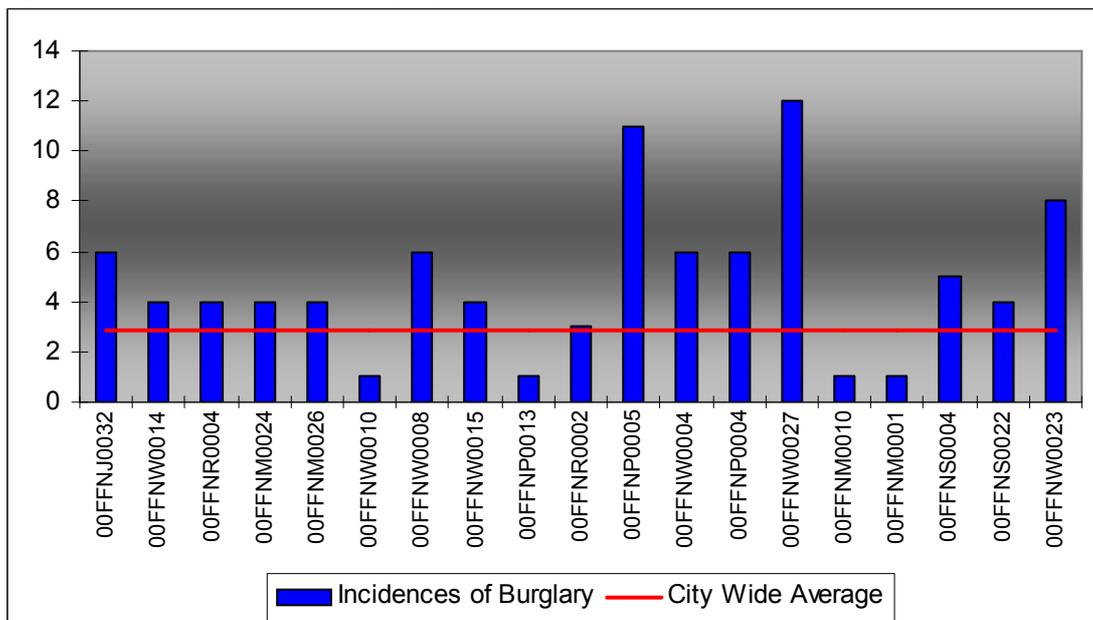


Source: Safer York Partnership 2009/10

*Incidences of Burglary*

The majority of Output Areas with high proportion of student households experienced higher than average numbers of burglaries. In seven Output Areas the number of incidences were significantly higher than the average. In some cases more than double than the average incidences were recorded and in others the number of incidences were more than three times higher than average. As shown at figure A3.3.

**Figure A3.3: Incidences of Burglary**

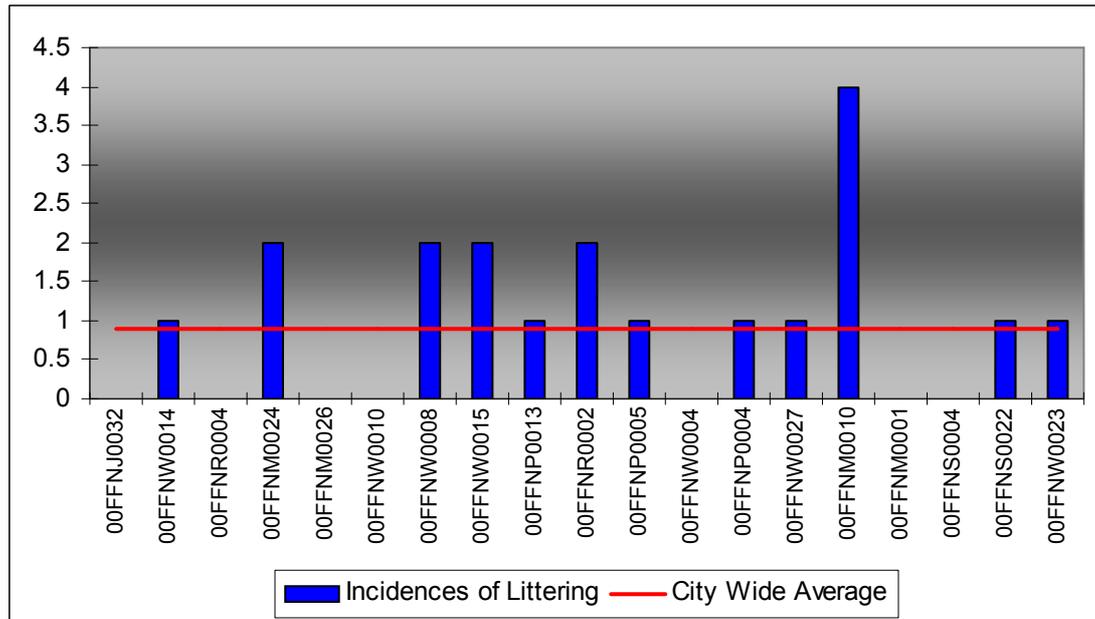


Source: Safer York Partnership 2009/10

### *Incidences of Littering*

Figure A3.4 shows that littering is often above average in areas where there are large concentrations of student housings. In four Output Areas the number of incidences of littering recorded were twice as high as the average. In one Output area, incidences were three times higher than the average. Although, it should be noted that some student areas had not reported incidences of littering.

**Figure A3.4: Incidences of Littering**

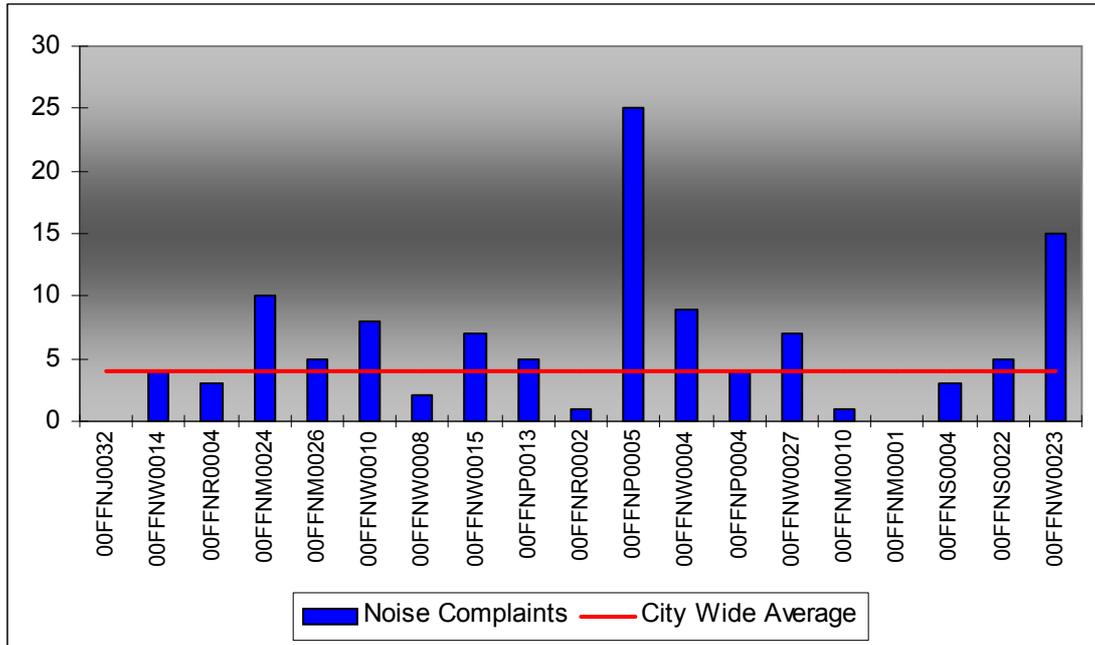


**Source: City of York Council Environmental Protection Unit 2009/10**

### *Incidences of Noise Nuisance*

Figure A3.5 overleaf shows that noise nuisance is experienced in over half of the student areas. In one case, noise nuisance incidences were 6 times higher than the city wide average.

**Figure A3.5: Incidences of Noise Nuisance**



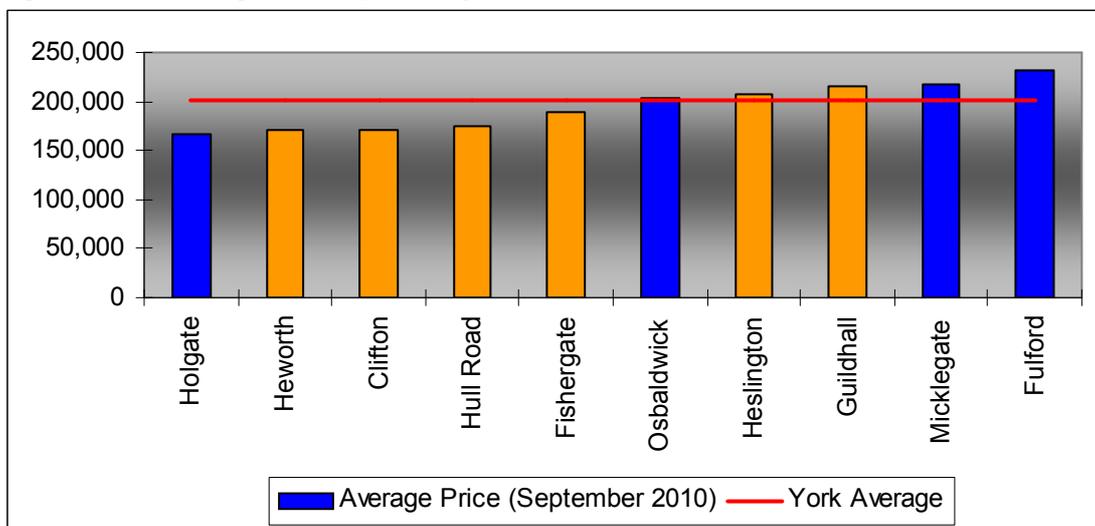
Source: City of York Council Neighbourhood Services 2009/10

## Hometrack Data

### House Prices

As Figure A3.6 shows, there is no correlation between high house prices and student areas. Only two of the five student areas in the city have higher than average house prices (Heslington and Guildhall), and these are only marginally higher than the average. Clifton, Hull Road and Fishergate all had average house below the city average in September 2010. However it is interesting to explore percentage increases in house prices over time to see if the areas that have experienced increases in student housing have also seen above average increases in house prices.

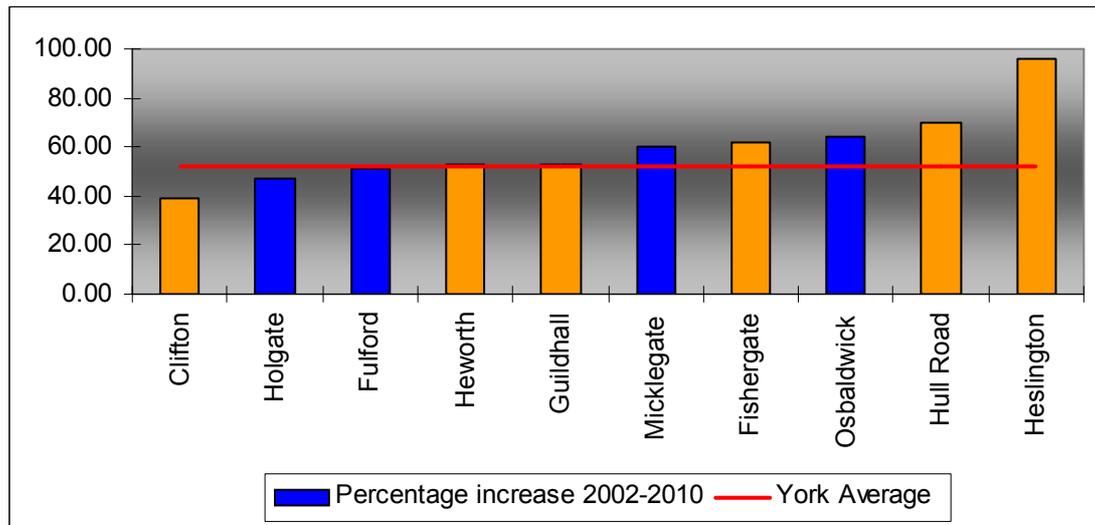
**Figure A3.6: Average house prices by Ward in and around student areas**



Source: Hometrack Data obtained through the Golden Triangle Partnership

Figure A3.7 shows that two student areas (Hull Road and Heslington) have seen significant percentage increases in house prices between 2002 and 2010. Heslington in particular has seen average house prices almost double in the eight year period from £105,991 in 2002 increasing to £208,000 in 2010. Fishergate, Hull Road and Heslington have all seen percentage increases higher than the city average, with Guildhall and Heworth just below the average.

**Figure A3.7: Percentage increase in house prices between 2002 and 2010 by Ward in and around student areas**



Source: Hometrack Data obtained through the Golden Triangle Partnership

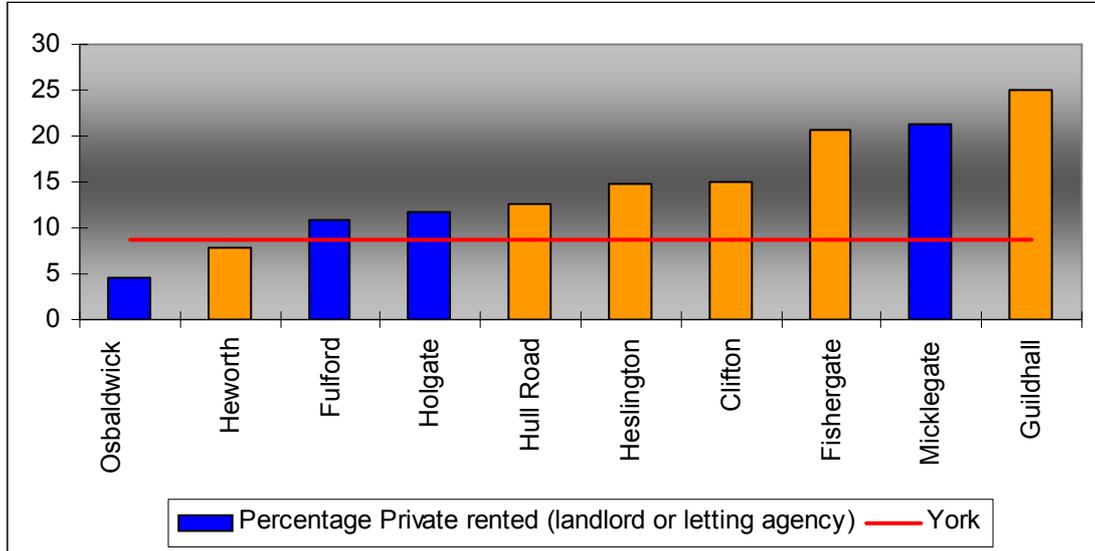
Whilst the data is inconclusive in demonstrating a correlation between student areas and inflated house prices, looking more closely at percentage increases in house prices over time does suggest that in areas that have experienced increases in student housing have also experienced at or above average increases in house prices. Whilst it is not possible to be definite about cause an effect further work, such as speaking to estate agents may provide more certainty.

### *Tenure*

Hometrack Data obtained from the Golden Triangle Partnership indicates that the Wards where there are the largest concentrations of student housing (indicated in orange) have the highest percentage of privately rented dwellings in comparison to the city as a whole and surrounding Wards. Micklegate Ward is show to have a large percentage of privately rented properties which can be attributed to the predominately flatted nature of property types in the Ward and its location next to the city centre. Colleagues in Housing have suggested that in the areas with higher than average numbers of privately rented properties shown in Figure A3.8, there could be increased competition between buy to let landlords and owner occupiers for properties, meaning that families and landlords may be competing for similar properties. Moreover, given the historic spread of student housing identified in Figure 1 of the report and Annex 1 and the associated increases of numbers

of student households it is likely that this competition between owner occupiers and buy to let landlords will increase unless growth in student housing is managed to control concentrations.

**Figure A3.8 Percentage of Private Rented Properties in Wards in and Around Student Areas**



Source: Hometrack Data obtained through the Golden Triangle Partnership

## Education Data<sup>1</sup>

School catchment areas are made up of several Output Areas. However 'overall' catchment level proportions can mask individual pockets of low and high concentrations within the catchment area. Thus, examining the relationship between student exemption and primary pupil number proportions at individual OA level within each catchment can make it easier to discern any relationships between the two variables.

However, it is crucial to bear in mind that any conclusions about the impact of student numbers within a specific catchment area **cannot** be used as a basis to draw further conclusions about the number of pupils on roll at the catchment school. This is for a number of reasons:

- Parental preference means pupils can choose to apply for a school of their choice.
- A catchment area may contain a faith school in addition to the catchment school.

Both of these facts mean that, to varying degrees, **the number of children within catchment can bear little or no correlation with the number on roll within the catchment school**. Thus, whilst it might be possible (for example) to conclude that a high proportion of students inversely affects the proportion of pupils within a school's catchment, it is not possible to draw any conclusions about the effect of this on a given school's number on roll.

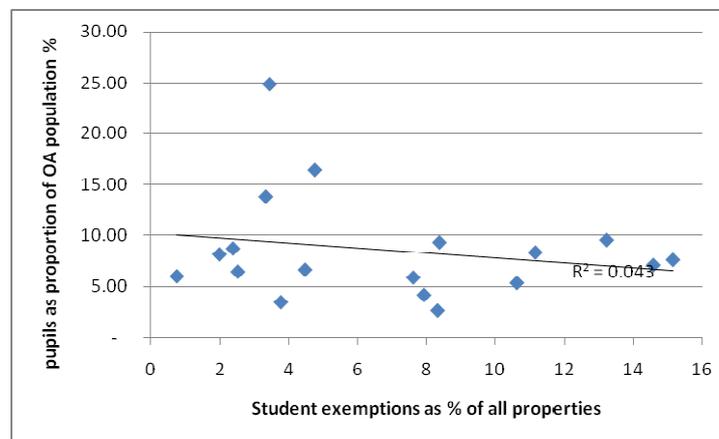
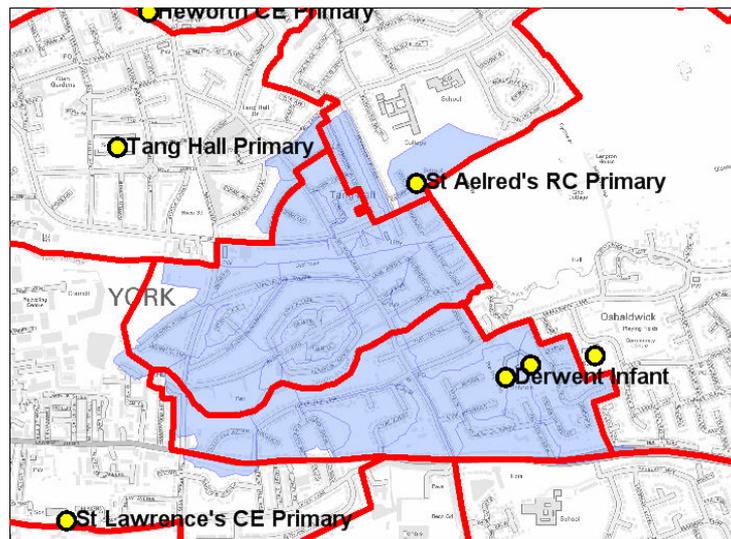
The following provides an analysis of the relationship between student households and primary pupil numbers within the areas of concern (see body of report). For all maps, the red lines represent school catchment boundaries and the blue shading/thin blue boundary represents the Output Areas used to approximate catchment area analysis.

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<sup>1</sup> Caveat emptor - Please note that this analysis has been conducted in a very short time frame, and remains at 'draft' status. It has not been through any kind of quality assurance process, and as such may contain errors. The conclusions reached should be used as an unofficial 'guide' only. There is also much room for further analysis.

## Derwent Infant and Junior Catchment

Whilst there's a general negative correlation between proportion of student exemptions and low proportions of pupil numbers, it is not significant enough to be able to draw a conclusion about the relationship. For example, some Output Areas within the catchment have a low proportion of pupil numbers at the same time as a low proportion of student exemptions. This indicates that there are other factors, not considered here, which are contributing to the low student numbers in these areas.

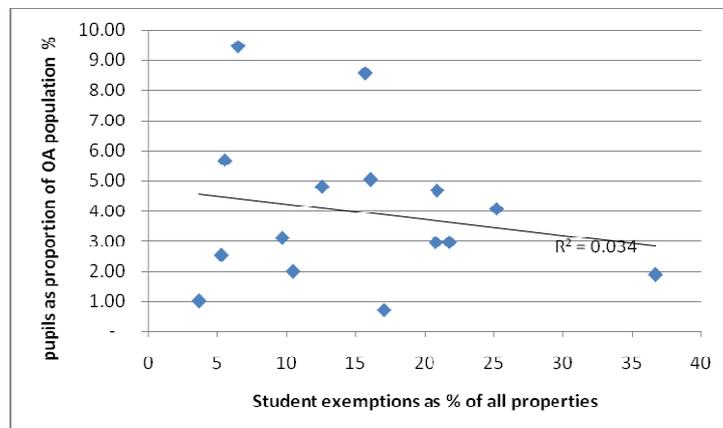
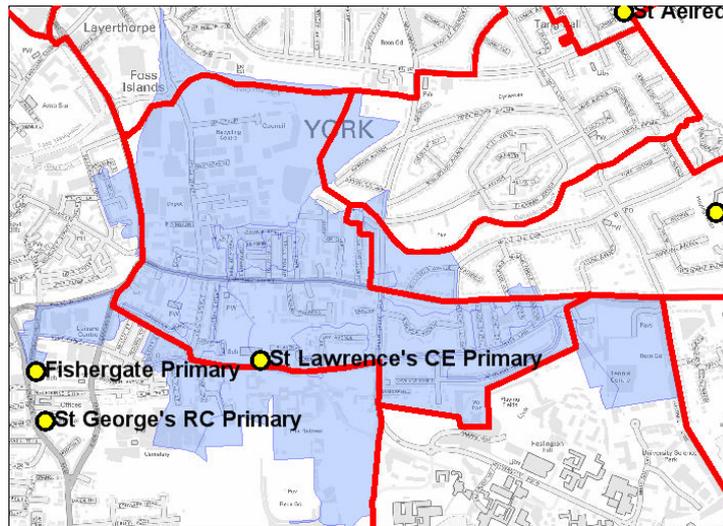


	<i>% student</i>	<i>% pupils of population</i>
<i>% student</i>	1	-
<i>% pupils of population</i>	0.207867267	1
$\alpha =$		0.05
$N =$		18
Critical value =		+/- 0.468

**Not significant**

## St. Lawrence's Church of England Primary Catchment

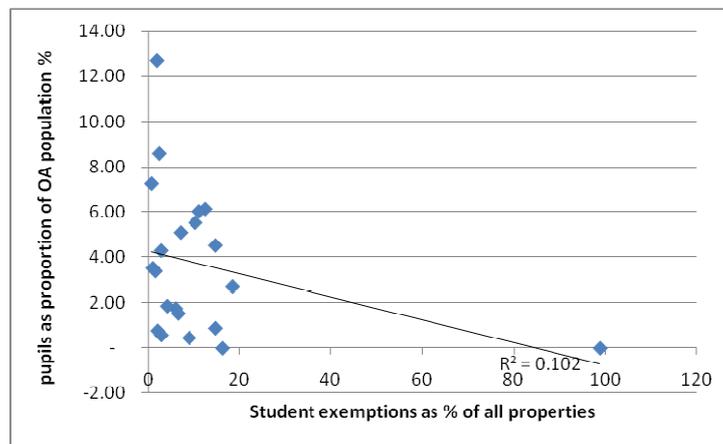
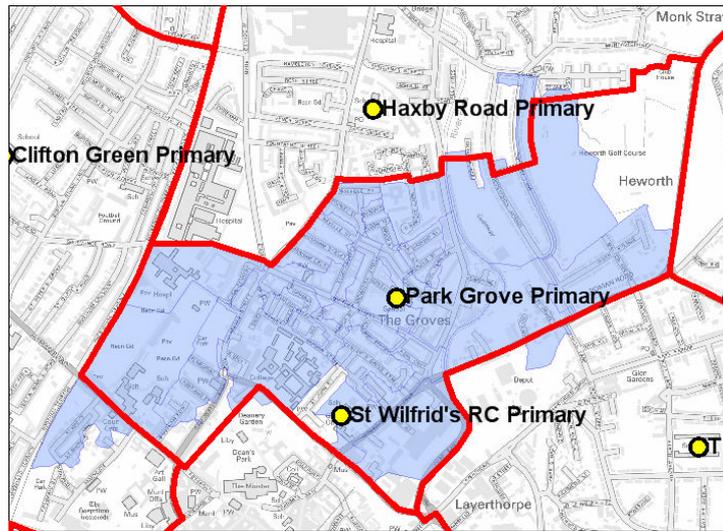
Whilst there's a general negative correlation between proportion of student exemptions and low proportions of pupil numbers, it is not significant enough to be able to draw a conclusion about the relationship. For example, some Output Areas within the catchment have a low proportion of pupil numbers at the same time as a low proportion of student exemptions. This indicates that there are other factors, not considered here, which are contributing to the low student numbers in these areas.



	<i>% student</i>	<i>% pupils of population</i>
<i>% student</i>	1	-
<i>% pupils of population</i>	0.184891042	1
$\alpha =$		0.05
$N =$		15
Critical value =		+/- 0.514

**Not significant**

## Park Grove Primary Catchment



	% student	% pupils of population
% student	1	-
% pupils of population	0.320476688	1
A=		0.05
N=		21
Critical value =		+/- 0.433

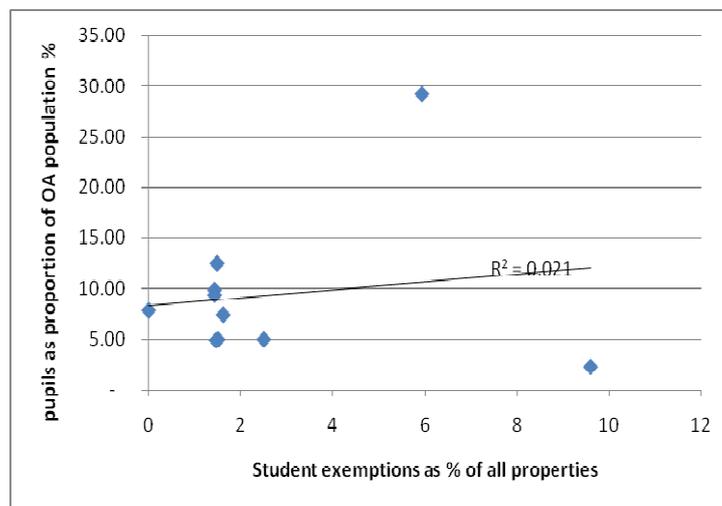
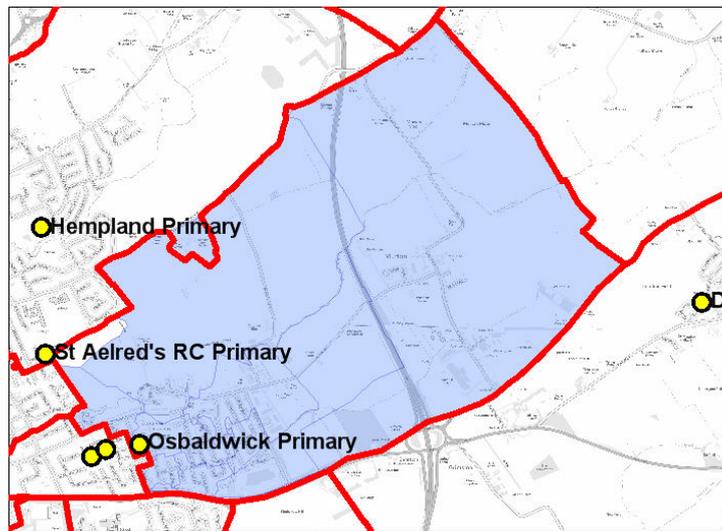
**Not significant**

Whilst there's a general negative correlation between proportion of student exemptions and low proportions of pupil numbers, it is not significant enough to be able to draw a conclusion about the relationship. For example, some Output Areas within the catchment have a low proportion of pupil numbers at the same time as a low proportion of student exemptions. This indicates that there are other factors, not considered here, which are contributing to the low student numbers in these areas. Furthermore, the inclusion of the Output Area data represented by the last dot on the right of the chart (00FFNJ0032)

is debatable, as it covers an area containing solely dedicated student accommodation for York St John University, i.e. not a representative sample of city accommodation. Removing this Output Area as an outlier reduces any suggested correlation still further.

### *Osbalwick Primary Catchment*

There is a slight positive correlation in this area, but it is insignificant.

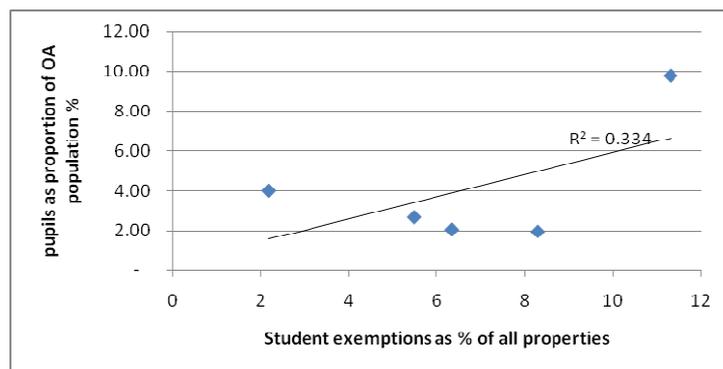
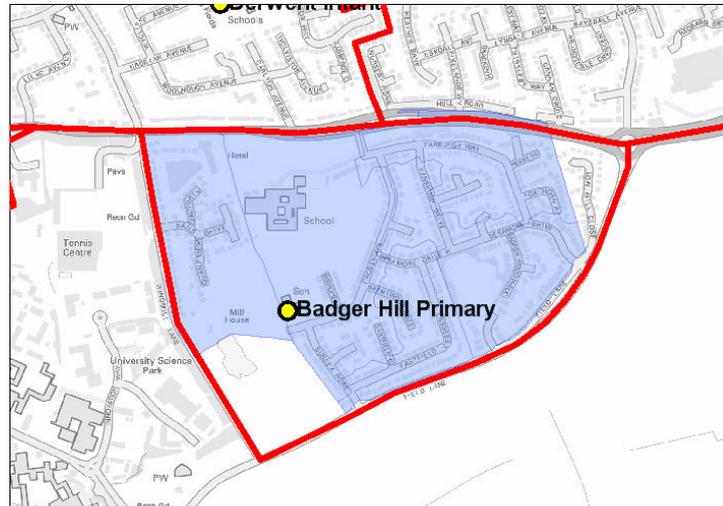


	<i>% student</i>	<i>% pupils of population</i>
<i>% student</i>	1	
<i>% pupils of population</i>	0.145631556	1
$\alpha=$		0.05
$N=$		10
Critical value =		+/- 0.632

**Not significant**

## Badger Hill Primary Catchment

Whilst there's a fair correlation here, the limited number of Output Areas within the Badger Hill catchment makes it difficult to make any solid conclusions about this area.

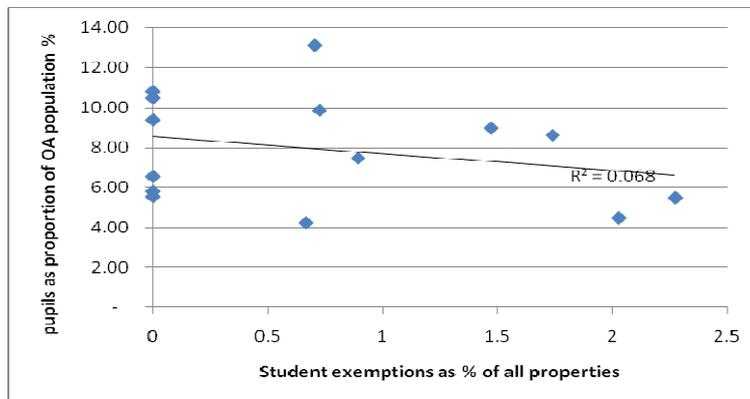
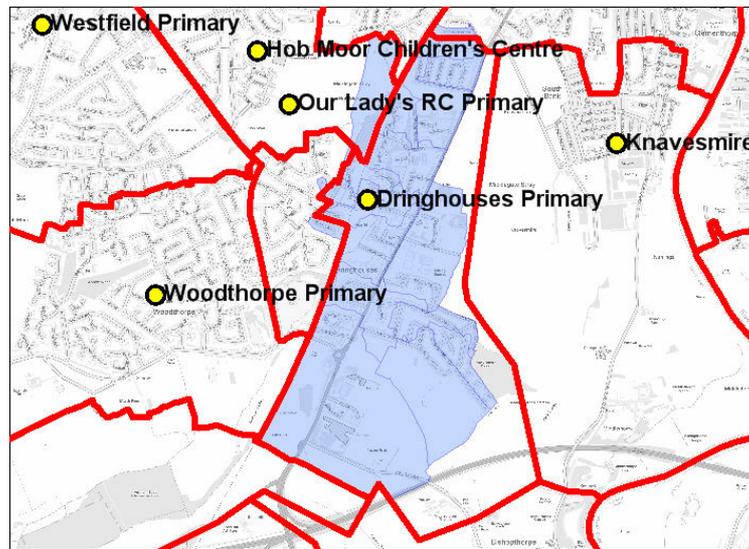


	% student	% pupils of population
% student	1	
% pupils of population	0.57791863	1
$\alpha =$		0.05
$N =$		5
Critical value =		+/- 0.878

**Not significant**

### Dringhouses Primary Catchment

The Output Areas comprising the Dringhouses catchment have a very low proportion of student households. Many Output Areas have no student households. There is a slight negative correlation between student exemption proportion and pupil proportion in the Output Areas across this catchment, but cannot be said to be significant due to the level of variation within the Output Areas with no student exemptions.



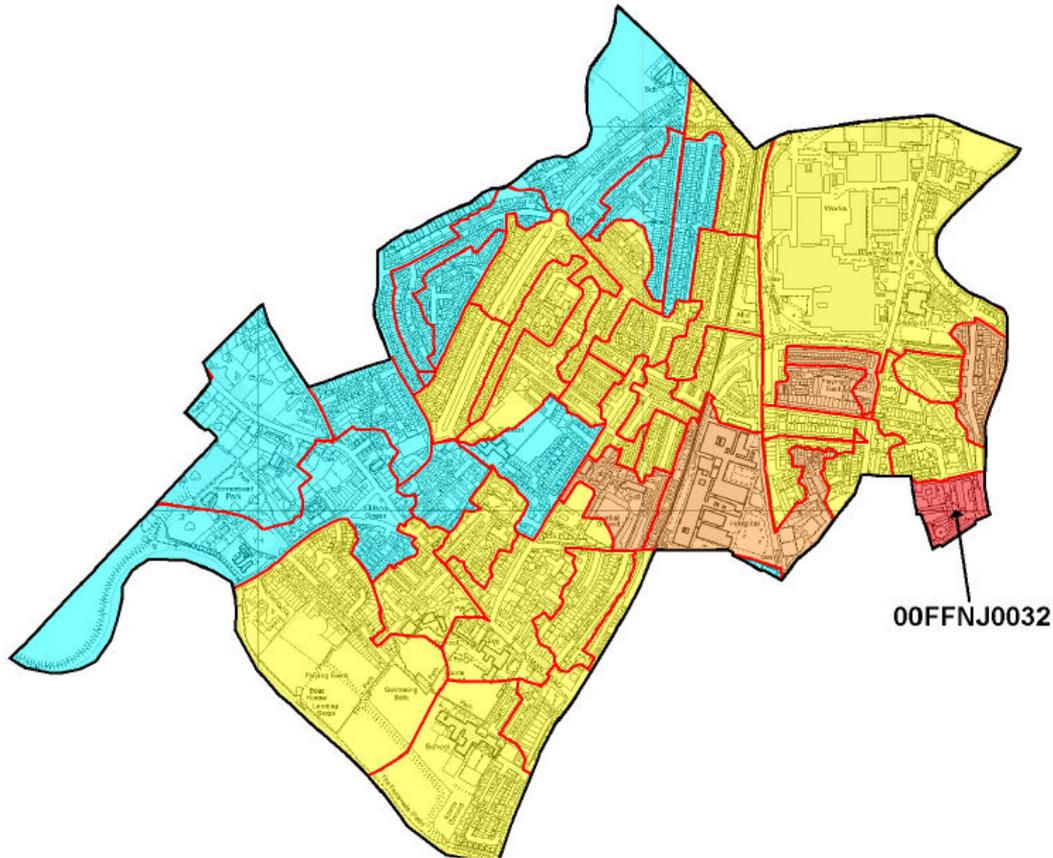
	<i>% student</i>	<i>% pupils of population</i>
<i>% student</i>	1	-
<i>% pupils of population</i>	0.260839297	1
$\alpha =$		0.05
$N =$		14
Critical value =		+/- 0.532

**Not significant**

## Annex 4: Qualitative Evidence Base

### Street Surveys

*Clifton*



#### 00FFNJ0032: Ramsay Close.

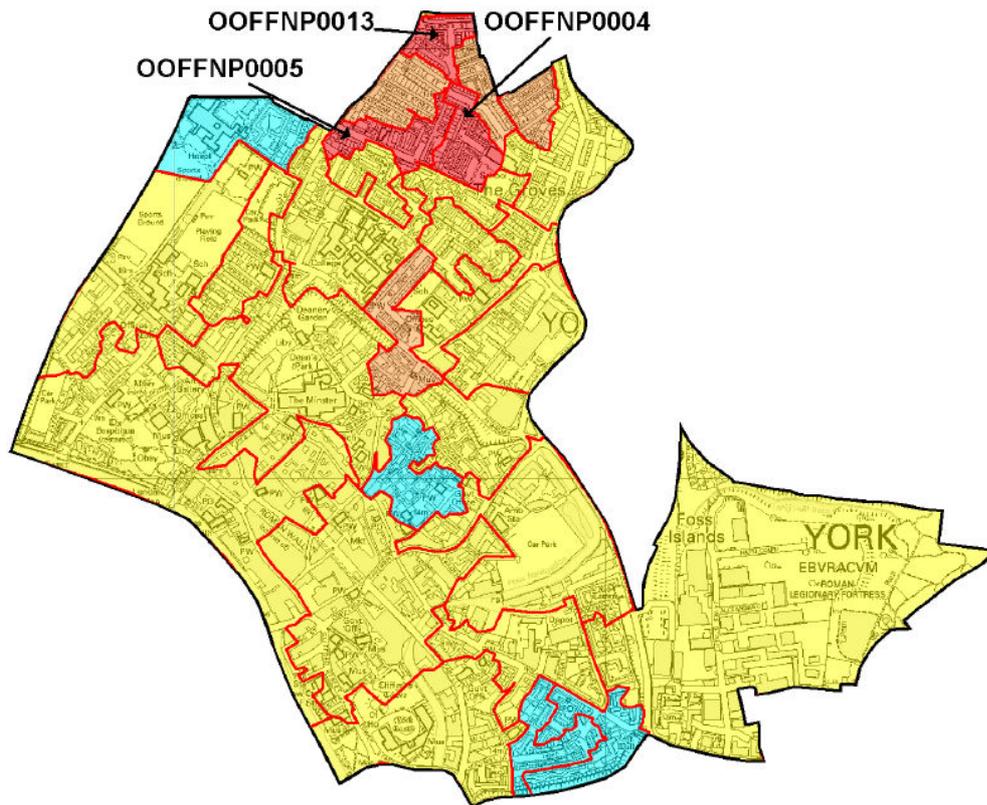
This Output Area covers York St. John's University managed accommodation 'The Grange' which explains the very high proportion of student households identified through the mapping exercise. The urban environment was generally good, with modern purpose built flatted properties which appear to be well kept. Streets were clean with little evidence of litter or overflowing wheelie bins and bins were stored out of sight and not in front of properties. Gardens were also well kept, with none being concreted over for parking space. Although parking included on-street and non-permit, there was no evidence of obstruction to junctions by parked cars. The closest facilities were approximately 300 meters away, on Acomb Road. They consisted of a mix of services, including a take-away and a convenience store.

#### Comparison Streets: White Cross Road; Huntington Mews; Maplehurst Avenue.

The properties in this area were mixed between traditional terraced housing on White Cross Road and semi-detached and detached modern housing on Huntington Mews and Maplehurst Avenue. The houses were very well kept and there was a pleasant urban environment, especially in the two more

modern estates. There was no evidence of litter on Huntington Mews and Maplehurst Avenue, however there was a significant amount on White Cross Road. There was no evidence of parking pressures, with permit on street parking on White Cross Road; non-permit on street as well as driveways on Huntington Mews but no evidence of blocked roads or junctions and driveways for the housing on Maplehurst Avenue. Gardens appeared very well kept, with a few exceptions on White Cross Road. Bins were stored in front of about half of the properties on Maplehurst Avenue. There is a good mix of services at the end of White Cross Road including a bank, video rental, laundrette and a small supermarket.

## Guildhall



### O0FFNP0013: Walpole Street; Stanley Street; Warwick Street.

Whilst there was considerable variation in terms of the quality of the terraced housing the streets and gardens were generally well maintained, however there were several overgrown gardens on Stanley Street. Two 'To Let' signs were noted on Walpole street. There was one example of an overflowing wheelie bin, however general levels of litter were low and there were no wheelie bins left on the street. Parking was on-street and permit. As such there were no incidences of parked cars affecting junctions. There are takeaways on Warwick Street and Walpole Street alongside a sandwich shop and off-license at the end of Walpole Street.

### O0FFNP0005: Eldon Street; Lowther Street.

The general environment exhibit some issues, with a significant amount of litter and mixed standards of property maintenance with some well kept but others in need of maintenance. The main house type was terraced, but with a large block of flats on Lowther street. There was a mix of untidy and tidy gardens. Bins were generally stored in front of properties, with some being left on the street. Parking is on-street and is for permit holders and therefore there does not appear to be any parking pressures. The area has good access to local facilities located on Lowther Street and includes takeaways, a supermarket, a betting office and a hair salon.

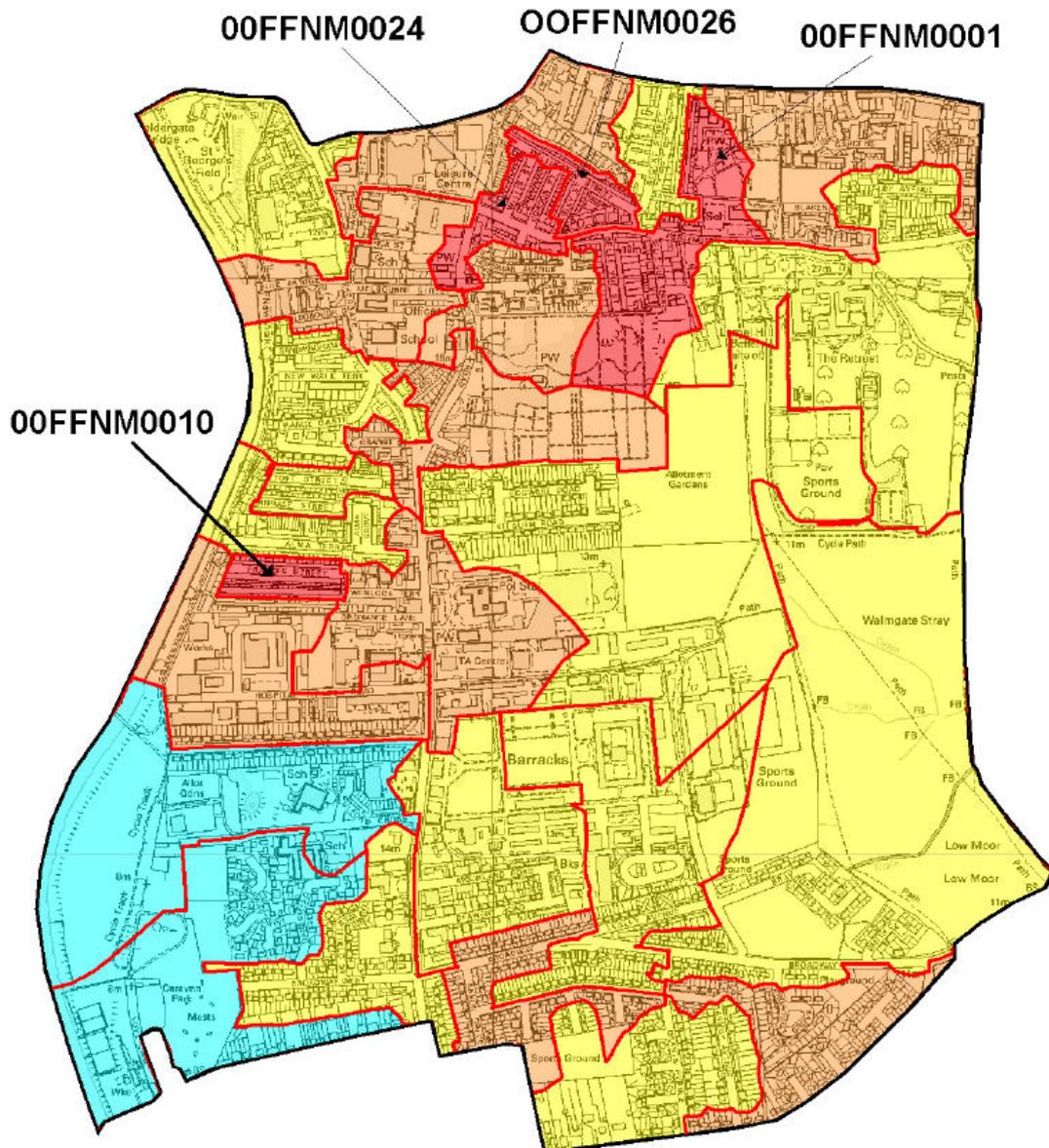
00FFNP0004: Brownlow Street; Neville Terrace; Dudley Street.

The terraced housing in the area is generally good quality and well maintained. Although there was no evidence of overflowing wheelie bins, there was a significant amount of litter on the streets and wheelie bins were often stored on the street. There were also many examples of overgrown gardens. Parking is on street permit parking and therefore there was no issue of parking pressures. There was a good mix of services on Lowther Street which included take-aways, a supermarket, a betting office and a salon. There were two 'to let' signs, one on Brownlow Street and one on Neville Street.

Comparison Streets: Neville Street; Markham Street; Markham Crescent

The streets and properties, consisting of terraced housing with one guest house on Neville Street, were well maintained. The environment was generally well kept with little evidence of litter. Whilst there was one example of an overflowing bin on Markham Street, there were no wheelie bins on the street, albeit they were generally stored in front of properties. Gardens were of mixed quality but generally in good condition. Parking is all on street and permit.

## Fishergate



00FFNM0001: Heslington Road; Belle Vue Street; Belle Vue Terrace; Daysfoot Court.

The condition of housing in this area was generally higher than in the other Fishergate output areas. The housing type was mainly terraced on Belle Vue Street, Belle Vue Terrace and Heslington Road, with three detached houses on Belle View Terrace, while the housing was semi-detached on Daysfoot Court. Litter levels were low on all streets, however bin storage was an issue, with bins stored in front of properties. There were six bins on the street on Heslington Road and two on Daysfoot Court; there were examples of overflowing bins on Daysfoot Court, Belle View Terrace and Belle View Street, and a bin bag left on the street on Belle View Street. Gardens were of a mixed quality, with gardens only on one side of the street on Belle View Street.

There were three unmanaged gardens on Belle view street; one at Daysfoot court and four on Heslington Road. Parking was on street and permit, apart from on Daysfoot Court which included private driveways and garages. There was a good mix of local services on Heslington Road, including a supermarket, a take-away, green grocers and Public House.

00FFNM0010: Frances Street; Ambrose Street; Carey Street.

There was a mix of maintenance standards in this area with terraced housing which backs on to Carey Street, and several large housing blocks in the streets adjacent to the Carey Street. A significant amount of litter was evident on Ambrose Street, but there was little on the other two streets surveyed and there was no evidence of overflowing bins. With regard to the quality of properties there was a mixture of well-kept properties and those in need of maintenance. Parking was non-permit, however there no evidence of parking pressures. There was no significant evidence of negative impacts from having large student presence in the area. Local facilities included a hairdresser on Carey Street; a Pharmacy and Public House on Lowther Street and a supermarket about 400m from the area along Lowther Street.

00FFNM0024: Heslington Road; Willis Street; Gordon Street.

The condition of the mainly terraced properties, with several guest houses and maisonettes on Heslington Road, was mixed between the streets surveyed. Whilst there was a small amount of litter observed on the streets, apart from Heslington Road, wheelie bins were stored in front of properties rather than on the street. There was on-street permit parking. Gardens appeared well maintained. Rented accommodation was clearly evident in the area with six 'to let' signs. Services on Heslington Road include a supermarket, a take-away, green grocers and Public House.

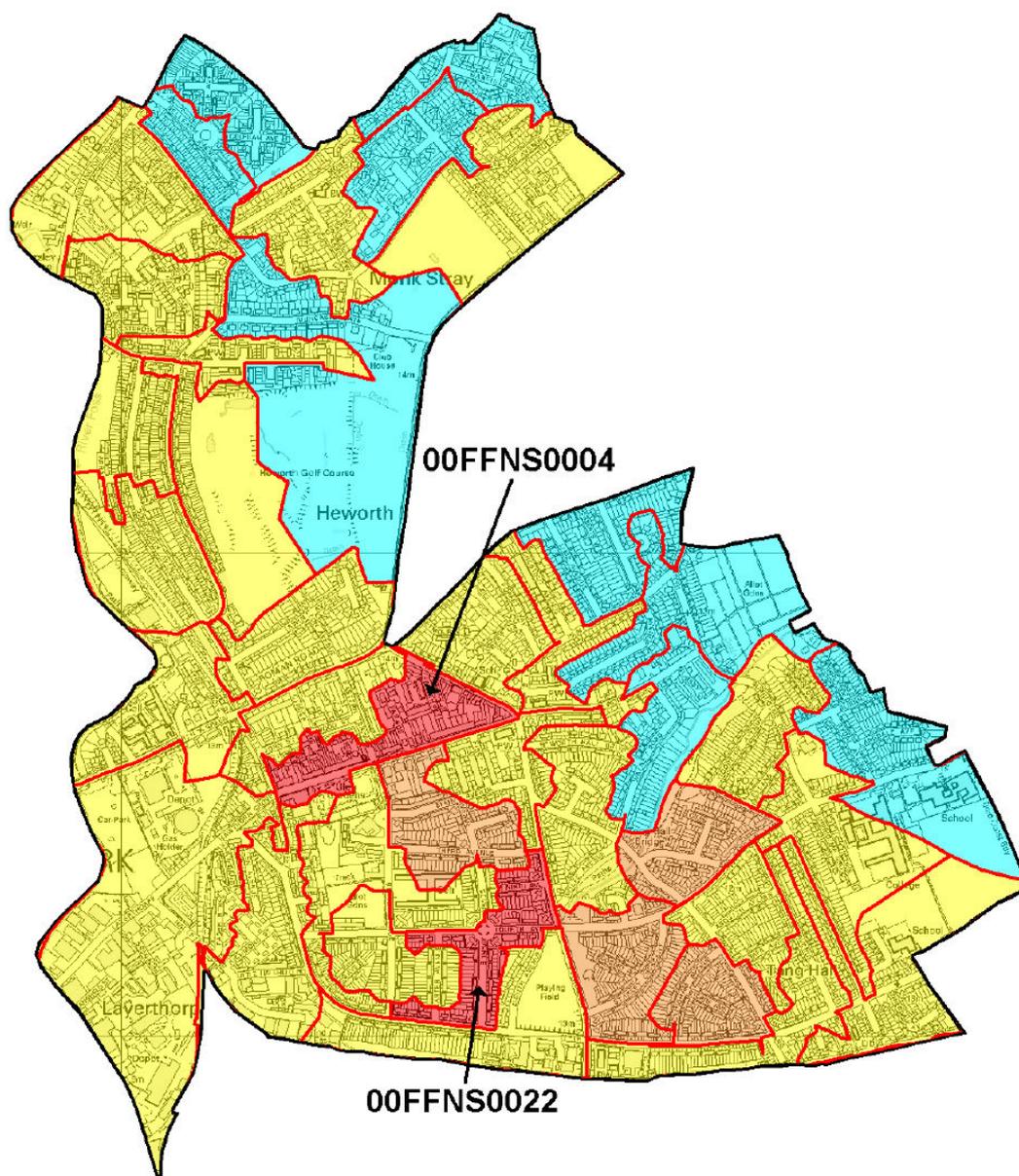
00FFNM0026: Wellington Street; Heslington Road; Wolsley Street.

The condition of terraced housing is generally worse in this area away from Heslington Road, than on Willis Street or Gordon Street. Parking is on street and non permit. There was evidence of 'to let' signs on Wellington Street. A significant amount of litter was found on the streets away from Heslington Road, however there were no wheelie bins on the street and gardens were well kept. Nearby services were on Heslington Road and included a supermarket, a take-away, green grocers and a Public House.

Comparison Streets: Hartoft Street; Farndale Street; Levisham Street.

The area consisted of terraced housing which was generally well kept. The street environment was also well kept with no evidence of litter or wheelie bins on the street. Parking was on street non-permit, the streets were busy with cars however there was no evidence of parking pressures. The streets are served by a local shop selling essentials.

## Heworth



00FFNS0022: Fourth Avenue; Seventh Avenue; Melrosegate; Fifth Avenue.

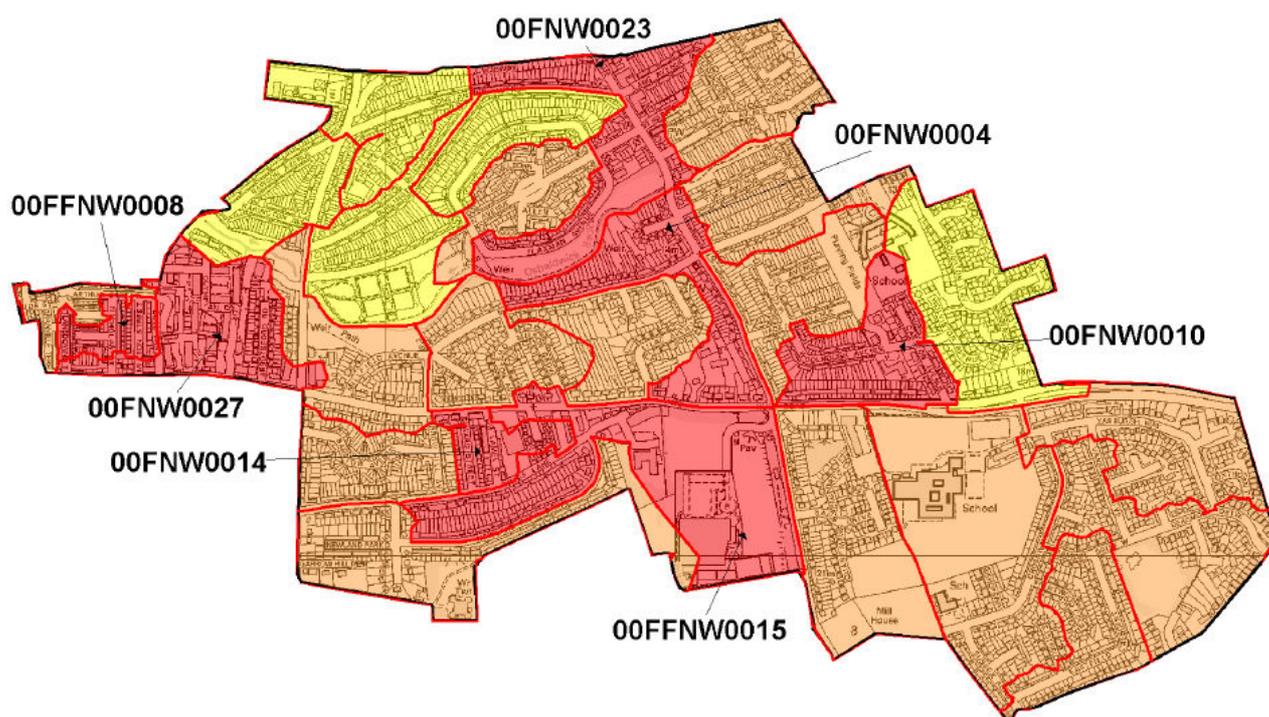
The housing was largely semi-detached, with some modern terraced flats on Fourth Avenue and some detached housing on Melrosegate. The housing was generally good quality. There was one garage converted for living space on Melrosegate. Generally the quality of the environment was well kept with bins stored in front of properties, apart from two bins on the street in Seventh Avenue and small amounts of litter on the street in Melrosegate. There were examples of overflowing wheelie bins on Fourth Avenue and Fifth Avenue. There did appear to be issues with the quality of gardens in part of the area, with three unmanaged gardens and several gardens being used for parking on Fifth Avenue. This was also evident on Seventh Avenue with seven unmanaged gardens and six being used for parking. There also evidence of this on Melrosegate and Forth Avenue. There are a good mix of service around 200 metres away on Tang Hall Lane, including four takeaways, a

bakery, a pharmacy and a supermarket. There is also a good mix on Fourth Avenue, including a local supermarket, a reptile shop, a sandwich shop, a furniture shop, an electronics store, and two hair salons.

00FFNS0004: East Parade; Heworth Road; Eastern Terrace; Parade Court.

There was a mix of property types in this area, including terraced, detached, semi-detached and flats. There were terraced flats on Eastern Terrace. Properties were in good condition and well maintained. The street environment was generally good apart from one bin lying on its side within a driveway on Heworth Road; overflowing litter in the garden attached to a disused workshop in Parade Court and rubbish bags in front of a block of flats along Eastern Terrace. The condition of gardens was mixed, with several examples of unmanaged gardens. Bins were often stored in front of properties. There was a mix of parking including on street permit, driveways and garages and on street non-permit. Parking pressure were not evident. There was a good selection of services on East Parade and at the junction between Heworth Road and East Parade. These services included; Post Office, supermarket, surgery, hairdresser, travel agent, take-away, cycle shop and a pharmacy.

## Hull Road



### 00FFNW0010: Woolnaugh Avenue, Carlton Avenue

The mainly semi detached housing in this area had no notable property maintenance issues. Whilst there was no permit parking there were no parking pressures evident with the on street parking and in driveways. However there were several incidences of gardens being lost to parking. Bins were generally stored at the front or to the side of properties. Litter was not considered to be an issue.

### 00FFNW0023: Tang Hall Lane; Flaxman Avenue; Alcuin Avenue; Constantine Avenue.

The semi detached housing of this area was well maintained with no significant signs of properties in need of maintenance. However the quality of the environment was a major issue, especially on Constantine Avenue where there were a significant number of unmanaged gardens, seven gardens lost for car parking and high levels of litter all the way along the street and in many of the gardens. Litter was not as much of an issue on the other streets, with two wheelie bins found on the street in Alcuin Court; some evidence of litter on Tang Hall Lane and one bin found on the street in Flaxman Avenue. However there were several unmanaged gardens, with some lost for parking on Flaxman Avenue and Alcuin Court. There was also evidence of gardens lost for parking on Tang Hall Lane. Parking in these streets included on street non-permit on Alcuin Court and Flaxman Avenue with an off street car park on Tang Hall Lane. Constantine Avenue had a mix of parking including driveways, non permit on street parking and evidence of cars parked on footpaths. There is a good mix of services on Tang Hall Lane, including four takeaways; a bakery; a pharmacy and a supermarket.

#### O0FFNW0015: Thief Lane, Newland Park Close

There were no signs of litter in this area and the properties were all in reasonable condition. However there was evidence of untidy and overgrown gardens and several gardens being used for parking. There was also evidence of garages having been converted into living space.

#### O0FFNW0014: Lamel Street, Siward Street

This area of primarily terraced housing had a good street environment, with no signs of litter, over grown gardens or poor property maintenance. There were no parking pressures evident.

#### O0FFNW0004: Milfield Lane, Tang Hall Lane, Hull Road

There was a mix of housing in this area of semi detached, detached and bungalows. There was no litter on the streets but several bins were on the road. There was limited on street parking which was not permit. Several gardens have been turned into driveways. Where gardens exists there were largely well maintained. There is a Post Office on Tang Hall Lane and a range of shops.

#### O0FFNW0027: Manor Court, Olympian Court, Abbotsford Road

Given the modern, new build flatted development in this area property maintenance was high alongside the street environment. Parking was in residential bays and there were no parking pressures. Abbotsford Road with its older, semi detached, detached and bungalow housing had an average environment, with evidence of some poor property maintenance. Several gardens on this street had been lost and turned into driveways for parking. There was however no evidence of littering.

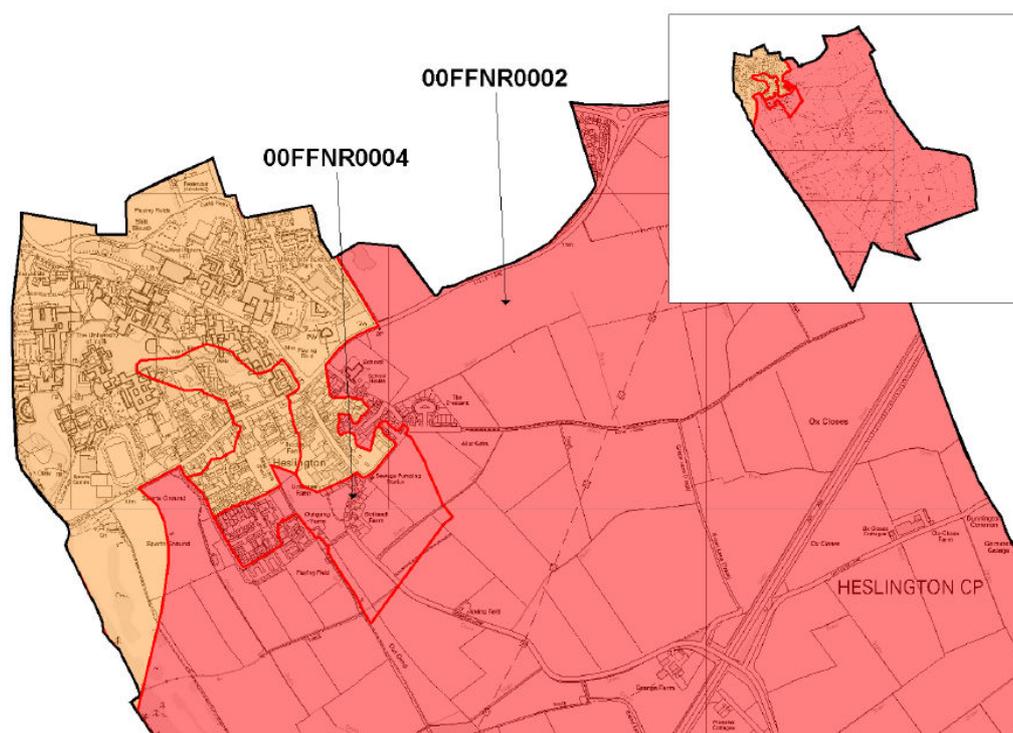
#### O0FFNW0008: Milton Street

This area of terraced and modern purpose built flats had a good quality of property maintenance and there was no evidence of littering or overgrown gardens. Parking is on street and is non permit. There were however several 'To Let' signs down the street.

#### Comparison Streets: Eastfield Crescent; Deramore Drive; Brentwood Crescent.

The area consists of detached, semi-detached and bungalow properties. There was a spacious feel to the area and the majority of cars parked in driveways. Gardens were generally well kept, however there was evidence of litter on Eastfield Crescent and Brentwood Crescent and a bin left on the street on Deramore drive

## Heslington Ward



### 00FFNR0004: Westmore Lane

This Output Area covers University of York managed accommodation Halifax College which explains the very high proportion of student households identified through the mapping exercise. The urban environment was generally good, with modern purpose built flatted properties which appear to be well kept. However there was evidence of bin bags being left on the street and some wheelie bins. Green spaces between the blocks of flat are well maintained.

### 00FFNR0002: School Lane, Heslington Court, Low Lane, Garrowby Lane, Garroway Lane, The Crescent

Halifax College extends into this Output Area (see above). This area also includes Heslington Court which is a sheltered housing scheme. The rest of the area was made up of semi detached properties with gardens and driveways. Gardens and open space were generally well maintained. There was no evidence of parking pressures or littering. Wheelie bins were stored out of view.

### **Badger Hill Residents Community Group Survey**

The following provides a summary of additional comments received as part of the survey undertaken by the Badger Hill Residents Community Group, reflecting specific concerns and issues for some residents in Badger Hill.

- One respondent wrote they and several neighbours have lived in Badger Hill for 44 years and do not wish to move away from each other and our

homes which we have maintained and improved over the years. However they may eventually be driven out by more HMOs in their street and the associated noise nuisance etc.

- Moving out of Badger Hill because of HMO growth will be a consideration for one respondent if the situation accelerates.
- For another respondent, failure to provide adequate parking as promised by the University in their outline planning application was leading to parking problems.
- One respondent felt that the area will become a ghost town during university holidays
- There is a concern from some residents that the growth of HMOs reduces the availability and attractiveness of family homes with another respondent commenting that families are reluctant to buy in area.
- One respondent wrote that Badger Hill was known as a quiet estate but in the last 4 to 5 years the estate is being taken over by student lets with 4 plus living in one house and most having a car(s). Now there is a problem with cars parking on the roadside and on our grass verges, it is not only student cars but cars from people going to the university from away. It makes it hard to get in and out of our own drive as some of the cars are left for days.
- Another resident commented that the whole of the appearance of Badger Hill has changed in the last 2/3 years and there is little doubt it will continue to get worse, once owner occupation doesn't exist other than by a landlord making easy money, then care of the property ceases and the decline worsens.
- Many past residents have moved out according to one resident, to simply escape from what was a decent place to live where families were raised and everyone knew who their neighbours were, and were prepared to help each other.
- One respondent stated that after almost 50 years in the same house they are reluctant to leave but are seriously considering moving away from the estate.
- One couple had wondered why they didn't get much support in past but noted that a number of York Councilors have HMO rental properties on Badger Hill and (other) areas. These Councilors have to register a vested interests.
- Another respondent feels that it is time that garages stopped being turned into bedrooms thus denying students storage space for their belongings and bicycles. They continued that dustbins also have to be left out in front of the property. It would also be helpful if landlords were obliged to attend to the gardens during the year.
- For one respondent, they would consider moving as the estate is changing. They feel let down by the Council as they have not given a thought for the people living here. It is already getting shabby, which is going to devalue properties.
- It is not the students that one respondent objects to, it's the landlords who 'coin in the money,' do not pay Council tax and do not look after the property

## **Osballdwick Parish Council**

Osballdwick Parish Council concerns regarding student housing and HMOs comprise:

- There is inadequate parking provision to accommodate the additional tenants in an HMO which leads to parking problems for neighbouring properties and verge parking leading to a general deterioration of the street environment.
- The potential for noise and disturbance means that HMOs in residential and family neighbourhoods is totally inappropriate. The lifestyle of student residents is incompatible with that of working families and the many elderly residents.
- The change to the character of the neighbourhood is of concern, there are a number of student rental properties and any further increase would bring the area close to a 'tipping point' whereby the residential amenity for existing long term residents is compromised to such an extent that they simply give up and sell up leaving further properties for student landlords to exploit.
- Additional HMOs would see the potential loss of garden space for parking, rubbish storage etc. which would change the character of the area and result in a loss of biodiversity.
- Allowing family housing to be turned into student houses will add more development pressure to the Green Belt. There is a strong need for housing for young people, therefore no more houses should be lost to the student let market. The University of York should ensure adequate provision of student accommodation on campus with rent capping to ensure such accommodation is financially attractive.
- The change in the character of the area is evident in local amenities such as schools and shops, one such example is a local supermarket on Hull Road has secured 24 hour alcohol license to serve the growing student market.

## **Residence Correspondence**

A significant number of residents from Hull Road and Osballdwick Wards, have expressed concerns regarding student housing and HMOs, their comments and queries are summarised below. Fulford Parish Council have also requested to be kept informed of our work on this issue.

- Action is required to prevent additional student housing
- A policy should be implemented that sets limits for a maximum number of short term let properties that could be permitted
- There are too many student lets in Badger Hill, restrictions on numbers should be introduced
- Concern regarding untidy short term let property garden
- What action can the Council take against landlords of HMO's who do not keep exterior of property in good order

- Concerns in respect of increases in student accommodation in neighbourhood
- There are too many student houses in street resulting in too many student cars
- Tighter controls area needed when converting homes to HMO's
- Landlords should be more responsible for upkeep of properties
- Whilst the majority of students are good, honest, honourable and trustworthy there are some who do cause problems by their behaviour and by doing so bring the whole of their peer group into disrepute in the eyes of others.
- Difficult to see how students can fulfil the role of a good neighbour as in most cases they have leases for no more than a year and during this time are in residence for only 75% of the lease period.
- It is hoped that the Council will want to have some form of control over this controversial issue and that Article 4 Direction is taken on board, if not for the whole city then certainly for designated areas such as Badger Hill.