

From: Barbara Crowther [REDACTED]
Sent: 12 March 2019 00:14
To: Planning Policy
Subject: Response to PBSA SPD consultation draft

1. I am convinced you are mistaken in believing that more PBSA availability will encourage students away from living independently in HMOs in town.

I have had several discussions with random students at bus stops recently, and they give as their reasons for not choosing to live in a PBSA

- (a) that they like the independence HMOs give
 - (b) they have been in institutions long enough and don't like the uniformity of the accommodation in PBSAs
 - (c) it is much cheaper to live in a student house
 - (d) they have more character and you feel good inviting your friends round.
- The comparative cost was mentioned most frequently.

I would suggest that your claim is based on suggestions made by the developers, what they *wish* to be the case. *This is policy-based evidence*. Please do not confuse it with *evidence-based policy* which this consultation should be following.

2. HMOs are a very lucrative source of income for private landlords. There would be no incentive to convert them back to family homes as it would
 - (a) be costly and
 - (b) be unlikely to attract a comparable income.It is more likely they will remain as HMOs - as the student population grows and the wish for cheap accommodation is maintained.

3. The infrastructure of Leamington is insufficient to deal with any increase in the number of students - if the experience of South Leamington is to be acknowledged.

(a) Crowding on buses (and on the pavements around bus stops, particularly in the mornings) makes it difficult for locals to use the same buses to get to work (or anywhere else). PBSAs will exacerbate this problem

(b) Parking is a serious issue for residential streets, and regulations that are imposed on a PBSA tenancy (as in the case of The Union on Althorpe Street/Clemens St Canal) are clearly flouted. (Some tenants do not even know that The Union has a no-car policy except for permit-holders.) Lots of Warwick University students, wherever they live, come with cars and will park them - sometimes long-term - in nearby residential streets. This is not fair on the local residents who may have to park a long way from their homes which may have frontages only wide enough for one car.

(c) Medical services are already stretched. An influx of the number of students a single PBSA generates could further extend waiting-times for appointments.

(d) Amenities: Leamington's water and sewage system is old and badly in need of upgrading. The developers of PBSAs will add hundreds of new users on to the system, without contributing to Council Tax.

4. Siting PBSAs in Warwick or Kenilworth - attractive as it may be to developers - would be sure to be less attractive to students. Leamington town is the magnet for Warwick University students to socialise. Clubs, bars and fast-food outlets serve them well; during the fallow holiday periods these outlets turn much less profit over. South Leamington particularly has been altered by the student economy. Residents of other areas in the District may need to be advised of the alterations to the infrastructure new PBSAs bring with them.

5. Please consider carefully the *ethics* of (a) the town's responsibility for Warwick University's plans (and its students), (b) the permanence of such buildings in a town with a glaring need for social and affordable housing, and (c) the wider implications of PBSAs and increased student numbers for different areas of the town.

Barbara Crowther

