

4th November 2019

Silver St Developments

40-68 Silver Street - Reading

Further to our discussions and review of the design of 40-68 Silver Street, we write to express our support for this scheme as an extension to the development we are going to be managing across the road at 79 Silver St from September 2020.

Homes for Students Limited (under our Homes for Students and Prestige Student Living brands) operate 21,000 student beds in over 30 cities across the UK and have a research arm which tracks PBSA and University statistics. We attach a copy of the current information for Reading.

We support this scheme is for the following reasons:

- The lettings in PBSA for the 2019/2020 lettings year has been very good with few voids and rental growth at around 3%.
- The University of Reading struggle to provide accommodation for their first year students;
- Current PBSA represents around 10% of full time student numbers.
- PBSA focuses on second, third, postgraduate and international markets and there are 15,000 full time students (2017/18) of which 3,000 are international (excluding EU students which are 900 students).
- There is a significant demand and target market for premium, high end PBSA catered to the needs of this market at studio rents ranging from £250-£325 per week.
- The pipeline for approved planning schemes is relatively small at less than 2% of full time students which will not cope with the University business plan numbers "Vision, Ambition, Strategy 2026".
- The University student numbers have expanded by 28% over the past 5 years and their 2026 strategy has a focus on global engagement which will increase international numbers;
- HMOs are very common in the city – in May 2017 there were 1,530 student houses in the borough and Reading has one of the highest rates of student properties in England. PBSA will no doubt free up HMO's for local residents and be the preference of most students.

Silver Street is in a good location next to other PBSA and about 25 min walk, 15 min bus ride to the university campus city centre and a 7 min walk to the main shopping area in the city centre.

Kind Regards



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