

10<sup>th</sup> September 2021

Dear Sir/Madam,

**Avonmouth House, 6 Avonmouth Street, London SE1 6NX**

I am writing with regard to the above property.

The University of London (UoL) recently identified that our Member Institutions had a shortfall of over 11,500 Purpose Built Student Accommodation (PBSA) rooms. As a result, we support the development of more PBSA rooms across London at appropriate rents.

Student numbers are due to increase from 2022, as the demographic dip in 18-20 years olds ends. Without appropriate PBSA, this will both put additional pressure on the PRS and reduce student satisfaction. The site at Elephant and Castle is well located for a number of our Member Institutions and, priced appropriately, would attract many of those currently living in the PRS.

We understand that 35% of the rooms will be provided at the affordable rents defined in Policy H15 of the London Plan. As our greatest shortfall in supply of PBSA is rooms priced appropriately for first-year Home students, these rooms would help address that shortfall.

In principle, we therefore support this application.

Yours sincerely,



Andrew Howarth  
Director of Residential Services