



Department
for Education

Guidance

Student accommodation: statement of expectations

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Applies to England

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We expect higher education (HE) providers to consider the supply, and affordability of student accommodation in relation to their anticipated student intakes and across all years of study at least 5 years ahead. Recognising the inherent uncertainties in student demand and housing delivery timelines, providers should engage with the local planning authority on need.

This should take into account known and anticipated impacts of changes in the housing sector, particularly changes arising from the Renters' Rights Act 2025.

Where a shortfall in supply is anticipated, HE providers should seek to form, or join existing strategic partnerships involving other providers and planning authorities in their locality. Such partnerships should:

- explore student housing options such as private rented housing, new builds,

refurbishments or repurposing of accommodation to meet anticipated additional need

- involve developers and landlords, as appropriate

Universities should provide clear and accurate information about their accommodation provision including any:

- accommodation guarantee to existing students and prospective applicants
- conditions, limitations, or eligibility criteria attached to such guarantees

Support for vulnerable and disadvantaged students

Providers should take reasonable steps to prioritise and support vulnerable and disadvantaged groups, paying particular attention to the needs of statutory care leavers, care experienced and estranged students, who are significantly impacted by housing insecurity.

HE providers should remove barriers to accessing accommodation and make appropriate use of their accommodation supply to support successful delivery of their [access and participation plans](#). For example, by ensuring that vulnerable and disadvantaged students have access to accommodation outside term time, where required.

There are principles to guide HE providers on [improving access and participation in HE](#).

Providers must also pay regard to their duties under the Equality Act 2010 to ensure provision of accommodation and associated reasonable adjustments to accommodate the needs of disabled learners.

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