

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 6 – Purpose Built

Student Housing Accommodation

Typology Results

(Tables 6a – 6c)

July 2026

DSP24878

Dixon Searle Partnership

Ash House, Tanshire Park,

Shackleford Road, Elstead, Surrey, GU8 6LB

www.dixonsearle.co.uk



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Table 6a: PBSA Cluster - 300 Beds, Nil Affordable Housing

Development Scenario	300
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.10
Site Density (dph)	300

PBSA CLUSTER (Mainly cluster units, with some studios) - 300 Beds	NIL AFFORDABLE HOUSING (and no AHFCs included in appraisal)	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	Negative	£9,913,515	£21,024,344	Negative	£5,568,361	£15,437,408	Negative	£2,092,237	£10,967,858
Residual Value [£ per hectare, for comparison with BLVs]		Negative	£9,012,286	£19,113,040	Negative	£5,062,146	£14,034,007	Negative	£1,902,034	£19,113,040	

Rent levels	Notes
Low	100% Cluster & Studio accommodation with ensuite (300 rooms) £200 £/week; 100% Studio type accommodation (100 rooms) £250 £/week
Medium	100% Cluster & Studio accommodation with ensuite (300 rooms) £280 £/week; 100% Studio type accommodation (100 rooms) £325 £/week
High	100% Cluster & Studio accommodation with ensuite (300 rooms) £360 £/week; 100% Studio type accommodation (100 rooms) £400 £/week

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

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Table 6b: PBSA Cluster - 300 Beds with 20% Affordable Housing (25 units)

Development Scenario	300
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.10
Site Density (dph)	300

PBSA CLUSTER (Mainly cluster units, with some studios) - 300 Beds	ON SITE AFFORDABLE HOUSING: 20% OF EQUIVALENT UNITS (25 no. units) ASSUMED AT A RENT DISCOUNTED BY 20%	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	Negative	£9,149,493	£20,398,722	Negative	£4,912,976	£14,904,955	Negative	£1,523,763	£10,509,942
Residual Value [£ per hectare, for comparison with BLVs]	Negative	£8,317,721	£18,544,293	Negative	£4,466,342	£13,549,959	Negative	£1,385,239	£9,554,493		

Rent levels	Notes
Low	100% Cluster & Studio accommodation with ensuite (300 rooms) £200 £/week; 100% Studio type accommodation (100 rooms) £250 £/week
Medium	100% Cluster & Studio accommodation with ensuite (300 rooms) £280 £/week; 100% Studio type accommodation (100 rooms) £325 £/week
High	100% Cluster & Studio accommodation with ensuite (300 rooms) £360 £/week; 100% Studio type accommodation (100 rooms) £400 £/week

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

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Table 6c: PBSA Studios Only - 100 Rooms, Nil Affordable Housing

Development Scenario	100
Typical Site Type	PDL
Net Site Area (ha)	0.50
Gross Site Area (ha)	0.55
Site Density (dph)	200

PBSA - STUDIOS ONLY (100 Rooms)	NIL AFFORDABLE HOUSING (and no AHFCs included in appraisal)	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	Negative	Negative £1.9M	£2,441,430	Negative	Negative £2.7M	£468,969	Negative	Negative	Negative £1.2M
Residual Value [£ per hectare, for comparison with BLVs]		Negative	Negative	£4,438,964	Negative	Negative	£852,671	Negative	Negative	Negative	

Rent levels	Notes
Low	100% Cluster & Studio accommodation with ensuite (300 rooms) £200 £/week; 100% Studio type accommodation (100 rooms) £250 £/week
Medium	100% Cluster & Studio accommodation with ensuite (300 rooms) £280 £/week; 100% Studio type accommodation (100 rooms) £325 £/week
High	100% Cluster & Studio accommodation with ensuite (300 rooms) £360 £/week; 100% Studio type accommodation (100 rooms) £400 £/week

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values