

NORTHAMPTON BOROUGH COUNCIL
Scrutiny Panel 2 – Impact of the Move of the University

Your attendance is requested at a meeting to be held at The Jeffrey Room,
The Guildhall, St. Giles Square, Northampton, NN1 1DE on
13 September 2018 at 6pm

George Candler
Chief Executive

If you need any advice or information regarding this agenda please phone Tracy Tiff, Scrutiny Officer, 01604 837408 ttiff@northampton.gov.uk who will be able to assist with your enquiry. For further information regarding **Scrutiny Panel 2 - Impact of the move of the University of Northampton** please visit the website www.northampton.gov.uk/scrutiny

Members of the Panel

| | |
|-----------------|---|
| Chair | Councillor Graham Walker |
| Panel Members | Councillor Mohammed Azizur Rahman (Aziz) Councillor Jane Birch Councillor Vicky Culbard Councillor Gareth Eales Councillor Penelope Flavell Councillor Samuel Kilby-Shaw Councillor Dennis Meredith Councillor Danielle Stone |
| Co-opted Member | Jane Bunce, University of Northampton |

Calendar of meetings

| Date | Room |
|---|--|
| 22 November 2018 6:00 pm 31 January 2019 21 March | All meetings to be held in the Jeffery Room at the Guildhall unless otherwise stated |

Northampton Borough Scrutiny Panel 2 - Impact of the move of the University of Northampton

Agenda

| Item No and Time | Title | Pages | Action required |
|------------------|----------------------------------|---------|---|
| 1. 6:00pm | Apologies | | The Chair to note any apologies for absence. |
| 2. | Deputations and Public Addresses | | <p>The Chair to note public address requests.</p> <p>The public can speak on any agenda item for a maximum of three minutes per speaker per item. You are not required to register your intention to speak in advance but should arrive at the meeting a few minutes early, complete a Public Address Protocol and notify the Scrutiny Officer of your intention to speak.</p> |
| 3. | Declarations of Interest | | Members to state any interests. |
| 4. | Minutes | 1 - 4 | The Scrutiny Panel to approve the minutes of the meeting held on 12 July 2018. |
| 5. 6:05pm | Witness Evidence | 5- 8 | <p>The Scrutiny Panel to receive a response to its core questions from a number of Expert Advisors:</p> <p>Cabinet Member for Planning</p> <ul style="list-style-type: none"> • Deputy Cabinet Member for Enterprise and Regeneration • Cabinet Member for Community Engagement and Safety • Cabinet Member for Housing • Head of Economic Development • Head of Planning • Environmental Health and Licensing Manager • Private Sector Housing Manager • Town Centre Manager • Chair of the CSP |
| 6. 7:05pm | Written Evidence | 9 - 12 | The Scrutiny Panel to receive written evidence from Ward Councillors. |
| 7. 7:10pm | Energy Centre Update | 13 - 14 | The Scrutiny Panel to receive an update on the Energy Centre. |
| 8. 7:20pm | Site Visits | 15 – 18 | The Scrutiny Panel to receive a report back on its recent site visits. |

NORTHAMPTON BOROUGH COUNCIL

MINUTES OF SCRUTINY PANEL 2 - IMPACT OF THE MOVE OF THE UNIVERSITY OF NORTHAMPTON

Thursday, 12 July 2018

COUNCILLORS PRESENT: Councillor Graham Walker (Chair), Councillor Sam Kilby-Shaw (Deputy Chair) Councillors Jane Birch, Gareth Eales, Penny Flavell, and Danielle Stone

CO-OPTED MEMBER: Jane Bunce, University of Northampton

Officers Derrick Simpson, Town Centre Manager
Tracy Tiff, Scrutiny Officer

Members of the Public One member of the public was present

1. APOLOGIES

Apologies for absence were received from Councillors Culbard and Meredith.

At this point, the Chair welcomed Jane Bunce, University of Northampton, (Co Optee) to the meeting.

2. DECLARATIONS OF INTEREST

There were none.

3. DEPUTATIONS AND PUBLIC ADDRESSES

There were none.

4. MINUTES

Subject to the update below being included into minute 4 – Deputations and Public Addresses in respect of Mr Cross' address:

“there needs to be more and clearer signs for cyclist routes in and around the Town (especially the Drapery) so other vehicle drivers are more aware of cyclists and Residents around the south of Northampton including Delapre, Far Cotton et environs, need to be parking permit holders, so students do not park in their streets.” In place of “more signage needed and the possibility of residents’ parking around Waterside”

The minutes of the meeting held on 29 May 2018 were signed by the Chair as a true and accurate record.

5. PRESENTATION TO SET THE SCENE

Derrick Simpson, Town Centre Manager, gave the Scrutiny Panel a presentation that set the scene. He highlighted the salient points.

The Scrutiny Panel made comment, asked questions and heard:

- Over 12,000 students expected at the University
- The University recycles its own waste
- The bio mast was referred to and it was noted that the Panel would have sight of this on its site visit. The Co-Optee undertook to provide a report on the bio mast to the next meeting of the Scrutiny Panel
- In response to a query regarding the ratio of students to accommodation; the Co Optee advised that there will be accommodation for 920 students on the new site, St John's Halls has 426, around 1,000 at Park campus accommodation for 250 students at Basset Law. In addition, there is accommodation around the town centre. It was noted that some students will continue to live at home, some will commute, for example from London and Milton Keynes. There is enough accommodation for first year students who want to live on site, plus accommodation for 2nd and 3rd year overseas students. Some students prefer accommodation in the town centre.
- The Scrutiny Panel commented that student accommodation is putting pressure on the housing market in the town centre. Parking was another concern that was raised.
- The potential increase to the footfall for the town was commended.
- Safeguarding and safety was referred to, in particular around the University Night club and the additional five Police Officers, paid for by the University.
- In response to a query regarding cuckooing, the Co Optee confirmed that she had not received evidence of such a situation at this time. There are robust partnership arrangements in place.
- The Park and Ride facilities will be in operation from 7am to 10pm and a bus will come every ten minutes. It costs £1 a day for anyone using it.
- It was suggested that pick up should be from the car park only and not from the bus stops along the way, this would prevent people parking on-street and then catching the park and ride bus. The Town Centre Manager undertook to find out if this could be possible.
- In answer to a query about parking capacity; it was confirmed that this was adequate. There are over 1900 spaces. Discussions are ongoing about an additional park and ride car park; but should one be introduced it would not be immediately.
- Additional CCTV has been installed in car parks, Becketts Park and the University Campus. The University will monitor the CCTV in the campus.
- The Scrutiny Panel commented that there is a need to widen the footpath opposite St John's and Beckett's Park and suggested that this be a potential recommendation of the final report. It was further suggested that the road is classed as "dual use" whereby if pedestrians crossing, vehicles have to stop.
- It was further suggested that this be suggested that this be a potential recommendation of the final report.

- Regarding emergency planning, on-going work is taking place with the various Agencies.
- It was realised that on the first week of the opening of the new University there will be some challenges, but there are meetings on-going that will continue to make sure the reason for any challenges is ascertained and the best way they can be managed. In response to a query about cycle routes;
- It was noted that there are cycle routes. Information would be obtained and reported to a future meeting; along with signage about cycle routes.
- The Scrutiny Panel highlighted the need to encourage students to cycle.

Derrick Simpson was thanked for his informative presentation.

6. CORE QUESTIONS

The Scrutiny Panel considered the draft core questions and made updates.

AGREED: That the core questions, as attached, are sent to the expert advisors, as detailed on the Scope of this Review

7. SITE VISITS

The Chair advised that the site visit would take place on 8 August 10 am at the University. It would last around 1.5 hours. The tour will be led by the Director of Student & Academic Services, Jane Bunce (Co Optee to the Panel.)

8. COMMUNITY IMPACT ASSESSMENT

The Community Impact Assessment for this Review was approved and would be published on the Overview and Scrutiny WebPage.



NORTHAMPTON
BOROUGH COUNCIL

OVERVIEW AND SCRUTINY

SCRUTINY PANEL 2 – The Move of the University of Northampton

The Scrutiny Panel is currently undertaking a review: The Move of the University of Northampton

The purpose of the Review is to review the impact on the town and local areas; including student accommodation

CORE QUESTIONS:

A series of key questions have been put together to inform the evidence base of the Scrutiny Panel:

- 1 Please provide information of the work being undertaken by:

The University of Northampton, Northampton Borough Council (NBC), and other partners to support the relocation of the University (*specific organisation to be put to the specific expert advisor e.g NBC to the Cabinet Member*)

- 2 Please provide your opinion on the social, cultural, physical, economic and environmental effects of the move of the University. *Please can you aim to keep your response to this question to a maximum of 250 words*
- 3 Please provide your views on the positive impact and challenges, across the various areas of the town, in respect of the move of the University. *(NB the various areas such as town centre, Bedford Road, Far Cotton, Beckett's Park, Avenue Campus, Park Campus, Kingsthorpe village will be included in this core question to the relevant expert advisor)*
- 4 Do you have any other information, concerns or suggestions you wish to raise in relation to the move of the University of Northampton?



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SCRUTINY PANEL 2 – The Move of the University of Northampton

Response to core questions from Environmental Health and Licensing Team

- 1 Please provide information of the work being undertaken by:

The University of Northampton, Northampton Borough Council (NBC), and other partners to support the relocation of the University

The team are aware of work that has been carried out by the University, NBC, the Police and a range of partners for example to achieve Purple Flag accreditation and to develop safe working routes between the campus and the town centre.

- 2 Please provide your opinion on the social, cultural, physical, economic and environmental effects of the move of the University. *Please can you aim to keep your response to this question to a maximum of **250 words***

The move of the University will clearly have a significant impact on all aspects of live in the town. Some impacts will be positive and some negative more details on specific factors which are within the remit of the team are outlined in the response to question 3 below.

- 3 Please provide your views on the positive impact and challenges, across the various areas of the town, in respect of the move of the University. *(NB the various areas such as town centre, Bedford Road, Far Cotton, Beckett's Park, Avenue Campus, Park Campus, Kingsthorpe village will be included in this core question to the relevant expert advisor)*

The potential impacts which are relevant to the work of the team are:

Air pollution / air quality

The changes in the traffic flow patterns are likely to have air quality impacts both in the area around the new campus and in the Kingsthorpe area and with vehicle movements to dedicated park and ride sites on the western side of the town centre. There is potential for both negative and positive impacts. The areas around St Peters Way / Victoria Promenade and the Kingsthorpe corridor are existing air quality management areas and ongoing of levels of NOx is carried out using passive diffusion tubes. It will therefore be possible to obtain objective measurements of the impact.

Noise / Antisocial Behaviour / Waste issues

The relocation of the campus is already having an impact on the location and type of use of private rented accommodation in Northampton. It is likely that there will be a reduction in the number of properties used for student accommodation in the Kingsthorpe area. Some of these properties may be used as single family homes and others will continue to be rented out by landlords. There is potential that properties that are currently only occupied during term time may be occupied all year round. It is also possible that the lifestyle of some of the occupiers may not be totally compatible with that of some of their neighbours. There may also be a more rapid turnover of the tenants within some properties than as student properties and this may lead to problems with incorrect presentation of refuse and recycling as new tenants may not be aware of collection arrangements.

In the areas closer to the new campus, there is already an increase in the number of individual properties being converted into student lets. The occupation patterns will be different to that of single family homes and this has the potential to lead to noise and waste complaints

The move has also resulted in the conversion of a number of larger premises in the town centre for student accommodation. The location of these properties may mean that occupiers are subject to unacceptable levels of external noise from the night time economy and from activity within the town centre. It should not be assumed that just because a property is occupied by students that it is acceptable for it to be subject to high noise levels.

Licensing

The increase in numbers of students living in and near to the town centre presents opportunities for the development of additional late night venues / bars / takeaways. The client group of existing venues is also likely to change. These changes may impact on the workload of the Licensing team. In ensuring that the licensing objectives are met

There is some possibility of an increase in the number of applications for premises licences in the central part of the town and it is proposed to carry out an investigation of the need for the development of a cumulative impact policy as part of the ongoing review of the Council's statement of licensing policy.

The comments made are based on current experience of officers within the Environmental Health and Licensing team. However it is recognised that the comments contain significant generalisations and it will only be possible to evaluate the actual impact of the move of the university of the move of the university once the new campus has been operating for some time.

- 4 Do you have any other information, concerns or suggestions you wish to raise in relation to the move of the University of Northampton?

No



NORTHAMPTON
BOROUGH COUNCIL

OVERVIEW AND SCRUTINY

SCRUTINY PANEL 2 – The Move of the University of Northampton

**Response from Debi Waite, Private Sector Housing Manager,
Northampton Borough Council**

The Scrutiny Panel is currently undertaking a review: The Move of the University of Northampton

The purpose of the Review is to review the impact on the town and local areas; including student accommodation

CORE QUESTIONS:

A series of key questions have been put together to inform the evidence base of the Scrutiny Panel:

- 1. Please provide information of the work being undertaken by the University of Northampton, Northampton Borough Council (NBC), and other partners to support the relocation of the University (specific organisation to be put to the specific expert advisor e.g NBC to the Cabinet Member)**

I have had no direct involvement in the relocation of the University.

- 2. Please provide your opinion on the social, cultural, physical, economic and environmental effects of the move of the University. *Please can you aim to keep your response to this question to a maximum of 250 words***

From a housing perspective, we have observed a number of changes in the local housing market that are linked to the University's move:

- Since the University's announcement that it will be moving to Waterside, homes in the areas closest to the new Campus (including Far Cotton) have been actively marketed as investment and business opportunities. At first, house prices were relatively low but, as the opening date of the new Campus has approached, prices have risen to the point that many first-time buyers and young families are now no longer able to afford to buy homes in the area.

- Since issuing its Article 4 Direction for Far Cotton and Delapre, the Council has received a significant number of planning applications to convert residential properties into houses in multiple occupation (HMOs) in those areas close to the new Campus.
- Demand for student accommodation in the areas closest to the original University Campus (including Kingsthorpe) has reduced significantly during the past year, and many landlords are now saying that they are struggling to attract enough students to fill their HMOs.
- The student housing market is also being distorted by the significant amount of new student accommodation that is being built and the fact that the University has not enrolled as many students as it intended.

Economic impacts

The high demand for student housing in particular parts of the borough can inflate property prices to the point that they are no longer affordable to first-time buyers. This can lead to a reduction in the owner-occupied stock and the dominance of student accommodation / HMOs in the area.

Accommodating the demands of a student housing market can lead to the traditional retailing functions of some local neighbourhoods being replaced by a concentration of take-aways and discount food retailers. Conversely, this increase in demand may also result in an increase in the range of goods, services and social / leisure facilities available in the area.

There are, of course, significant positive economic impacts associated with the presence of the University and a large student population.

The University is a major employer and has a major impact on the local economy by creating employment opportunities, generating significant economic output, injecting spending power into the local and regional economy and providing a graduate and skilled workforce.

A student population constitutes a flexible part-time labour force to undertake seasonally based employment, and the goods and service purchased by students make a significant contribution to the local economy. There are also social and cultural benefits to be gained from a large student population, including accessibility to lifelong learning opportunities and sporting and cultural facilities. Students may also contribute to their local communities through volunteering work.

There are positive impacts to be had from a high demand for private rented accommodation. As well as increasing property prices, demand for private rented properties – especially larger properties – can provide an incentive to improve the existing stock and bring empty properties back into use. This can have significant regeneration impacts in neighbourhoods by improving the local environment and introducing a new population and life back into the area.

Environmental and physical impacts

Compared to other tenures, private rented accommodation is generally of a poorer quality. Therefore, concentrations of such stock – especially in student areas – can lead to a poor quality local environment.

This is manifested in unkempt property frontages and litter strewn over streets. Increased population densities associated with HMOs and shared housing – and the lifestyles that can accompany such occupants – can place a strain on existing services such as refuse disposal and street cleansing, as well as car parking provision.

Anti-social behaviour and the extra pressure placed on existing services may contribute to a resentment between students and other residents that may lead to some long-term residents moving out of the neighbourhood.

3. Please provide your views on the positive impact and challenges, across the various areas of the town, in respect of the move of the University. (NB the various areas such as town centre, Bedford Road, Far Cotton, Beckett's Park, Avenue Campus, Park Campus, Kingsthorpe village will be included in this core question to the relevant expert advisor)

As explained in my response to Question 2, a concentration of student housing (especially HMOs) can have a big impact on neighbourhoods and a positive and negative effect on local housing markets.

HMOs play a vital role in helping to meet the housing needs of specific groups and the high demand for low cost, affordable housing. However, not all HMOs are properly managed or maintained and, where there is a high concentration of HMOs and/or students, this can result in unintended consequences that create tensions in the local community.

Residents and Councillors complain that high concentrations of student housing and HMOs contribute to the following problems:

- Anti-social behaviour, noise and nuisance
- Negative impacts on the physical environment and streetscape
- Pressure on local community facilities and services
- Pressures on parking provision
- Increased crime
- Imbalanced and unsustainable communities

At this stage, it is too early to accurately forecast the long-term impact that the University's move to Waterside will have on the housing stock in the Far Cotton and Delapre area or, indeed, the Kingsthorpe area.

We do not know, for example, whether the current over-supply of student housing will continue and, if it does, whether or not housing providers will choose to let their accommodation to non-students and/or convert their HMOs back into family homes.

Anecdotally, we know that some landlords are choosing to undertake high quality refurbishment of their HMOs in order to appeal to professionals who are willing to pay a higher rent for better quality accommodation.

The HMOs that are most difficult to let are also not necessarily of the poorest quality. Some tenants will forego quality in favour of a lower rent.

4. Do you have any other information, concerns or suggestions you wish to raise in relation to the move of the University of Northampton?

The Council is committed to improving and enforcing housing standards in Northampton's private rented sector and ensuring that all HMOs are safe, well managed and, where appropriate, licensed.

Its robust intelligence-led, targeted approach to tackling criminal, rogue and irresponsible landlords is applauded by the MHCLG and the Home Office which are keen for local authorities to use the powers that the Government has given them under the Housing and Planning Act 2016

Although the housing legislation does not empower local authorities to directly control the scale and distribution of student accommodation and/or shared housing, the Housing Act 2004 does provide them with the opportunity to intervene to secure improvements in the way in which such properties are managed and maintained.

The HMO Management Regulations 2006 impose certain duties on managers and occupiers of all HMOs, irrespective of whether or not the HMO is licensable:

- For managers of HMOs, the duties relate to basic management practices (such as providing contact details, supplying annual gas safety certificates and providing suitable rubbish disposal facilities) and property maintenance issues (such as fire safety, providing adequate drainage and maintaining the property in a good condition)
- For occupiers of HMOs, the requirements relate to not hindering the manager's duties, not damaging the property or its contents, disposing of rubbish adequately and complying with fire safety instructions

The Housing and Planning Act 2016 has provided local authorities with the power to impose civil penalties of up to £30,000 per offence for a wide range of housing offences, and to use the income generated by civil penalties and rent repayment orders to fund housing enforcement, landlord accreditation and other private sector housing activity.

In January 2018, the Cabinet approved the expansion of the Council's Housing Enforcement Team and this has significantly increased the capacity and effectiveness of the Team in dealing with the enforcement of standards in the private rented sector, especially in relation to substandard, badly managed and unlicensed HMOs.

Where an HMO requires a licence, the Housing Enforcement Team will establish its suitability in terms of the following:

- The number of occupiers
- The facilities (toilets, bathrooms and cooking facilities, etc)
- Whether the landlord / managing agent is a 'fit and proper person'
- The arrangements for the management of the HMO

Conditions can be attached to the HMO licence and, where a landlord or managing agent is in breach of their HMO licence, the Council has the option of revoking the licence.

The Private Sector Housing Team works very effectively with a wide range of partners and stakeholders to encourage good practice and mitigate any negative effects of any concentrations of student housing.

It hosts a well-attended Landlord Forum three times a year, and has established a Student Housing Group with the University of Northampton, the Students' Union, the Northampton Student Landlord Network and DASH (Decent and Safe Housing) to share information, develop and promote good practice, and raise awareness amongst students of their responsibilities as tenants and good neighbours.

Debi Waite
Private Sector Housing Manager
Northampton Borough Council

September 2018

Response to the Core Questions from the Head of Planning, NBC

1 Please provide information of the work being undertaken by:

The University of Northampton, Northampton Borough Council (NBC), and other partners to support the relocation of the University (specific organisation to be put to the specific expert advisor e.g NBC to the Cabinet Member)

The Planning Service has worked closely with the University to ensure that the new campus has been approved and met all planning requirements to create a sustainable and viable development. It is also continuing to work with the University in relation to the regeneration of the existing campus sites, including maximising the value of those in order to support the relocation. The Council has also recently commissioned a Retail and Leisure study, which will act as a pre-relocation benchmark upon which the impact of the relocation can be assessed over time.

2 Please provide your opinion on the social, cultural, physical, economic and environmental effects of the move of the University. Please can you aim to keep your response to this question to a maximum of 250 words

The development of the new campus offers the chance to make a significant contribution to the long term viability of Northampton town centre, encouraging a variety of retail and leisure uses, and encouraging investment. Bringing more students into the town will develop the evening and leisure economies, as well as promoting retailers who want to capitalise on the potentially greater spend available.

3 Please provide your views on the positive impact and challenges, across the various areas of the town, in respect of the move of the University. (NB the various areas such as town centre, Bedford Road, Far Cotton, Beckett's Park, Avenue Campus, Park Campus, Kingsthorpe village will be included in this core question to the relevant expert advisor)

In planning terms, the relocation of the campus has already had an impact on the demand for and distribution of Houses in Multiple Occupation (HMOs) across the town. In particular, Far Cotton and Delapre have seen significant increases in the number of HMOs, both before and after the introduction of the Article 4 area, which now requires planning applications for these changes of use. This has led to regular determinations of planning applications at Committee, and consideration of the impact of these on existing communities, and other matters including parking provision, amenity issues and changes in demand on Council services.

4 Do you have any other information, concerns or suggestions you wish to raise in relation to the move of the University of Northampton?



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OVERVIEW AND SCRUTINY

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The Community Safety Partnership has a Community Safety Plan which details how it will work, collectively with partners to tackle crime and anti-social behaviour. The University is an active partner and is represented on the working/tasking groups of the Community Safety Partnership, including the Town Centre Tasking Group and the Community Safety Officers Group.

The Town Centre Task Group, consists of the following partners; Northampton Borough Council's Community Safety & Engagement Team, Town Centre Manager, CCTV, Town Centre Police Sgt, the Crime Prevention Team, the Student Union, University of Northampton, Town Centre Business Improvement District, the Street Pastors and the Licensing Team.

The following initiatives are being developed within the working group;

- ***Safer Routes Home initiative (the safest route has been mapped out and will be marked to direct students from the Campus to the Town Centre and vice versa, the route is well lit and has good CCTV coverage)***

- ***Taxi Marshalling Scheme (two taxi marshals will be funded to work on a Fri and Sat evening, they will cover Fresher's week, bank holidays and pay weekends)***
- ***'Nights Out' campaign, community safety promotional materials produced, including a fold out leaflet with key messages on how to stay safe on a night out, (previously this leaflet has been very popular with students), we have also had posters, mirror wraps, social media campaigns and a torch and reusable bag produced to help further promote community safety messages.***

2 Please provide your opinion on the social, cultural, physical, economic and environmental effects of the move of the University. *Please can you aim to keep your response to this question to a maximum of 250 words*

We have been working in collaboration with the University and partner agencies to identify some of the anticipated effects in relation to community safety as a result of the relocation of the University to the Town Centre. These discussions have been mainly focused around;

- ***The night-time economy, increased numbers of students in the Town Centre, not only at the weekend, but during student nights too (Mondays and Wednesdays) as the Student Union is in the Town Centre, potential increase in alcohol related violence and anti-social behaviour.***
- ***Personal safety, being vulnerable and unfamiliar with the Town Centre (particularly relevant to new students).***

3 Please provide your views on the positive impact and challenges, across the various areas of the town, in respect of the move of the University. *(NB the various areas such as town centre, Bedford Road, Far Cotton, Beckett's Park, Avenue Campus, Park Campus, Kingsthorpe village will be included in this core question to the relevant expert advisor)*

Potential positive impacts for the town centre in terms of footfall to the businesses. Also provides additional challenges particularly in terms of policing – as demonstrated by recent action/additional police resource.

Challenges discussed in the Town centre Tasking Group regarding the park and ride, and impact on town centre driving at peak time, particularly in the first term whilst students are learning their way and previous students are adjusting to no longer having parking available.

Increased footfall in Becket's Park - inclusion of CCTV and lighting improvements should benefit the park as a whole as a result of action taken by the university on the guidance of the crime prevention team.

- 4 Do you have any other information, concerns or suggestions you wish to raise in relation to the move of the University of Northampton?
N/A



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Town Centre Operations Management includes parking, CCTV, bus station, markets, bus station, events and partnership working.

The Town Centre Manager (TCM) engages with many business partners including the BID, University, Grosvenor Management, Blue Light Services and attends many partnership meetings including the Community Safety Partnership, Town Centre Task Group, Bus Station Safety Group, Events Safety Advisory Group and more.

Across all these area community safety is a key aspect and working collectively with partners to tackle anti-social behaviour.

TCM has been working closely with the University on many areas related to public and student safety, this includes improving the lighting and CCTV facilities in Becketts Park, working on a safer routes project which identifies key routes into the town centre from the University. Improving CCTV functionality at Edgar Mobbs Way to support the Universities Park & Ride facility.

Provision of the WASH (welfare and safety hub) at the Platform for night time economy. Working on marketing campaigns to support users of the night time economy.

- 2 Please provide your opinion on the social, cultural, physical, economic and environmental effects of the move of the University. *Please can you aim to keep your response to this question to a maximum of 250 words*

The TCM has been working in collaboration with the University and other agencies for many months to identify some of the likely impacts the Waterside Campus could have on the town centre.

This has included areas around traffic, parking, emergency planning, economic impact, safety, waste and more.

The town centre will see an increase in traffic levels coming into the town centre along Bedford Road from A45, London Road, around Victoria Promenade and St Peters Way.

The demand for parking around the University will increase but actual increased demand numbers are not know at this time.

It is likely pedestrian flow from the train station into the town centre and down to the University will increase and improved signage is being explored.

The nigh time economy will grow significantly during term time especially around Mercers Row and Bridge Street.

A number of property conversions from commercial to residential in the town centre have already been approved and therefore the number of people living in the town centre will increase.

With the increase in vehicle numbers and pedestrians the pressure on street cleaning will increase.

Personal safety for residents, students, visitors and workers will need to be monitored and the police may well have to review their policing model for the town centre.

The Waterside Campus provides a positive opportunity for businesses in the town centre to attract new customers and build their customer base. The available spending in the town centre will increase significantly.

- 3 Please provide your views on the positive impact and challenges, across the various areas of the town, in respect of the move of the University. (NB the various areas such as town centre, Bedford Road, Far Cotton, Beckett's Park, Avenue Campus, Park Campus,

Kingsthorpe village will be included in this core question to the relevant expert advisor)

There are many positive impacts for the town centre such as footfall and spend which will support local businesses during the day and night time.

There will be challenges in terms of operations for the council and other partners like the police. As Northampton will become a student town similar to Leicester, Loughborough, Nottingham and many more and we need to learn from their experiences.

The council, police and other partners need to be able to adapt / change quickly to support the needs of the new town centre.

The University have already invested in many areas include bus services, park & ride, CCTV, Lighting, police resources and more.

All partners will need to manage these changes effectively and not have a 'knee-jerk' reaction to these changes. When the University opens challenges will include park and ride facilities, workers, shoppers, visitors accessing the town centre at peak time (especially in the first term), parking availability in the south of the town centre.

Beckets Park will become more popular and see significant increases in footfall and the additional CCTV and lighting improvements will benefit all users of the park.

General comments:

Far Cotton - there is a potential for students to use roads close to the campus for parking.

Park Campus – over 600 students will remain living at park campus and these will need to be supported.

Avenue Campus - over 200 students will remain living at avenue campus and these will need to be supported.

Park & Ride facilities are being provided from both sites at intervals of 10 minutes throughout the day during the week

The new planned housing at park campus will support the local businesses in time.

- 4 Do you have any other information, concerns or suggestions you wish to raise in relation to the move of the University of Northampton?

Maximising the opportunities the new Waterside Campus provides to all businesses within and around the town centre.



NORTHAMPTON
BOROUGH COUNCIL

OVERVIEW AND SCRUTINY

SCRUTINY PANEL 2 – The Move of the University of Northampton

The Scrutiny Panel is currently undertaking a review: The Move of the University of Northampton

The purpose of the Review is to review the impact on the town and local areas; including student accommodation

CORE QUESTIONS:

A series of key questions have been put together to inform the evidence base of the Scrutiny Panel:

1 Please provide information of the work being undertaken by:

The University of Northampton, Northampton Borough Council (NBC), and other partners to support the relocation of the University (*specific organisation to be put to the specific expert advisor e.g NBC to the Cabinet Member*)

N/A

- 2 Please provide your opinion on the social, cultural, physical, economic and environmental effects of the move of the University. Please can you aim to keep your response to this question to a maximum of **250 words**

I believe that having a university in Northampton brings tremendous benefits to the town. The University provides a cultural and social hub and brings high value professional jobs to the town. Simply having a university encourages other investment.

The move to the new waterside campus as by its very nature caused some disruption but when things settle down I think that this huge investment will bring benefits both to the town and university. The investment has already generated jobs in the construction industry and improved the environment and

infrastructure in a long neglected corner of the town. Hopefully Northampton will become increasingly known as a town with a riverside rather than a place with a river.

- 3 Please provide your views on the positive impact and challenges, across the various areas of the town, in respect of the move of the University. (NB the various areas such as town centre, Bedford Road, Far Cotton, Beckett's Park, Avenue Campus, Park Campus, Kingsthorpe village will be included in this core question to the relevant expert advisor)

The eventual closure of both the Park and Avenue Campuses will bring challenges for the communities that surround them but there is a great opportunity to develop new communities on these sites which are in sustainable locations near to parks and open spaces.

Two final points.

- ① I believe that NBC should work with UNO Bus company to provide a sustainable public transport for Northampton.
- ② With all due respect shouldn't this survey have been done prior to the decision of the council to loan money (£30m?) for the move.

- 4 Do you have any other information, concerns or suggestions you wish to raise in relation to the move of the University of Northampton?

None



NORTHAMPTON BOROUGH COUNCIL

SCRUTINY PANEL 2

IMPACT OF THE MOVE OF THE UNIVERSITY OF NORTHAMPTON

13 SEPTEMBER 2018

BRIEFING NOTE: ENERGY CENTRE

1 INTRODUCTION

- 1.1 At its previous meeting, Scrutiny Panel 2 (Impact of the move of the University of Northampton) agreed that it would receive information regarding the Energy Centre at the University to inform its evidence base.

2 ENERGY CENTRE

- 2.1 The Energy Centre is powered by a 995KW biomass boiler with three 4MW gas boilers. This heat energy is connected to a highly efficient campus wide district heating system which provides the heating and hot water to the academic buildings and residencies. Vital Energi who installed the Energy Centre used pro-modelling software which calculated the Energy Centre will save 1,000 tonnes CO₂ per year compared to a conventional system.
- 2.2 The woodchip fuel for the biomass boiler will be supplied by a local company Wilby Tree Surgeons which will further reduce CO₂ from transport mileage. Wilby Tree Surgeons also dry the wood using a biomass boiler which uses offcuts of waste wood from trees in Northamptonshire including from the University of Northampton estate.
- 2.3 Additional energy saving measures include efficient LED lighting, adjustable localised controls and PIR motion sensors in certain locations. The buildings have high thermal insulation and designed to use free cooling through natural ventilation which reduces the energy intensive use of air conditioning. The Senate building also received an EPC rating A which highlights these energy efficient measures.

3 RECOMMENDATION

- 3.1 That the information provided in this briefing note informs the evidence base of this Scrutiny Review.

Author: Jane Bunce, Co Optee

13 August 2018



NORTHAMPTON BOROUGH COUNCIL

SCRUTINY PANEL 2

IMPACT OF THE MOVE OF THE UNIVERSITY OF NORTHAMPTON

13 SEPTEMBER 2018

BRIEFING NOTE: SITE VISIT

1 INTRODUCTION

- 1.1 At its inaugural scoping meeting, Scrutiny Panel 2 (Impact of the move of the University of Northampton) agreed that it would undertake a site visit to inform its evidence base.
- 1.2 In setting its scope (terms of reference), the Scrutiny Panel suggested a site visit to the University of Northampton at its new site in the town centre.
- 1.3 Detailed below are the findings from the site visit .

2 SITE VISIT

2.1 University of Northampton

- 2.1.1 Councillor Graham Walker, Chair, Councillors Aziz and Jane Birch, together with Derrick Simpson, Town Centre Manager, and Tracy Tiff, Scrutiny Officer, visited the University on Wednesday, 8 August 2018.
- 2.1.2 The site visit walked from the Guildhall to the University, noting along the way that it was expected that this would be a popular walking route for students from the University to the town centre, through Beckett's park.
- 2.1.3 The University site will be a community site, whereby people can walk around the site. There is a public right of way through the site to Delapre. People can also sign up to formal visits and tours of the University. ID cards will be issued to all visitors.
- 2.1.4 There are three bus routes to and from the University.
- 2.1.5 The site visit observed various areas of the University:

Sports Dome

A temporary multi purpose facility, with a lifespan of around 10 years
For student use and teaching

Sports Science Pavilion

Comprises Labs, changing rooms and teaching facilities

Students Union Area

Unlicensed
Social Space

Student Town House

Communal kitchen, dining and lounge area
Kitchen has two cookers, three fridge freezers, one microwave
12 bedrooms and two shared bathrooms
Bedding/pots/pans/cutlery is not provided
Students sign up to communal living
Cost: £138 per week

Launderette

Students can use the launderette

Sunley Hotel

32 bedded hotel on site – anyone can stay here
Parking is currently in the town centre, although it is expected most residents will use public transport

Chaplaincy

Two prayer rooms

Health Centre

Acknowledged that mental health issues are increasing in students

Student Reception

Keys and ID cards issues

Signage

Excellent signage around the site

Corporate Entertaining Space

Excellent facility

Library

Excellent facility with provision of work space, charging points and plugs
Lots of space for students to work

There is also a role play area regarding health psychology and criminal justice.

Paramedic Science

Excellent facility with a top of the range, new ambulance on site

Sensory Deprivation Room

For use in health psychology

Occupational Therapy and Education areas

Superb facilities provided

Restaurant and Café

Will be open to anyone to use

Visitor Centre with Shop

Provision for both students and visitors

Car Parking

758 spaces on site. Investigations are taking place for a park and ride at the east of the town.

- 2.1.6 Within the first week of arrival students are visited and given a talk on safety, including kitchen safety. The Police will also give them a talk around personal safety.

3 CONCLUSION

- 3.1 The Scrutiny Panel was impressed by the high standard of the facilities provided and the excellent finish.
- 3.2 The Halls of Residence will provide an excellent facility for students.
- 3.3 The Scrutiny Panel was concerned regarding the lack of parking facility (park and ride) on the east of the town but noted that discussions are taking place regarding this. The extent of any difference to parking will not be realised until the new academic year.
- 3.4 The Scrutiny Panel felt that the new site is an asset to the town, providing facilities for all to use, such as the café and restaurant. It was also pleased that the site is a community site and during the visit, people walking their dogs through the site were observed.
- 3.5 The Scrutiny Panel was pleased that students will receive both safety talks from the University and personal safety talks from the Police upon their arrival.

4 RECOMMENDATION

- 4.1 That the information provided in this briefing note informs the evidence base of this Scrutiny Review.

Author: Tracy Tiff, Scrutiny Officer, on behalf of Councillor Graham Walker, Chair, Scrutiny Panel 2 – Impact of the Move of the University

8 August 2018