

# Motion on reviewing rent prices in first year halls of residence

Proposer: Shervin Sabeghi – Deputy President (Welfare)

Seconder: Abhijay Sood – Union President

## Union notes:

1. Following precedent from the previous review of first year rent prices, the College have approached the Union requesting that students choose how rent is set across each hall, within the confines of a breakeven costing model
2. This model only considers College-owned first year halls i.e. Eastside, Southside, Beit, Wilson, Woodward and Pembridge
3. The College's breakeven model considers the total cost of running *all* these halls over a 39-week period, and covers:
  - a. Staff costs (both generally, and local to each hall)
  - b. Estates: day-to-day maintenance, security, soft services, cleaning etc.
  - c. The debt accrued from the construction of halls paid back over a 50-year period (i.e. 2% per year, so 1.5% for a 39-week year)
  - d. Long term maintenance: bigger refurbishment works
4. In 2014/15, Union Council decided on the current rent setting model where the ratio of rent per square metre between South Kensington and Woodward halls was 2:1<sup>1,2</sup>.
5. In 2020/21, Kemp Porter Hall will be added to the accommodation portfolio. This is a new block currently in construction situated very close to Woodward in North Acton, and will have rooms identical to Woodward.
6. Pembridge is being removed from the portfolio next year. Xenia is considered separate from this model as it is not owned by the College.
7. In 2019/20, the average price of rent was £182 across 2,374 bed spaces. For 2020/21, College indicated that they intend for this to be £190 across 2,988 bed spaces. However, this *does not* represent an average increase of £8 across every room as the model changes significantly with the addition of Kemp Porter.
8. If Kemp Porter is added to the current model at the same price as Woodward, and Pembridge is completely removed, the average rent price is £170 across 2,988 bed spaces. This is more reflective of the actual increase in the average rent price.
9. The addition of Kemp Porter and removal of Pembridge means that the proportion of halls in North Acton increases from 27% to 49% which intrinsically changes the balance between North Acton and South Kensington halls.
10. The following four options would meet the College's breakeven costing model. The full breakdown by room can be found in appendix 1.

Option 1: Increase both North Acton and South Kensington rents by 12.2%

Hall	Number of bed spaces	Approx. weekly travel cost (£)	Travel time to SK (mins)	Current modal weekly rent / person (£)		New modal weekly rent / person (£)	
				Single	Twin	Single	Twin
Eastside	454	-	5	242	155	277	178
Southside	404	-	5	255	160	277	178
Beit	339	-	5	235	155	264	174
Wilson	391	-	30	167	126	187	141
Woodward	690	22	40	135	103	151	116
Kemp Porter	710	22	40	(135)	(103)	151	116

Option 2: Increase North Acton by 15% and South Kensington by 10.7%

Hall	Number of bed spaces	Approx. weekly travel cost (£)	Travel time to SK (mins)	Current modal weekly rent / person (£)		New modal weekly rent / person (£)	
				Single	Twin	Single	Twin
Eastside	454	-	5	242	155	273	176
Southside	404	-	5	255	160	273	176
Beit	339	-	5	235	155	260	172
Wilson	391	-	30	167	126	185	139
Woodward	690	22	40	135	103	155	118
Kemp Porter	710	22	40	(135)	(103)	155	118

Option 3: Increase North Acton by 20% and South Kensington by 8%

Hall	Number of bed spaces	Approx. weekly travel cost (£)	Travel time to SK (mins)	Current modal weekly rent / person (£)		New modal weekly rent / person (£)	
				Single	Twin	Single	Twin
Eastside	454	-	5	242	155	266	172
Southside	404	-	5	255	160	266	172
Beit	339	-	5	235	155	254	167
Wilson	391	-	30	167	126	180	136
Woodward	690	22	40	135	103	162	124
Kemp Porter	710	22	40	(135)	(103)	162	124

Option 4: Increase North Acton by 9% and South Kensington by 14%

Hall	Number of bed spaces	Approx. weekly travel cost (£)	Travel time to SK (mins)	Current modal weekly rent / person (£)		New modal weekly rent / person (£)	
				Single	Twin	Single	Twin
Eastside	454	-	5	242	155	281	181
Southside	404	-	5	255	160	281	181
Beit	339	-	5	235	155	268	177
Wilson	391	-	30	167	126	190	144
Woodward	690	22	40	135	103	147	112
Kemp Porter	710	22	40	(135)	(103)	147	112

### Union believes

1. That the first-year accommodation guarantee is an important part of the offering Imperial makes to new undergraduate students.
2. It is essential that first-year accommodation is accessible to all students; no student should be left unable to afford accommodation.
3. That equivalent rooms in equivalent locations should cost the same amount.

### Union resolves

1. To endorse the fixing of prices between equivalent rooms in Eastside and Southside
2. To endorse the fixing of prices between equivalent rooms in Woodward and Kemp Porter.
3. To either:
  - a. Accept the financial model as presented by the College and endorse one of the options presented or a variation thereupon
  - b. Reject the model presented by the College as no option under this model would be acceptable
4. To indicate a preference for one of the following:
  - a. That the current ratio in room prices is reasonable, and therefore that all prices should be increased at a flat rate of 12.2% (Option 1).
  - b. That we should limit the bifurcation in the student body between those who live in North Acton and South Kensington, and therefore increase the prices in the former by 15% and the latter by 10.7% to rebalance this disparity (Option 2).
  - c. That we should limit the bifurcation in the student body between those who live in North Acton and South Kensington, and therefore increase

the prices in the former by 20% and the latter by 8% to significantly rebalance this disparity (Option 3).

- d. That retaining a more affordable option is the priority, to attempt to ensure that no student is priced out of halls, and therefore increase prices in North Acton by 9% and prices in South Kensington by 14% (Option 4)

[1] 2014/15 Council paper: [https://www.imperialcollegeunion.org/your-union/how-were-run/committees/14-15/Union\\_Council/file/4591](https://www.imperialcollegeunion.org/your-union/how-were-run/committees/14-15/Union_Council/file/4591)

[2] 2014/15 Council meeting minutes: [https://www.imperialcollegeunion.org/your-union/how-were-run/committees/14-15/Union\\_Council/file/4590](https://www.imperialcollegeunion.org/your-union/how-were-run/committees/14-15/Union_Council/file/4590)

Appendix 1: the full breakdown of rent for each type of room in each hall under each of the 4 options. The numbers in red represent rents that aren't actually charged now, but fixed under the 2019/20 model.

Appendix 1a – Flat increase of 12.2% on all rents

Hall	Type of room	RENTS FOR 2019/20			PROPOSED 2020/21 RENTS			
		Number of Bed Spaces	Weekly Rent (Rounded)	Weighted Average	New price	Absolute increase	Yearly increase	Weighted Average
Woodward	Premium	17	£155		£174	£19	£737	
	Single	571	£135		£151	£16	£642	
	Twin	102	£103		£116	£13	£490	
<b>WOODWARD</b>		<b>690</b>		<b>£131</b>		<b>£16</b>	<b>£622</b>	<b>£147</b>
Kemp Porter Buildings	Single (Cluster)	460	£135		£151	£16	£642	
	Twin	250	£103		£116	£13	£490	
<b>KEMP PORTER</b>		<b>710</b>		<b>£124</b>		<b>£15</b>	<b>£589</b>	<b>£139</b>
Eastside	Premium	134	£286		£321	£35	£1,363	
	Single	228	£246		£277	£30	£1,175	
	Twin	66	£159		£178	£19	£757	
	LG twin (26)	26	£151		£169	£18	£719	
<b>EASTSIDE</b>		<b>454</b>		<b>£240</b>		<b>£20</b>	<b>£765</b>	<b>£260</b>
Southside	Premium	104	£286		£321	£35	£1,363	
	Single	106	£246		£277	£30	£1,175	
	LG single (14)	14	£234		£263	£29	£1,116	
	Twin	177	£159		£178	£19	£757	
	LG twin (3)	3	£151		£169	£18	£719	
<b>SOUTHSIDE</b>		<b>404</b>		<b>£217</b>		<b>£25</b>	<b>£986</b>	<b>£242</b>
Beit	Single Ensuite	156	£235		£264	£29	£1,120	
	Single Standard	55	£209		£235	£26	£996	
	Twin Ensuite	120	£155		£174	£19	£739	
	Twin Standard	8	£148		£166	£18	£705	
<b>BEIT</b>		<b>339</b>		<b>£200</b>		<b>£24</b>	<b>£955</b>	<b>£225</b>
Wilson	Ensuite	61	£198		£222	£24	£944	
	Basement	30	£155		£174	£19	£739	
	Single	240	£167		£187	£20	£796	
	Twin Ensuite	24	£131		£147	£16	£624	
	Twin Standard	36	£126		£141	£15	£601	
<b>WILSON</b>		<b>391</b>		<b>£165</b>		<b>£20</b>	<b>£786</b>	<b>£185</b>
<b>TOTALS/AVERAGE</b>		<b>2,988</b>		<b>£170</b>				<b>£190</b>

Appendix 1b – Increasing North Acton prices by 15% and South Kensington prices by 10.7%

Hall	Type of room	RENTS FOR 2019/20			PROPOSED 2020/21 RENTS			
		Number of Bed Spaces	Weekly Rent (Rounded)	Weighted Average	New price	Absolute increase	Yearly increase	Weighted Average
Woodward	Premium	17	£155		£178	£23	£907	
	Single	571	£135		£155	£20	£790	
	Twin	102	£103		£118	£15	£603	
<b>WOODWARD</b>		<b>690</b>		<b>£131</b>		<b>£20</b>	<b>£765</b>	<b>£150</b>
Kemp Porter Buildings	Single (Cluster)	460	£135		£155	£20	£790	
	Twin	250	£103		£118	£15	£603	
<b>KEMP PORTER</b>		<b>710</b>		<b>£124</b>		<b>£19</b>	<b>£724</b>	<b>£142</b>
Eastside	Premium	134	£286		£317	£31	£1,194	
	Single	228	£246		£273	£26	£1,029	
	Twin	66	£159		£176	£17	£663	
	LG twin (26)	26	£151		£167	£16	£630	
<b>EASTSIDE</b>		<b>454</b>		<b>£240</b>		<b>£16</b>	<b>£629</b>	<b>£256</b>
Southside	Premium	104	£286		£317	£31	£1,194	
	Single	106	£246		£273	£26	£1,029	
	LG single (14)	14	£234		£259	£25	£978	
	Twin	177	£159		£176	£17	£663	
	LG twin (3)	3	£151		£167	£16	£630	
<b>SOUTHSIDE</b>		<b>404</b>		<b>£217</b>		<b>£22</b>	<b>£858</b>	<b>£239</b>
Beit	Single Ensuite	156	£235		£260	£25	£981	
	Single Standard	55	£209		£231	£22	£873	
	Twin Ensuite	120	£155		£172	£17	£647	
	Twin Standard	8	£148		£164	£16	£618	
<b>BEIT</b>		<b>339</b>		<b>£200</b>		<b>£21</b>	<b>£837</b>	<b>£222</b>
Wilson	Ensuite	61	£198		£219	£21	£827	
	Basement	30	£155		£172	£17	£647	
	Single	240	£167		£185	£18	£697	
	Twin Ensuite	24	£131		£145	£14	£547	
	Twin Standard	36	£126		£139	£13	£526	
<b>WILSON</b>		<b>391</b>		<b>£165</b>		<b>£18</b>	<b>£689</b>	<b>£183</b>
<b>TOTALS/AVERAGE</b>		<b>2,988</b>		<b>£170</b>				<b>£190</b>

Appendix 1c – Increasing North Acton prices by 20% and South Kensington prices by 8%

Hall	Type of room	RENTS FOR 2019/20			PROPOSED 2020/21 RENTS			
		Number of Bed Spaces	Weekly Rent (Rounded)	Weighted Average	New price	Absolute increase	Yearly increase	Weighted Average
Woodward	Premium	17	£155		£186	£31	£1,209	
	Single	571	£135		£162	£27	£1,053	
	Twin	102	£103		£124	£21	£803	
<b>WOODWARD</b>		<b>690</b>		<b>£131</b>		<b>£26</b>	<b>£1,020</b>	<b>£157</b>
Kemp Porter Buildings	Single (Cluster)	460	£135		£162	£27	£1,053	
	Twin	250	£103		£124	£21	£803	
<b>KEMP PORTER</b>		<b>710</b>		<b>£124</b>		<b>£25</b>	<b>£965</b>	<b>£148</b>
Eastside	Premium	134	£286		£309	£23	£892	
	Single	228	£246		£266	£20	£769	
	Twin	66	£159		£172	£13	£496	
	LG twin (26)	26	£151		£163	£12	£471	
<b>EASTSIDE</b>		<b>454</b>		<b>£240</b>		<b>£10</b>	<b>£385</b>	<b>£250</b>
Southside	Premium	104	£286		£309	£23	£892	
	Single	106	£246		£266	£20	£769	
	LG single (14)	14	£234		£253	£19	£731	
	Twin	177	£159		£172	£13	£496	
	LG twin (3)	3	£151		£163	£12	£471	
<b>SOUTHSIDE</b>		<b>404</b>		<b>£217</b>		<b>£16</b>	<b>£630</b>	<b>£233</b>
Beit	Single Ensuite	156	£235		£254	£19	£733	
	Single Standard	55	£209		£226	£17	£652	
	Twin Ensuite	120	£155		£167	£12	£484	
	Twin Standard	8	£148		£160	£12	£462	
<b>BEIT</b>		<b>339</b>		<b>£200</b>		<b>£16</b>	<b>£625</b>	<b>£216</b>
Wilson	Ensuite	61	£198		£214	£16	£618	
	Basement	30	£155		£167	£12	£484	
	Single	240	£167		£180	£13	£521	
	Twin Ensuite	24	£131		£141	£10	£409	
	Twin Standard	36	£126		£136	£10	£393	
<b>WILSON</b>		<b>391</b>		<b>£165</b>		<b>£13</b>	<b>£515</b>	<b>£178</b>
<b>TOTALS/AVERAGE</b>		<b>2,988</b>		<b>£170</b>				<b>£190</b>

Appendix 1d – Increasing North Acton prices by 9% and South Kensington prices by 14%

Hall	Type of room	RENTS FOR 2019/20			PROPOSED 2020/21 RENTS			
		Number of Bed Spaces	Weekly Rent (Rounded)	Weighted Average	New price	Absolute increase	Yearly increase	Weighted Average
Woodward	Premium	17	£155		£169	£14	£544	
	Single	571	£135		£147	£12	£474	
	Twin	102	£103		£112	£9	£362	
<b>WOODWARD</b>		<b>690</b>		<b>£131</b>		<b>£12</b>	<b>£459</b>	<b>£143</b>
Kemp Porter Buildings	Single (Cluster)	460	£135		£147	£12	£474	
	Twin	250	£103		£112	£9	£362	
<b>KEMP PORTER</b>		<b>710</b>		<b>£124</b>		<b>£11</b>	<b>£434</b>	<b>£135</b>
Eastside	Premium	134	£286		£326	£40	£1,556	
	Single	228	£246		£281	£34	£1,341	
	Twin	66	£159		£181	£22	£864	
	LG twin (26)	26	£151		£172	£21	£821	
<b>EASTSIDE</b>		<b>454</b>		<b>£240</b>		<b>£24</b>	<b>£922</b>	<b>£264</b>
Southside	Premium	104	£286		£326	£40	£1,556	
	Single	106	£246		£281	£34	£1,341	
	LG single (14)	14	£234		£267	£33	£1,274	
	Twin	177	£159		£181	£22	£864	
	LG twin (3)	3	£151		£172	£21	£821	
<b>SOUTHSIDE</b>		<b>404</b>		<b>£217</b>		<b>£29</b>	<b>£1,132</b>	<b>£246</b>
Beit	Single Ensuite	156	£235		£268	£33	£1,279	
	Single Standard	55	£209		£238	£29	£1,137	
	Twin Ensuite	120	£155		£177	£22	£843	
	Twin Standard	8	£148		£169	£21	£805	
<b>BEIT</b>		<b>339</b>		<b>£200</b>		<b>£28</b>	<b>£1,091</b>	<b>£228</b>
Wilson	Ensuite	61	£198		£226	£28	£1,077	
	Basement	30	£155		£177	£22	£843	
	Single	240	£167		£190	£23	£909	
	Twin Ensuite	24	£131		£149	£18	£713	
	Twin Standard	36	£126		£144	£18	£686	
<b>WILSON</b>		<b>391</b>		<b>£165</b>		<b>£23</b>	<b>£898</b>	<b>£188</b>
<b>TOTALS/AVERAGE</b>		<b>2,988</b>		<b>£170</b>				<b>£190</b>