**C2 - Communal Accommodation**

The guidance for C2 shared accommodation can be found here:

[https://www.gov.uk/guidance/housing-supply-and-delivery](https://urldefense.com/v3/__https:/www.gov.uk/guidance/housing-supply-and-delivery__;!!KUxdu5-bBfnh!uRT8qZBaXtGThzjh3aYBgp9jw6Up820-TRS_vUvyTcd4TyNEZwHp_q_X1CGDnN4Ux_AWD-tp$)

Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test. Self-contained dwellings are included in the National Statistic for net additional dwellings. Communal accommodation will be accounted for in the Housing Delivery Test by applying adjustments in the form of two nationally set ratios. These are based on England Census data. The ratios for both net student and net other communal accommodation are found in the [Housing Delivery Test measurement rule book](https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book).

The adjustments for student and other communal accommodation will be calculated by MHCLG and added into the Housing Delivery Test result4. Adjustments are applied using two nationally set ratios, based on England Census data.

**Student Accommodation**

The national average number of students in student only households is 2.5. This has been calculated by dividing the total number of students living in student only households by the total number of student only households in England. Source data is from the Census 2011 and is published by the Office for National Statistics. The ratio will be updated following each Census when the data is publicly available.

**Studio:** For each studio flats you count them as a single dwelling. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.

**Flats with shared facilities:** For multi bedroom self-contained student flats you divide the bed spaces (excluding studios) by the national average number of students in student only households which is 2.5. This has been calculated by dividing the total number of students living in student only households by the total number of student only households in England using the 2011 Census.

**Example**

P20/21983/F | Demolition of existing student accommodation buildings. Erection of 3no. 6 storey (900 bedrooms) student accommodation buildings (Sui Generis) with ancillary communal and welfare facilities, café (Class E) and associated landscaping, access and infrastructure works. | University Of West of England Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QY

**Phase 1** – Demolition of 252 bed spaces and erection of 18 studio & 882 cluster flats

1. There are 882 bed spaces and 18 studio flats giving a total of 900 bed spaces.  Therefore you simply divide the 882 bed spaces by the ratio of 2.5 which gives you 353.  Then add the 353 to the 18 to give a total of 371 student units.
2. With the demolitions you would divide 252 bed spaces by 2.5 giving 101 student units.
3. Then you subtract the 101 demolitions from the 371 new additions which gives a net increase of 270 student units on the site.

**COMMUNAL**

The ratio applied to other communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. This has been calculated by dividing the total number of adults living in all households by the total number of households in England. Source data is from the Census 2011 and is published by the Office for National Statistics. The ratio will be updated following each Census when the data is publicly available.

The guidance refers to communal accommodation (not just C2) so will include nursing homes hostels and institutions which are sui generis. This is where the ratio of 1:8 can be applied.