



OSBORNE

Elmstead Place - Student Living beyond the 1st Year



LOCATION

Colchester

RESIDENCE

Elmstead Place

BEDROOMS

138

OWN/OPERATE

Osborne

YEAR

2020

Need

Typically, students move out of traditional halls after their first year of study. Often these students would prefer to stay living near the campus to use and enjoy the facilities on offer, but their specific needs are not always catered for within the local private rental market or by the university.

Solution

In Colchester we identified an opportunity to develop land immediately opposite the University of Essex's campus with the needs of continuing students very much in mind.

The new 138 bed direct let development has been cleverly designed as 15 self-contained townhouses fronting onto a central landscaped green. The 3 storey townhouses all feature en-suite facilities along with generous kitchen/ living spaces on the ground floor making them ideal for friendship groups as an alternative to the traditional HMO (house of multiple occupancy) offering.

Incorporated within the complex are a

further 15 studio flats including several suitable for dual occupancy, along with a separate reception, student lounge and communal facilities for laundry, and storage.



Planning and funding was secured for the attractive proposal. The design was completed in close working with our construction business to incorporate modern methods of construction and off-site modular elements to streamline delivery.

On completion, operation of the new student halls has been retained within the Osborne group to ensure the highest standards of student experience and to improve the investment return.

Outcome

Arranged as a community of 3 storey townhouses, Elmstead Place has created a unique living experience for continuing students. The 138 direct-let rooms opened for the 2020 academic year with a number already rebooked for 2021.

We are particularly proud of the scheme which has filled a gap for students wanting to retain the campus experience beyond their first year of living and studying at the University of Essex in Colchester.

The highly collaborative alignment as a developer with self-build delivery together with our own offsite specialists delivers a crucial balance, creating low risk investment opportunities whilst attracting high calibre students to university towns and cities.

