Freedom of Information Request to Imperial College London

IMPFOI-26-123

1. Accommodation Asset Valuation

a) The total book value or most recent valuation of student accommodation assets. If available, please provide a breakdown between: University-owned halls Joint venture accommodation Long leasehold accommodation

2. Capacity and Occupancy

a) Total number of student bed spaces owned or controlled.
b) Average annual occupancy rate (%).

3. Rental Income

a) Total gross rental income received from student accommodation (before deduction of costs, expenses, financing, or tax).
b) Average annual rent per student bed space.

4. Surplus or Deficit

a) Net surplus or deficit generated from student accommodation operations for each year.

5. Rental Arrears

a) Total value of rental arrears at financial year-end.

b) The percentage this represents of total annual rental income.

6. *Borrowing and Security*

a) Please confirm whether any borrowing, loan, bond, or other financial instrument is secured against student accommodation assets.

b) If so, please provide: Total outstanding amount General lender type (e.g., bank, bondholder, private finance institution)

7. Agreements with Private Accommodation Providers

Please confirm whether the University has any agreements with private organisations for the provision of student accommodation (e.g., nomination agreements, joint ventures, lease arrangements, management contracts).. For each agreement, please provide: Type of agreement Duration Annual financial benefit received by the University since 2020 (if applicable)

Imperial College London Response: IMPFOI-26-123

Figures correct as of March 2026

1. Accommodation Asset Valuation

Based on the fixed asset register as at 31st July 2025, the net book value of Imperial's student accommodation assets was £385.4m. Imperial has no joint venture student accommodation.

2. Capacity and Occupancy

Imperial owned/controlled bedspaces	**2a) bed spaces**	**2b) average occupancy**
2020/21	3610	76%
2021/22	3598	99%
2022/23	3509	99%
2023/24	3493	97%
2024/25	3503	97%
GradPad*	**2a) bed spaces**	**2b) average occupancy**
2020/21	1172	72%
2021/22	1172	92%
2022/23	1172	94%
2023/24	1172	95%
2024/25	1172	87%

*We have provided occupancy data for GradPad separately since these assets are managed by others for Imperial – and the bedspaces are marketed to the London postgraduate community, not just Imperial students.

3. Rental Income

Year	Gross rental income	Average annual rent per bed space
2020/21	£26,639,059	£7,467
2021/22	£39,370,114	£8,518
2022/23	£44,027,975	£9,617
2023/24	£47,514,111	£10,542
2024/25	£49,213,194	£11,121

4. Surplus or Deficit

Year	Net surplus / (deficit)
2020/21	-£6,606,002
2021/22	£5,556,948
2022/23	£3,156,922
2023/24	£9,191,048
2024/25	£6,582,579

5. Rental Arrears

Year	Rental arrears	Rental arrears % of rental income
2020/21	£1,528,520	5.70%
2021/22	£311,045	0.80%
2022/23	£381,029	0.90%
2023/24	£313,838	0.70%
2024/25	£393,554	0.80%

6. Borrowing and Security

There are no secured interests on student accommodation assets.

7. Agreements with Private Accommodation Providers

During this period Imperial leased one building from a housing association which ended in 2025. Imperial also took short-term nominations agreements with two private providers during 2020/21 and 2021/22. Imperial continues to hold a 99 year underlease for a number of rooms with a housing association.

Imperial College is not able to give more information than what has already been supplied on the details and nature of contracts as it would prejudice the universities commercial interests. Section 43(2) of the Freedom of Information Act. When relying on Section 43, we must consider whether the public interest would favour disclosure in this case, despite the prejudice to commercial interests. We are not aware of any public interest factors that would be sufficient to require disclosure of information that would harm our and our partners commercial interests. We are therefore refusing this request in reliance on Section 43(2) of the Freedom of Information Act.