STATUTORY INSTRUMENTS

2025 No. 431

HOUSING, ENGLAND

The Student Accommodation (Codes of Management Practice and Specified Educational Establishments) (England) (Amendment) Regulations 2025

Made - - - -	*1st April 2025*
Laid before Parliament	*3rd April 2025*
Coming into force	*1st May 2025*

The Secretary of State makes these Regulations in exercise of the powers conferred by sections 233(1) and (4) and 250(2) of, and paragraph 4 of Schedule 14 to, the Housing Act 2004(**a**).

The Secretary of State has taken reasonable steps to consult the persons mentioned in section 233(2)(b) of that Act and is satisfied as to publication arrangements as required by section 233(3)(b) of that Act.

Citation, commencement and extent

1.—(1) These Regulations may be cited as the Student Accommodation (Codes of Management Practice and Specified Educational Establishments) (England) (Amendment) Regulations 2025.

(2) These Regulations come into force on 1st May 2025.

(3) These Regulations extend to England and Wales.

Amendment of the Student Accommodation (Codes of Management Practice and Specified Educational Establishments) (England) Regulations 2024

2.—(1) The Student Accommodation (Codes of Management Practice and Specified Educational Establishments) (England) Regulations 2024(**b**) are amended as follows.

(2) Before regulation 1 (citation, commencement and extent) insert—

"PART A1

General".

(3) In regulation 1 (citation, commencement and extent)—

(a) in the heading, for "commencement and extent" substitute "commencement, extent and application";

(**a**) 2004 c. 34. Section 261(1) defines "the appropriate national authority" as the Secretary of State in relation to England.
(**b**) S.I. 2024/947.

(b) in paragraph (4), after "Wales" insert "and apply in relation to accommodation in England".

(4) Omit regulation 2 (application of this part).

(5) In regulation 3 (approval of code of practice)—

(a) in the heading, for "code" substitute "codes";

(b) in paragraph (1) —

(i) for "code" substitute "codes";

(ii) for "lays" substitute "lay";

(iii) for "is" substitute "are";

(c) for paragraph (2) substitute—

"(2) The codes of practice are—

(a) ANUK/Unipol Code of Standards for Larger Developments for student accommodation managed and controlled by educational establishments dated 5th September 2024(**a**);

(b) Universities UK/GuildHE Accommodation Code of Practice for Student Housing dated 11th March 2025(**b**).".

(6) In regulation 4 (revocations and savings)—

(a) in paragraph (2)—

(i) in the opening words, for "codes of practice continue" substitute "code of practice continues";

(ii) omit sub-paragraph (a);

(b) omit paragraph (3).

(7) In the heading to Part 2 (amendments relating to specified educational establishments), omit "Amendments Relating to".

(8) Before regulation 5 (amendment of the Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2019) insert—

"**Educational establishments specified for certain purposes of the Housing Act 2004**

4A. An educational establishment is specified for the purposes of paragraph 4 of Schedule 14 to the Housing Act 2004 (buildings occupied by students) if it is listed in the Schedule to these Regulations.".

(9) Omit regulation 5 (amendment of the Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2019).

(10) At the end insert the Schedule set out in the Schedule to these Regulations.

Revocations

3. The following Regulations are revoked—

(a) the Houses in Multiple Occupation (Specified Educational Establishments) (England) Regulations 2019(**c**);

(**a**) This code was previously approved by S.I. 2024/947. It is available at https://data.parliament.uk/DepositedPapers/Files/DEP2024-0647/ANUKUnipol_Code_of_Standards_for_Larger_Developments_students.pdf. A hard copy can be obtained from the National Codes Administrator, 155-157 Woodhouse Lane, Leeds, LS2 3ED.

(**b**) This code is available at https://www.acop.ac.uk. A hard copy can be obtained from College & University Business Officers (CUBO), Charnwood Building, Holywell Park, Ashby Road, Loughborough University, Leicestershire, LE11 3AQ, who administer the code on behalf of Universities UK.

(**c**) S.I. 2019/904, amended by S.I. 2019/1260, 2022/197, 2024/947.

(b) the Houses in Multiple Occupation (Specified Educational Establishments) (England) (Amendment) Regulations 2019(**a**);

(c) the Houses in Multiple Occupation (Specified Educational Establishments) (England) (Amendment) Regulations 2022(**b**).

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Matthew Pennycook
Minister of State
1st April 2025 Ministry of Housing, Communities and Local Government

SCHEDULE

Regulation 2(10)

Specified educational establishments

"SCHEDULE

Regulation 4A

Educational establishments specified for the purposes of paragraph 4 of Schedule 14 to the Housing Act 2004

Academy of Live Technology Ltd

Anglia Ruskin University Higher Education Corporation

Balliol College, University of Oxford

Bath Spa University

Birmingham City University International College

Birmingham Newman University

Bishop Grosseteste University

Blackfriars Hall, University of Oxford

Blackpool and the Fylde College

Bournemouth University Higher Education Corporation

Brasenose College, University of Oxford

Brunel University London

Buckinghamshire New University

Canterbury Christ Church University

Chichester College Group

Christ Church, University of Oxford

Christ's College, University of Cambridge

Churchill College, University of Cambridge

City St George's, University of London

(**a**) S.I. 2019/1260.
(**b**) S.I. 2022/197.

Clare College, University of Cambridge

Clare Hall, University of Cambridge

Corpus Christi College, University of Oxford

Corpus Christi, University of Cambridge

Coventry University

Cranfield University

Darwin College, University of Cambridge

De Montfort University

Downing College, University of Cambridge

Edge Hill University

Emmanuel College, University of Cambridge

Exeter College, University of Oxford

Falmouth Exeter Plus, Falmouth University and the University of Exeter

Fitzwilliam College, University of Cambridge

Foundation for International Education

Girton College, University of Cambridge

Goldsmiths' College

Gonville and Caius, University of Cambridge

Green Templeton College, University of Oxford

Guildhall School of Music & Drama

Harper Adams University

Harris Manchester College, University of Oxford

Hartpury University

Hertford College, University of Oxford

Homerton College, University of Cambridge

Hughes Hall, University of Cambridge

Imperial College London of Science, Technology and Medicine

Jesus College, University of Cambridge

Jesus College, University of Oxford

Keble College, University of Oxford

Kellogg College, University of Oxford

King's College London

King's College, University of Cambridge

Kingston University

Lady Margaret Hall, University of Oxford

Leeds Beckett University

Leeds Trinity University

Linacre College, University of Oxford

Lincoln College, University of Oxford

Liverpool Hope University

London School of Economics and Political Science, University of London

London South Bank University

Loughborough College

Loughborough University

Lucy Cavendish College, University of Cambridge

Magdalen College, University of Oxford

Magdalene College, University of Cambridge

Manchester Metropolitan University

Mansfield College, University of Oxford

Merton College, University of Oxford

Middlesex University Higher Education Corporation

Murray Edwards College, University of Cambridge

New College, University of Oxford

Newnham College, University of Cambridge

Norwich University of the Arts

Nottingham Trent University

Nuffield College, University of Oxford

Oriel College, University of Oxford

Oxford Brookes University

Pembroke College, University of Cambridge

Pembroke College, University of Oxford

Peterhouse, University of Cambridge

Queen Mary, University of London

Queen's College University of Cambridge

Regents Park College, University of Oxford

Robinson College, University of Cambridge

Roehampton University

Royal Holloway and Bedford New College

Reuben College, University of Oxford

SCIO – Scholarship and Christianity in Oxford

Selwyn College, University of Cambridge

Sidney Sussex College, University of Cambridge

Somerville College, University of Oxford

Southampton Solent University

St Anne's College, University of Oxford

St Antony's College, University of Oxford

St Catharine's College, University of Cambridge

St Catherine's College, University of Oxford

St Chad's College, University of Durham

St Cross College, University of Oxford

St Edmund Hall, University of Oxford

St Edmund's College, University of Cambridge

St Hilda's College, University of Oxford

St Hugh's College, University of Oxford

St John's College, University of Cambridge

St John's College, University of Durham

St John's College, University of Oxford

St Mary's University, Twickenham

St Peter's College, University of Oxford

St Stephen's House, University of Oxford

Teesside University

The Chancellor, Masters and Scholars of the University of Oxford

The Edward James Foundation Limited

The Queen's College, University of Oxford

The Royal Agricultural University

The Royal Veterinary College

The University of Bath

The University of Birmingham

The University of Buckingham

The University of Chichester

The University of Cumbria

The University of East Anglia

The University of Essex

The University of Hull

The University of Lancaster

The University of Leeds

The University of Leicester

The University of Liverpool

The University of Manchester

The University of Reading

The University of Sheffield

The University of Surrey

The University of Warwick

The University of Westminster

Trinity College, University of Cambridge

Trinity College, University of Oxford

Trinity Hall, University of Cambridge

University College Birmingham

University College London

University College, University of Oxford

University for the Creative Arts

University of Brighton

University of Bristol

University of Central Lancashire

University of Chester

University of Derby

University of Durham

University of East London

University of Exeter

University of Gloucestershire

University of Greenwich

University of Hertfordshire Higher Education Corporation

University of Keele

University of Kent

University of Lincoln

University of London

University of Newcastle upon Tyne

University of Northampton, the

University of Nottingham, the

University of Plymouth

University of Portsmouth Higher Education Corporation

University of Southampton

University of Staffordshire

University of St Mark & St John

University of Sunderland

University of Sussex

University of the Arts, London

University of the West of England, Bristol

University of Winchester

University of Wolverhampton

University of Worcester

University of York

Wadham College, University of Oxford

Warwickshire College

Westminster College, The Cambridge Theological Federation

Williams College, Exeter College, University of Oxford

Wolfson College, University of Cambridge

Wolfson College, University of Oxford

Worcester College, University of Oxford

Wycliffe Hall, University of Oxford

York St John University"

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Student Accommodation (Codes of Management Practice and Specified Educational Establishments) (England) Regulations 2024 (S.I. 2024/947) ("the 2024 Regulations").

Under section 233 of the Housing Act 2004 (c. 34) ("the Act") the Secretary of State may approve codes of practice which lay down standards of conduct and practice to be followed with regard to the management of houses in multiple occupation ("HMOs") or of excepted accommodation. Excepted accommodation is living accommodation falling within Schedule 14 to the Act that is not an HMO for the purposes of the Act (excluding Part 1, which deals with housing conditions). Certain buildings occupied by students are excepted accommodation pursuant to paragraph 4 of that Schedule.

Regulation 2 amends the 2024 Regulations to approve a new code of practice, Universities UK/GuildHE Accommodation Code of Practice for Student Housing dated 11th March 2025. Regulation 2 also amends the 2024 Regulations to specify educational establishments for the purpose of paragraph 4 of Schedule 14 to the Act.

Regulation 3 revokes various Regulations that are superseded by these Regulations.

Copies of the new code of practice have been lodged in the libraries of both Houses of Parliament. It is also available at https://www.acop.ac.uk.

A full impact assessment has not been produced for this instrument as no, or no significant, impact on the private, voluntary or public sector is foreseen.

© Crown copyright 2025

Printed and published in the UK by The Stationery Office Limited under the authority and superintendence of Saul Nassé, Controller of His Majesty's Stationery Office and King's Printer of Acts of Parliament.

£8.14

http://www.legislation.gov.uk/id/uksi/2025/431

ISBN 978-0-34-827094-5

9 780348 270945