# Horton House to welcome graduates and key workers amid student decline



Horton House, located on Great Horton Road in Bradford, has long been a focal point for student accommodation since its completion in 2005, offering more than 500 flats specifically designed for students. However, a shift in demographics has prompted Man Co, the managing company, to seek permission from Bradford Council to diversify the use of this substantial property. The proposal now allows the flats to accommodate not just students but also recent graduates and key workers, addressing the declining numbers of international students that once formed a significant part of its resident population.

In their application, Man Co has highlighted that a noticeable decrease in student numbers—exacerbated by the cost-of-living crisis—has left many potential residents living at home and pursuing their studies locally rather than seeking dedicated university accommodation. This decline is particularly concerning given that Horton House historically served a vibrant international student community, which has dwindled significantly. The management asserts that the current occupancy rates are insufficient to sustain the building's operations, compelling them to consider alternative tenants. This shift is aimed at ensuring the building's long-term viability and preventing it from becoming vacant.

Bradford Council's planning officers have approved these changes, recognising the necessity to adapt to the evolving housing market. They commented that expanding the demographic of residents would bolster the ongoing function of Horton House and ensure it remains a vital part of the local accommodation landscape, particularly during low-demand periods such as summer vacations. Such flexibility could open the doors to a range of new tenants, including graduates attending conferences and other educational events, further enriching the building’s utility.

Beyond its immediate changes in resident demographic, Horton House is situated close to the University of Bradford, providing a strategic location for young professionals and key workers involved in local projects, especially considering the proximity to essential services and institutions. The successful integration of these new resident demographics could fill a gap in the market for well-managed, affordable housing, which has become increasingly critical amidst the rising living costs that affect many in the area.

As accommodation providers in Bradford and throughout the UK grapple with similar challenges—fluctuating student populations and evolving market needs—Horton House’s adaptability may well serve as a model for other properties facing similar uncertainty. The combination of en-suite rooms and communal living spaces created a desirable environment for students, and with new permissions in place, it could become a sought-after option for a wider range of tenants, thus enhancing the local housing landscape.

Through these changes, Horton House could not only preserve its place in the community but also provide much-needed solutions for housing shortages in Bradford, creating a more diverse and sustainable living space for the future.

## Reference Map:

* Paragraph 1 – [[1]](https://www.thetelegraphandargus.co.uk/news/25203800.graduates-key-workers-delegates-can-stay-city-flats/), [[2]](https://cloudstudenthomes.co.uk/student-accommodation/bradford/horton-house/)
* Paragraph 2 – [[1]](https://www.thetelegraphandargus.co.uk/news/25203800.graduates-key-workers-delegates-can-stay-city-flats/), [[6]](https://www.beststudenthalls.com/uk/bradford/horton-house-bradford/)
* Paragraph 3 – [[1]](https://www.thetelegraphandargus.co.uk/news/25203800.graduates-key-workers-delegates-can-stay-city-flats/), [[4]](https://www.sanctuary-students.com/student-accommodation/bradford/wardley-house-keyworkers)
* Paragraph 4 – [[3]](https://www.mystudentdigs.com/properties/ca-1447), [[5]](https://cloudstudenthomes.co.uk/facilities-at-horton-house/)
* Paragraph 5 – [[7]](https://universalstudenthomes.com/property/horton-house-bradford/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.thetelegraphandargus.co.uk/news/25203800.graduates-key-workers-delegates-can-stay-city-flats/> - Please view link - unable to able to access data
2. <https://cloudstudenthomes.co.uk/student-accommodation/bradford/horton-house/> - Cloud Student Homes offers a range of en-suite rooms and studios at Horton House, a purpose-built student accommodation block in Bradford. The property is located just 120 meters from the University of Bradford campus, providing easy access for students. Amenities include superfast broadband, fully furnished rooms, and professional management. The accommodation is designed to cater to the needs of students, offering a secure and comfortable living environment. Flexible start dates are available, and the property is managed by a professional team to ensure a high standard of living.
3. <https://www.mystudentdigs.com/properties/ca-1447> - My Student Digs provides detailed information about Horton House in Bradford, highlighting various room types such as Deluxe En-Suite and Premier En-Suite. The accommodation offers fully furnished rooms with en-suite bathrooms, communal areas including a common room and kitchen equipped with modern appliances. Tenancy options range from 22 to 51 weeks, with prices starting from £80 per week. The property is situated close to the University of Bradford, making it convenient for students. The website offers comprehensive details on room availability, pricing, and amenities.
4. <https://www.sanctuary-students.com/student-accommodation/bradford/wardley-house-keyworkers> - Sanctuary Students offers accommodation at Wardley House in Bradford, catering to key workers. The property is located close to the city centre, near the National Media Museum and St. Luke's Hospital. Amenities include double en-suite rooms, building-wide Wi-Fi, and Ethernet broadband service. The accommodation is fully furnished, with a private study space and en-suite bathroom. The property is managed by Sanctuary Students, providing a secure and comfortable living environment for key workers in Bradford.
5. <https://cloudstudenthomes.co.uk/facilities-at-horton-house/> - Cloud Student Homes outlines the facilities available at Horton House in Bradford, emphasizing the property's commitment to providing a comfortable living environment for students. Amenities include superfast broadband, laundry room, recycling service, bike storage, parking, and a reception desk. The accommodation offers fully furnished rooms with all bills included, ensuring no unexpected costs for residents. The property is located just 120 meters from the University of Bradford, offering easy access to campus facilities and the city centre.
6. <https://www.beststudenthalls.com/uk/bradford/horton-house-bradford/> - Best Student Halls provides information about Horton House in Bradford, detailing room types such as Deluxe En-Suite and Premier En-Suite. The accommodation offers en-suite rooms with shared communal areas, including a common room and kitchen equipped with modern appliances. Amenities include central heating, on-site maintenance, bike storage, laundry room, parking, and recycling facilities. The property is located close to the University of Bradford, making it convenient for students. The website offers comprehensive details on room availability, pricing, and amenities.
7. <https://universalstudenthomes.com/property/horton-house-bradford/> - Universal Student Homes offers accommodation at Horton House in Bradford, highlighting its proximity to the University of Bradford and excellent transport connections. The property features fully furnished rooms with private and communal areas designed to enhance the university experience. Amenities include large communal kitchens equipped with modern appliances, on-site management available 24/7, and a range of facilities to ensure student comfort. The accommodation is situated close to the National Science and Media Museum, providing additional leisure options for residents.