# Bradford’s Horton House to welcome graduates, key workers and conference guests amid student decline



A significant transformation is underway at Horton House in Bradford, as plans to repurpose the accommodation—originally intended solely for students—have now received approval to include graduates, key workers, and conference attendees. With over 500 flats available, Horton House has struggled with a decline in student numbers, particularly among international students, prompting the owners, Man Co, to seek new avenues for occupancy.

This strategic shift comes in response to a broader trend impacting educational institutions across the UK. The University of Bradford has projected a staggering 25% decrease in new student enrolments compared to the previous academic year. This decline is particularly pronounced among international students, with the university missing its recruitment targets by 1,000 students. In light of these challenges, Vice Chancellor Shirley Congdon has expressed the need for urgent reforms in state funding, hinting at potential staff redundancies and course closures should the situation not improve. As a result, accommodation providers like Man Co are reassessing their business models to ensure sustainability.

In their application to Bradford Council, Man Co highlighted that the economic climate has prompted many students to live at home while pursuing their studies, further diminishing demand for dedicated student housing. The company stated that inquiries for accommodation from recent graduates and young professionals have significantly increased, suggesting a viable market that remains underserved. The approval to modify the use of Horton House aims to address low occupancy rates and secure the future of the property, especially during the summer months when student numbers dwindle.

This move is echoed by other developers in the area, such as Miller Knight Developments, which is also seeking permission to convert another student housing facility, Lennon House, to accommodate a wider demographic. This reflects a growing recognition of the need to adapt to the evolving landscape of student housing, especially as Bradford prepares for its tenure as the UK City of Culture, when the demand for diverse accommodation options will be paramount.

The planning officers at Bradford Council have backed these changes, emphasising their importance in maintaining the building's viability and responding to the shifting patterns in student occupancy. By broadening the demographic of potential residents, it is hoped that not only will buildings like Horton House continue to operate, but they will also contribute to the local economy in meaningful ways during periods of low demand.

As Bradford navigates these transitions, the focus will remain on creating sustainable living options that meet the needs of the community—both current and future residents—while acknowledging the challenges facing educational institutions in attracting students amidst an ever-changing economic landscape.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://hellorayo.co.uk/greatest-hits/west-yorkshire/news/bradford-student-flats), [[4]](https://www.bbc.com/news/articles/cj4dv8dz185o)
* Paragraph 2 – [[2]](https://www.bbc.co.uk/news/articles/cn5zwy9lxkdo)
* Paragraph 3 – [[1]](https://hellorayo.co.uk/greatest-hits/west-yorkshire/news/bradford-student-flats), [[3]](https://www.bbc.com/news/articles/cj4dv8dz185o)
* Paragraph 4 – [[1]](https://hellorayo.co.uk/greatest-hits/west-yorkshire/news/bradford-student-flats), [[5]](https://www.bbc.com/news/articles/cj4dv8dz185o)
* Paragraph 5 – [[6]](https://www.bbc.com/news/articles/cj4dv8dz185o)
* Paragraph 6 – [[7]](https://www.bbc.com/news/articles/cj4dv8dz185o)

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## Bibliography

1. <https://hellorayo.co.uk/greatest-hits/west-yorkshire/news/bradford-student-flats> - Please view link - unable to able to access data
2. <https://www.bbc.co.uk/news/articles/cn5zwy9lxkdo> - The University of Bradford anticipates a 25% decline in new student enrolment compared to the previous year, with international student intake falling short of budget targets by 1,000 students. This shortfall has led to internal warnings about necessary savings in staffing and operational costs, including potential redundancies and course closures. The university is implementing measures such as a recruitment freeze and a halt on large campus investments for the 2024/2025 academic year. Vice Chancellor Shirley Congdon highlighted the need for state funding reform to address these challenges.
3. <https://www.bbc.com/news/articles/cj4dv8dz185o> - Developers in Bradford are seeking to broaden the market for student accommodation by allowing non-students to rent flats. For instance, Miller Knight Developments has applied to convert Lennon House into a more widely marketed property, citing a decline in student numbers and the need for additional accommodation during Bradford's tenure as UK City of Culture. This reflects a trend where student housing is being adapted to meet the needs of a broader demographic due to changing student populations.
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