# Dominus delivers London’s first PBSA with half the beds affordable for Imperial students



Dominus has handed over a landmark purpose-built student accommodation (PBSA) scheme in London, marking a significant milestone for affordable student housing in the capital. The 713-bedroom development at 181 Talgarth Road, Hammersmith, delivered under the name Scape Hammersmith, represents the city’s first PBSA scheme with 50% of its beds designated as affordable. This new development is aligned with the London Plan 2021’s drive for affordable housing and aims to widen educational access for students from diverse socio-economic backgrounds.

A notable feature of this project is the collaboration with Imperial College London, which has entered into its first-ever nominations agreement with a private PBSA provider. This 25-year partnership will secure affordable beds exclusively for Imperial's students, bolstering opportunities particularly in the bustling WestTech area near the university’s South Kensington and White City campuses. John Anderson, Imperial’s Chief Investment Officer, highlighted the partnership’s role in supporting student accommodation needs close to key university locations.

To bring the scheme to fruition, Dominus and Scape completed the UK’s largest forward-funding deal in the PBSA sector, valued at £173.25 million. Designed by Rogers Stirk Harbour + Partners (RSHP), led by Ivan Harbour — renowned for his work on the Lloyd’s of London building — the development features a distinctive pixelated facade with a stepped terracing design. This was created in consultation with local residents to address privacy concerns and integrate the building thoughtfully within its urban context. The landscaped courtyard and flexible amenity spaces, designed alongside Gillespies landscape architects, contribute to a communal and green environment intended for events and student interaction.

Dominus engaged actively with the local community through a Community Liaison Group during the planning and construction phases, fostering transparency and local input. The scheme, which received unanimous planning committee approval, also achieved BREEAM Excellent sustainability standards. HG Construction, the main contractor known for its extensive experience in student housing, delivered the project ahead of schedule, reflecting a strong collaborative effort. Adam Quinn, CEO of HG Construction, credited this success to the expertise of the teams and the strong partnership with Dominus and Scape.

Scape Hammersmith’s range of accommodation options caters to various student needs, including ensuite clusters, studios, and multi-occupancy units such as twodios and threedios. Facilities include a 24/7 gym, cinema room, games area, communal lounges, study zones, and an outdoor terrace, offering a vibrant community atmosphere. The building is located near Barons Court tube station, ensuring easy access to Imperial College and other London universities. The affordable rooms available to Imperial students are priced at £194.08 per week, significantly below many market rates within the capital, helping to alleviate financial pressures on students.

Beyond this development, Dominus continues to expand its foothold in student housing with ongoing projects delivering over 2,300 student homes across the City of London and plans for new PBSA schemes in Glasgow and Bristol. Earlier, Dominus also completed a large Premier Inn hotel near the Hammersmith site, collectively adding more than 1,100 beds to the area. This growing portfolio underscores Dominus’ commitment to high-quality, sustainable urban developments that meet the evolving needs of students and residents alike.

The launch of Scape Hammersmith is celebrated not just as a new building, but as a step forward in addressing London’s chronic shortage of affordable student accommodation. Tom Sutcliffe, Commercial Director at Scape and Morro, emphasised the importance of the partnership, noting how the scheme will provide high-quality, affordable housing for medical and other Imperial students who might otherwise struggle to find suitable accommodation in the city.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://pbsanews.co.uk/2025/06/30/dominus-delivers-londons-first-50-affordable-pbsa-scheme/), [[4]](https://dominusrealestate.co.uk/commercial/dominus-secures-approval-7-13-bed-student-accommodation-scheme-in-hammersmith/)
* Paragraph 2 – [[1]](https://pbsanews.co.uk/2025/06/30/dominus-delivers-londons-first-50-affordable-pbsa-scheme/), [[4]](https://dominusrealestate.co.uk/commercial/dominus-secures-approval-7-13-bed-student-accommodation-scheme-in-hammersmith/)
* Paragraph 3 – [[1]](https://pbsanews.co.uk/2025/06/30/dominus-delivers-londons-first-50-affordable-pbsa-scheme/), [[4]](https://dominusrealestate.co.uk/commercial/dominus-secures-approval-7-13-bed-student-accommodation-scheme-in-hammersmith/)
* Paragraph 4 – [[1]](https://pbsanews.co.uk/2025/06/30/dominus-delivers-londons-first-50-affordable-pbsa-scheme/)
* Paragraph 5 – [[1]](https://pbsanews.co.uk/2025/06/30/dominus-delivers-londons-first-50-affordable-pbsa-scheme/), [[3]](https://www.scape.com/student-accommodation-hammersmith/), [[6]](https://www.scape.com/student-accommodation-hammersmith/studios/large/), [[2]](https://www.imperial.ac.uk/students/accommodation/continuing-students/scape/)
* Paragraph 6 – [[1]](https://pbsanews.co.uk/2025/06/30/dominus-delivers-londons-first-50-affordable-pbsa-scheme/)
* Paragraph 7 – [[1]](https://pbsanews.co.uk/2025/06/30/dominus-delivers-londons-first-50-affordable-pbsa-scheme/), [[3]](https://www.scape.com/student-accommodation-hammersmith/), [[2]](https://www.imperial.ac.uk/students/accommodation/continuing-students/scape/)

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

## Bibliography

1. <https://pbsanews.co.uk/2025/06/30/dominus-delivers-londons-first-50-affordable-pbsa-scheme/> - Please view link - unable to able to access data
2. <https://www.imperial.ac.uk/students/accommodation/continuing-students/scape/> - Imperial College London offers affordable accommodation at Scape Hammersmith for continuing undergraduate students. Up to 357 bedspaces are available, including ensuite clusters, studios, and twodios and threedios, all priced at £194.08 per week. The accommodation features a 24/7 gym, cinema room, games area, communal lounge, study zones, and an outdoor terrace. The location is near Barons Court tube station, providing easy access to the South Kensington campus.
3. <https://www.scape.com/student-accommodation-hammersmith/> - Scape Hammersmith is a new student accommodation building in West London, offering a range of rooms including ensuite clusters, studios, and twodios and threedios. The building features a 24/7 gym, cinema room, games area, communal lounges, study zones, and an outdoor terrace. Located near Barons Court tube station, it provides quick travel times to various London universities. The accommodation is fully furnished with all-inclusive bills and offers a 10% discount for students using the code HSMITH10.
4. <https://dominusrealestate.co.uk/commercial/dominus-secures-approval-7-13-bed-student-accommodation-scheme-in-hammersmith/> - Dominvs Group has received planning approval for a 713-bed purpose-built student accommodation scheme in Hammersmith, London. Designed by Rogers Stirk Harbour + Partners, the development includes 359 affordable rooms, with discussions underway for Imperial College London to take the majority of beds. The scheme features flexible amenity spaces, study and seminar areas, and a landscaped garden courtyard. The development aims to address the growing demand for quality, affordable student housing in London.
5. <https://www.mystudenthalls.com/student-accommodation/london/scape-hammersmith/> - Scape Hammersmith offers a variety of room types, including ensuite clusters, studios, and twodios and threedios, with rooms starting from £275 per week. The accommodation includes all bills, a 24/7 gym, cinema room, games area, communal lounges, study zones, and an outdoor terrace. Located near Barons Court tube station, it provides easy access to various London universities. The property complies with the Unipol National Code of Standards and offers remote viewings over Skype or similar platforms.
6. <https://www.scape.com/student-accommodation-hammersmith/studios/large/> - Scape Hammersmith offers large studios equipped with a kitchenette, private bathroom, and all-inclusive bills. Each studio includes a comfortable double bed, air conditioning, super-fast Wi-Fi, and underbed storage. The building features a 24/7 gym, cinema room, games area, communal lounges, study zones, and an outdoor terrace. Located near Barons Court tube station, it provides quick travel times to various London universities. The accommodation is fully furnished with personal heating controls and air cooling.
7. <https://www.studentcrowd.com/hall-l1055196-s1115980-scape-hammersmith-west-london> - Scape Hammersmith offers ensuite rooms with private bathrooms, all-inclusive bills, and fully furnished spaces. The accommodation includes a cinema, communal lounges, study zones, and a gym. Located near Barons Court tube station, it provides easy access to various London universities. The property offers a range of room types with prices starting from £446 per week. The accommodation is ideal for students seeking a vibrant community and modern facilities in West London.