# ISH’s first new student hall under construction with 185 beds and community café in Vauxhall



HG Living, in partnership with International Students House (ISH), is making significant strides on a new purpose-built student accommodation scheme at Kennington Lane in Vauxhall, London. The project, being constructed by HG Construction, is set to deliver 185 student beds alongside an array of communal amenities, marking a pivotal milestone for ISH as it represents their first brand new building development in their 60-year history.

Construction progress is impressive, with brickwork reaching level eight on three elevations and internal finishes well underway, including the completion of bedroom decoration and flooring on the same levels. Furniture installation is also progressing steadily, while ground floor works continue in alignment with the construction schedule. The ground floor will host a café accessible to both residents and the local community, supplemented by back-office space for ISH staff to oversee building management.

The development aims to offer a comprehensive living experience, featuring communal kitchens and living areas, indoor cycle parking, electric bike charging points, a laundry room, and additional study spaces. The project’s design incorporates sustainability as a priority, targeting a BREEAM 'Excellent' rating, reflecting a growing emphasis on environmentally responsible construction within the sector.

Strategically located, the Kennington Lane site benefits from excellent transport links, with Vauxhall tube, bus, and railway stations nearby, alongside local amenities including a large supermarket, gym, and recreational spots such as Vauxhall Pleasure Gardens and Kennington Park. The proximity to The Oval Cricket Ground adds an additional community attraction for residents.

ISH has historically provided affordable housing and a safe community for students globally, and this new build underscores their commitment to supporting young people’s academic ambitions by expanding capacity while improving quality. The partnership with HG Living and HG Construction ensures professional delivery, facilitated by a wider project team including architects, engineers, and landscape architects.

Scheduled for completion in summer 2026, this development not only addresses the growing demand for quality student housing in London but also exemplifies how collaborative efforts between charitable organisations and private developers can yield both social and community benefits.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://pbsanews.co.uk/2025/07/16/ish-and-hg-livings-kennington-lane-pbsa-takes-shape/), [[4]](https://www.ukconstructionmedia.co.uk/market_leads/hg-to-build-kennington-student-housing/), [[7]](https://london-tv.co.uk/international-students-house-announces-first-new-student-accommodation-scheme-in-kennington/)
* Paragraph 2 – [[1]](https://pbsanews.co.uk/2025/07/16/ish-and-hg-livings-kennington-lane-pbsa-takes-shape/), [[5]](https://www.lsf-association.co.uk/news/light-steel-frame-news/good-progress-at-kennington-lane-project/)
* Paragraph 3 – [[1]](https://pbsanews.co.uk/2025/07/16/ish-and-hg-livings-kennington-lane-pbsa-takes-shape/), [[2]](https://www.hgliving.co.uk/project/kennington-lane-kennington/), [[3]](https://www.buildington.co.uk/buildings/11529/england/london-se11/238-kennington-lane/238-kennington-lane), [[5]](https://www.lsf-association.co.uk/news/light-steel-frame-news/good-progress-at-kennington-lane-project/)
* Paragraph 4 – [[5]](https://www.lsf-association.co.uk/news/light-steel-frame-news/good-progress-at-kennington-lane-project/)
* Paragraph 5 – [[1]](https://pbsanews.co.uk/2025/07/16/ish-and-hg-livings-kennington-lane-pbsa-takes-shape/), [[2]](https://www.hgliving.co.uk/project/kennington-lane-kennington/), [[3]](https://www.buildington.co.uk/buildings/11529/england/london-se11/238-kennington-lane/238-kennington-lane), [[6]](https://www.constructionmap.info/site/513427/hg-kennington-lane)
* Paragraph 6 – [[1]](https://pbsanews.co.uk/2025/07/16/ish-and-hg-livings-kennington-lane-pbsa-takes-shape/), [[7]](https://london-tv.co.uk/international-students-house-announces-first-new-student-accommodation-scheme-in-kennington/)
* Paragraph 7 – [[1]](https://pbsanews.co.uk/2025/07/16/ish-and-hg-livings-kennington-lane-pbsa-takes-shape/), [[4]](https://www.ukconstructionmedia.co.uk/market_leads/hg-to-build-kennington-student-housing/), [[7]](https://london-tv.co.uk/international-students-house-announces-first-new-student-accommodation-scheme-in-kennington/)

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

## Bibliography

1. <https://pbsanews.co.uk/2025/07/16/ish-and-hg-livings-kennington-lane-pbsa-takes-shape/> - Please view link - unable to able to access data
2. <https://www.hgliving.co.uk/project/kennington-lane-kennington/> - HG Living's 238 Kennington Lane project in Vauxhall, London, is a purpose-built student accommodation scheme offering 185 beds. The development includes communal kitchens, living areas, a laundry room, indoor cycle parking, and electric bike charging points. The ground floor features a café open to the local community and office space for International Students House (ISH) staff. The project is expected to be completed in summer 2026 and is situated near Vauxhall tube, bus, and railway stations, as well as The Oval Cricket Ground, supermarkets, and gyms.
3. <https://www.buildington.co.uk/buildings/11529/england/london-se11/238-kennington-lane/238-kennington-lane> - 238 Kennington Lane is a mixed-use development in Vauxhall, London SE11, comprising 185 student beds and shared facilities such as communal kitchens, lounge, and laundry room. The ground floor includes a café open to the public and office space for ISH staff. The development is expected to be completed in summer 2026 and is located near Vauxhall tube, bus, and railway stations, The Oval Cricket Ground, supermarkets, and gyms.
4. <https://www.ukconstructionmedia.co.uk/market_leads/hg-to-build-kennington-student-housing/> - HG Construction has been appointed as the main contractor for a new purpose-built student accommodation scheme in Vauxhall, London, developed by HG Living in partnership with International Students House (ISH). The project will provide 185 student beds and communal facilities, with construction set to commence in early 2024 and complete in summer 2026.
5. <https://www.lsf-association.co.uk/news/light-steel-frame-news/good-progress-at-kennington-lane-project/> - The Kennington Lane project, developed by HG Living, is progressing well, with light steel frame installers Datum Group making significant advancements. The nine-storey block will offer 185 student rooms, study areas, a laundry room, and communal spaces. The ground floor will feature a community café, cycle parking, an amenity terrace, landscaping, and associated works. The building is designed to achieve a BREEAM 'Excellent' rating and is expected to be completed in summer 2026.
6. <https://www.constructionmap.info/site/513427/hg-kennington-lane> - The HG Kennington Lane project at 238 Kennington Lane, London SE11 5RD, is a student accommodation development with 185 beds. The project is managed by HG Living and is under construction from March 2024 to February 2026. The principal contractor is HG Construction Ltd, and the local authority is the London Borough of Lambeth.
7. <https://london-tv.co.uk/international-students-house-announces-first-new-student-accommodation-scheme-in-kennington/> - International Students House (ISH) is developing its first new purpose-built student accommodation scheme in 58 years, in partnership with HG Living at Kennington Lane, Vauxhall, London. The development will provide 185 student beds, communal facilities, and a café open to the local community. Construction is set to commence in early 2024 and complete in summer 2026.