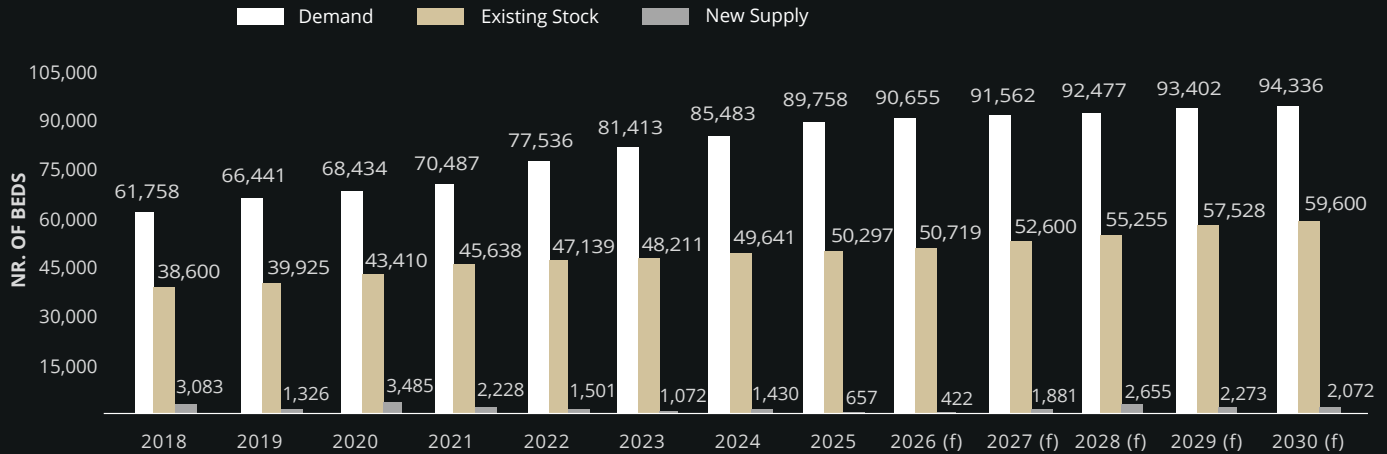


SUPPLY & DEMAND



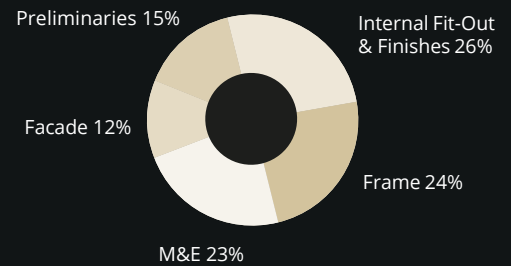
(f) Forecast numbers are schemes that are in the planning system or have been granted planning and have not commenced construction.

- Only 657 beds delivered in 2025.
- Only 422 beds projected to be delivered in 2026.
- Scheme efficiency is critical to achieve viability.

KEY POINTS

- Over 12,000 Nr. beds in Database
- Average cost per bed of €123k

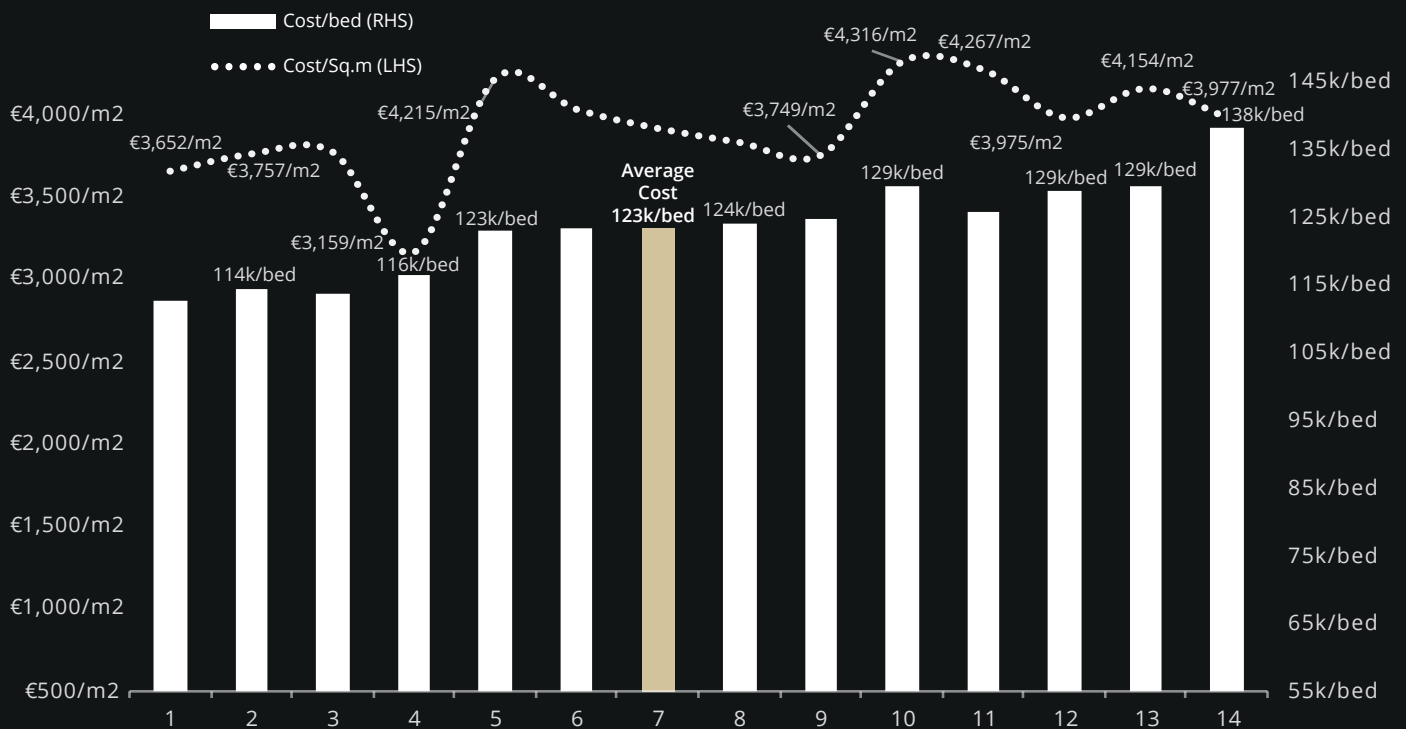
BUILDING COST BREAKDOWN



C. 15,000 beds that have been granted planning have not progressed to tender/ construction stage

PBSA CONSTRUCTION COSTS (JAN 2026 PRICES)

† Costs are projects from the last five years only



Professional advice should be sought for specific projects. These indicative building costs should NOT be used for fire insurance valuations or for residual valuations for funding purposes. Mitchell | McDermott provide specific detailed valuations for fire insurance or more specific reinstatement valuations as required. Costs are for construction only and exclude VAT | Tender Inflation from January 2026 | Site Acquisition | Planning and Statutory Fees | Development Contributions | Capital Contributions for Services connections | Bonds | Professional Fees | Sales and Letting Costs | Marketing | Legals | Valuers | Accountancy Costs | Finance Costs | District Heating | Show Units | Owner Insurances | Adjoining Neighbour Costs | Abnormal Ground Conditions | Basements

DESIGN GUIDELINES

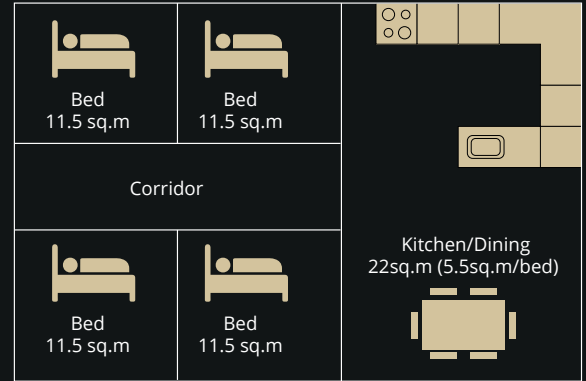
The Design Guide for State Sponsored Student Accommodation was published in June 2025 [Click for link on Soft Copy](#)

- The Introduction states that the design guide reflects guidance for state-sponsored on-campus student accommodation but it is also intended, where appropriate that the Design Guide will inform the planning and design of off-campus forms of student accommodation led by the private sector.
- It also states that the Design Guide will be extended to include other design considerations such as studios and communal space for off-campus student accommodation.

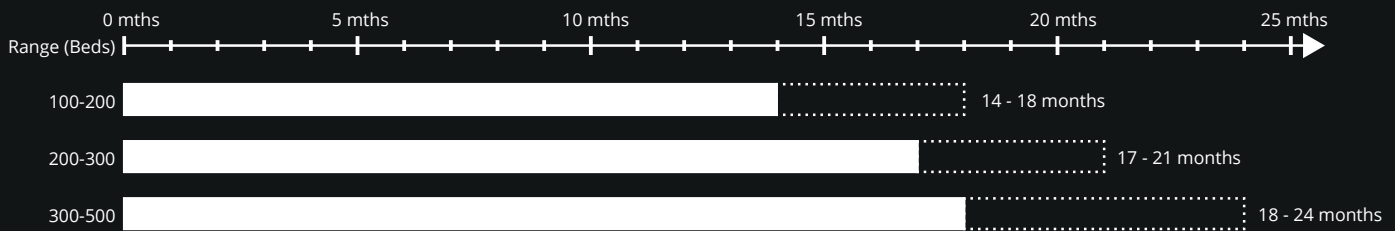
Single Study Bedroom	≥ 8 sq.m
Double Study Bedroom (SO)	≥ 9 sq.m
Double Study Bedroom with shared bathroom (SO)	≥ 10 sq.m
Single Study Bedroom with En-suite	≥ 11.5 sq.m
Double Study Bedroom with Ensuite (SO)	≥ 14 sq.m
Twin Study Bedroom with En-suite	≥ 19 sq.m
Single Accessible Bedroom with En-suite	≥ 22 sq.m
Shared kitchen/ living/ dining rooms (4 person)	≥ 5.5 sq.m/bed space (22sq.m)
Shared kitchen/ living/ dining rooms (6 person)	≥ 4.5 sq.m/bed space (27sq.m)
Shared kitchen/ living/ dining rooms (8 person)	≥ 4 sq.m/bed space (32 sq.m)
Shared kitchen/ living/ dining rooms (10 person)	≥ 3.6 sq.m/bed space (36 sq.m)
Shared kitchen/ living/ dining rooms (12 person)	≥ 3.3 sq.m/bed space (40 sq.m)
Shared Accessible kitchen/ living/ dining rooms (8 person)	≥ 4.3 sq.m/bed space (34 sq.m)

t(SO) = Single Occupancy

Typical Layout for 4 bed cluster



PROGRAMME



WHAT'S NEW / TRENDING

Since November '22 the Government has announced funding of over €500m for the construction and refurbishment of student accommodation at Irish Universities that was expected to deliver c. 3,700 nr. beds. To date only 116 nr. beds have been delivered and a further 493 nr. beds are at construction stage.

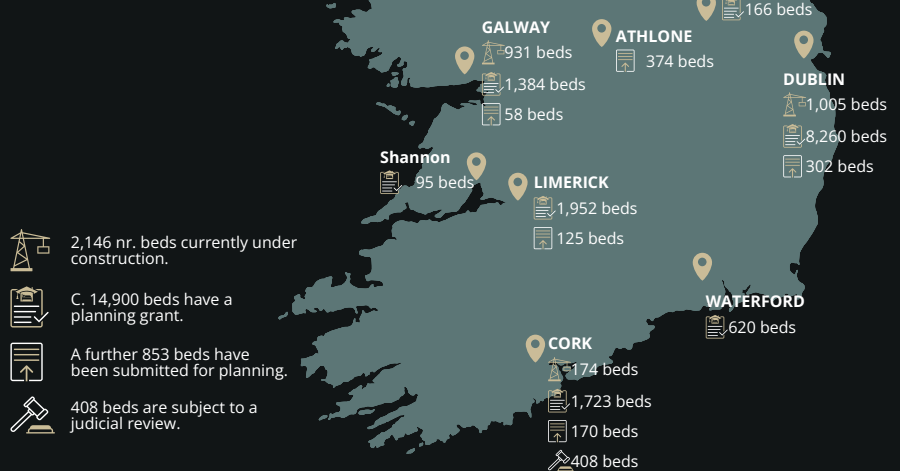
In June 2025 the Government announced new policy measures to reform rent regulation in Ireland which applies to Student Specific Accommodation (SSA)

[Click for link on Soft Copy](#)

- The Government is due to publish **The Student Accommodation Strategy 2025- 2035.**
- Over 43,000 landlords have left the private rental sector in the last 5 years putting further pressure on the market.
- The number of beds delivered in 2025 (657 nr.) was down 54% on the number delivered in 2024 (1,430 nr.).

POTENTIAL SUPPLY

- Under Construction
- Tender Stage
- Planning Granted
- Planning Submitted
- Judicial Review



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