Affordability Statement

10 – 12 Whitworth Street West

Atri7 6 Limited

June 2026

Fusion Students have considerable experience in the development of purpose built student accommodation (PBSA) across the UK, with a strong track record of delivering high-quality schemes in both London and regional cities. Their development model delivers a range of accommodation typologies and bedspaces, designed to meet a variety of student needs and affordability levels, ensuring inclusivity and strong market uptake.

The schemes are supported by generous, well-designed amenity spaces that promote student wellbeing, social interaction and academic success, forming a key component of the overall offer. This approach has consistently resulted in high levels of occupancy and operational performance across their portfolio. All these factors assist in ensuring the development proposals are viable and deliverable.

Fusion Students have considerable experience in managing the development costs and understand the future value of developments considering affordability of rents and the mix and quality of accommodation provided. Their experience in managing development costs and aligning rental values with market expectations allows them to deliver schemes that are viable while remaining sensitive to student affordability.