

COMPARATIVE STUDY ON STUDENT HOUSING IN EUROPE

Linkages between student lifestyles and housing choices
Vision for French development and experiments

INTERIM REPORT

November 30, 2009

PUCA & TKK Centre for Urban and Regional Studies
Panu Lehtovuori (ed.)

ETUDE COMPARATIVE SUR LE LOGEMENT ETUDIANT EN EUROPE
Liens entre les modes de vie étudiants et les choix de logements
Visions pour un développement et des expérimentations françaises

*Réponse à la consultation de recherche Logement et condition étudiante
en France et dans l'Union Européenne, PUCA*



plan urbanisme construction architecture

PUCA

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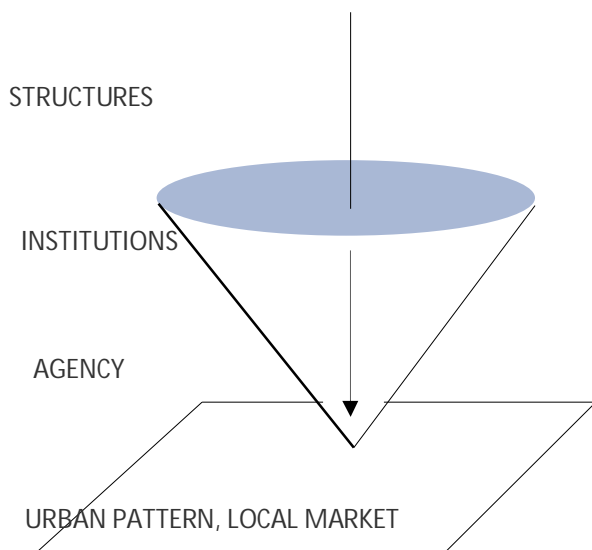
Full country report Denmark (2009)

I GENERAL INTRODUCTION

Background of the project

Across Europe, developing student housing is seen as an increasingly important task. From the perspective of the millions higher education students in Europe, affordable housing close to study place is a basic necessity – often too difficult to reach. From cities' and states' perspective, lack of housing slows mobility and limits educational choice, thus indirectly hampering innovation and slowing down economic growth. Especially for foreign students, lack of suitable accommodation may be a critical problem. While housing is a key ingredient in equal opportunity, student housing can also be viewed from private investment point of view. King Sturge, the property consultant, claims that 'student accommodation is the single largest untapped real estate market in Western Europe'.¹

When responding to the research tender on student housing in France and the other EU countries, the French Ministry of Environment (PUCA) launched in March 2007², we wished to mobilise a unique, trans-disciplinary European research network. The leading idea was to move beyond mere descriptive comparisons, and achieve a *relational, analytical understanding* of linkages between national economic and policy structures, key actors in student housing provision, the resulting metropolitan / urban patterns of student housing and the linked architectural forms. This 'production side' was to be complemented by study on student lifestyles and empirical Post-Occupancy Evaluation of selected sites. Key elements of the successful set-up were, firstly, the long cooperation of the two principal applicants – Nicolas Favet at Nicolas Favet Architectes, Paris, and Panu Lehtovuori at the Centre for Urban and Regional Studies, Helsinki – and, secondly, the active alumnae network of the European MA in Urban Cultures, POLIS, a programme based in Brussels, Tilburg, Manchester and Helsinki.³ With the institutional and personal resources of these units and networks, it was possible to achieve a path-breaking comparative research design at the intersection of architecture, urban studies, policy analysis, sociology and environmental psychology.



The social production of urban space. After Gottdiener 1985.

¹ Eurostudent 2005; Hilman & al. 2008.

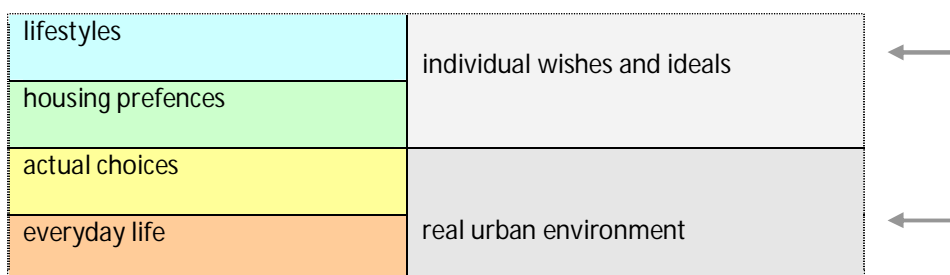
² Réponse à la consultation de recherche Logement et condition étudiante en France et dans l'Union Européenne

³ www.polismaster.eu

Original research question – ‘cascading’ research plan

While students in various European countries do not constitute a clear-cut social group, they do have a somewhat distinguishable set of lifestyles. This was the reason for us to choose *lifestyle* as one of the socio-cultural key concept of the study.⁴

We noted that housing studies in Europe and the US have produced substantial, if not exhaustive, knowledge on the linkages between different lifestyles and related housing preferences. They have also problematised the connection between the individual, ‘ideal’ preferences and the actual *housing choice*, limited by economic possibilities, housing offer, time constraints and the need to balance the wishes of family members.⁵ While the chain from imagined lifestyle to actual everyday life and housing choice is complex and contingent, researchers have been able to show correspondences between socio-economic factors and housing choices.⁶ Based on this, we devised the following mapping of concepts:



Key terms defining the linkages between lifestyle and housing choice.

The mapping further points to the two-way dynamics between demand and offer. University cities often grow faster than the national average. Their housing markets may be characterised by spiralling housing costs and displacement of students to the spatial margins, often in the wider metropolitan region. The question is, are student housing organisations and the planning bodies able and willing to address this inequality and, if so, what means they have to achieve results.

Thus, the original set of research questions in 2007 was:

- 1) what is the student housing offer in terms of finance, availability and basic urban-architectural typologies in chosen European countries?
- 2) what are the ‘student lifestyles’ in chosen countries?
- 3) what kind of housing choices students have made in the different contexts?
- 4) which quantitative and qualitative factors explain the particular choice patterns?

These questions form a deepening series of investigation, or a ‘cascading’ research plan. After a research plan modification agreed with PUCA⁷, we report here a wide primary investigation (questions 1-3) in 11

⁴ Beck 2002; Wilska 2002

⁵ Stokols 1979; Kytä 2004

⁶ eg. Kauko 2006

⁷ Early on a modification on the over-all research design was commonly agreed with the advisory team of PUCA: due to a more thorough treatment of national policies and their metropolitan / urban outcome in each in-depth studied country + an addition of a empirical, quantitative Post-Occupancy Evaluation of 3 projects per country, we moved from the original cascading plan 12-5-2 to 12-4, ie. 4 countries and 2 cities in each equally and deeply studied. These 4 countries will form the bulk of the forthcoming Final Report. Another modification occurred in a latter stage, as one country was removed from the first phase study, leaving 11 preliminary country reports in this Interim Report. This change is compensated by the over 20 European country mapping and comparison, reported here as ‘European map of student housing’.

countries, complemented by a statistical comparison of 23 EU countries, leading to a 'European map of student housing'. This research work was conducted in 2008.

Role of the Interim Report

The European comparison aims at distinguishing the structural differences between the student housing offer and providing useful models and tools how to develop student housing from now on. One of the main functions of the first phase was to inform the decision which four countries to study in detail. The choice fell to France, Finland, Netherlands and England (instead of whole Britain) due to three main reasons: In these countries we found 1) a relatively high share of student housing, 2) innovative policies, local actions and architectural projects and 3) interestingly differing national and institutional contexts and policy trajectories. Besides its role as a 'stepping stone', the Interim Report provides a repository of ideas on student housing from policies to architectural solutions.

Acknowledgements

The research team has met several times, both in PUCAs research seminars in Paris and in interim workshops. While we have developed an advanced data base, which can be accessed through the Internet, we have maintained an emphasis in site-visits, fieldwork and face-to-face communication.

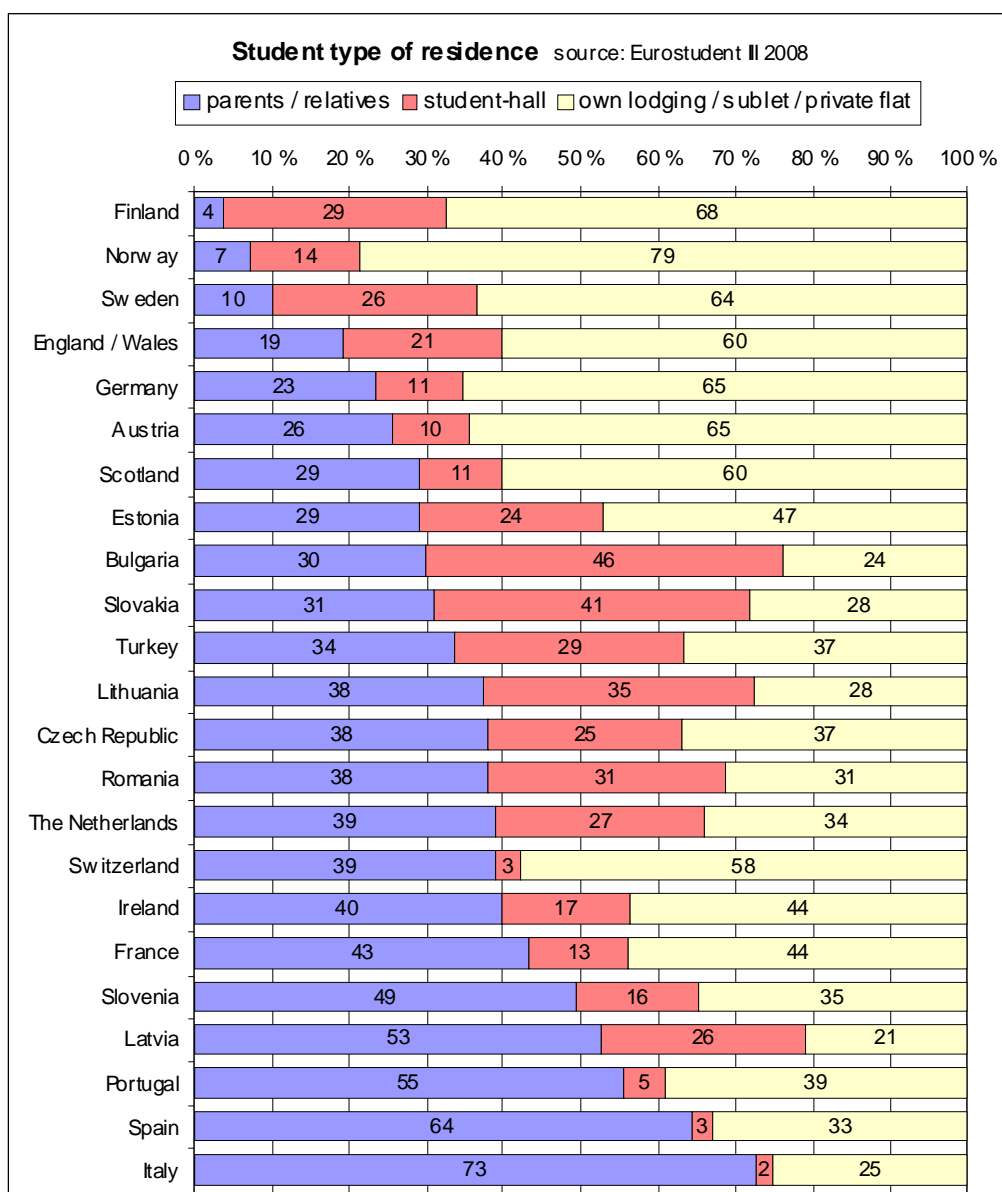
The 'core team', working in France and Finland, consisted of Panu Lehtovuori, Jukka Hirvonen, Mervi Ilmonen and Mikko Mälkki at the Centre for Urban and Regional Studies in Helsinki and Nicolas Favet in Paris. We wish to thank the POLIS network and everyone who collected data for the 1st phase country reports: Maria Fernanda Bello (Spain), Noud van Empel (Netherlands), Nickolas Karachalis (Greece), Cristina Garcia Martin (England), Carolin Nüser (Germany), Anna Sampson and Thomas Nielsen (Denmark), Joanna Stefańska, Ania Wieczorek and Dominik Owczarek (Poland), Judit Varga (Hungary), Franziska Müller and Christian Wehofer (Austria).

After the first phase, the project focussed on four countries, work to be reported later. The 2nd phase country coordinators also contributed to this interim report. They are Mhairi Ambler (England), Nicolas Favet (France), Panu Lehtovuori (Finland) and Joanna Stefańska (Netherlands). Kristi Grišakov helped in finalising the report text. We extend our thanks to all informants in the studied countries. Special thanks to Bertrand Vallet and the whole advisory team at PUCA. Without their intellectual support and networking in the project seminars, this project would not have reached its current level.

II STATISTICS – ‘EUROPEAN MAP OF STUDENT HOUSING’

Type of residence in 23 European countries

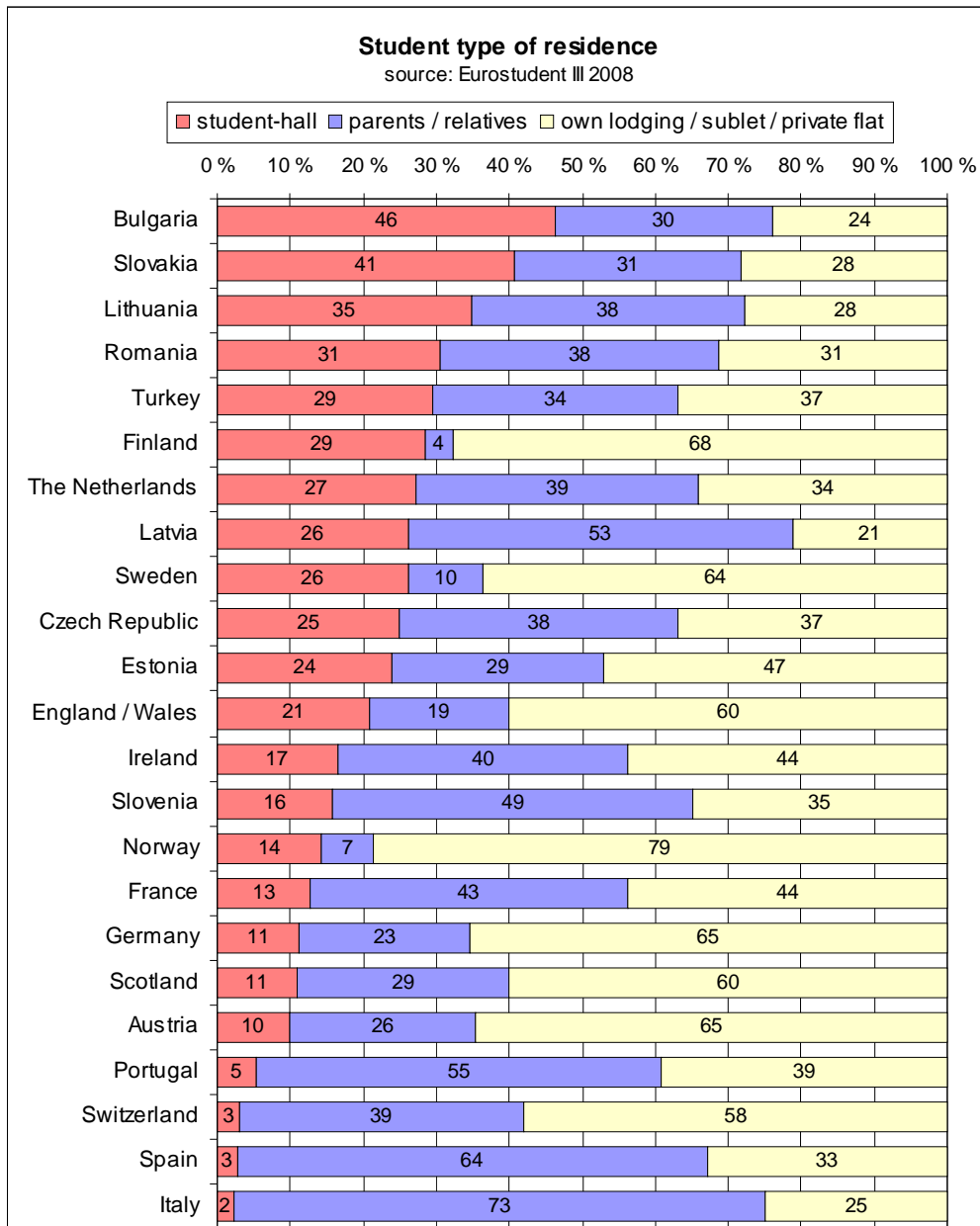
European countries appear as surprisingly different along several important axis of lifestyle and housing provision. A graphical illustration of the gradient across continent is the basic choice of housing: do students stay with parents, in special student halls / housing, or on free market. In Southern Europe a clear majority of students live with their parents; this subsistent group accounts for more than two thirds of the overall student population, in Italy even three quarters. By contrast, this household type is not typical among students in Northern countries, especially Finland, where students only live with their parents in exceptional cases.



All tables and maps by Jukka Hirvonen YTK / TKK

Student halls dominate in the East

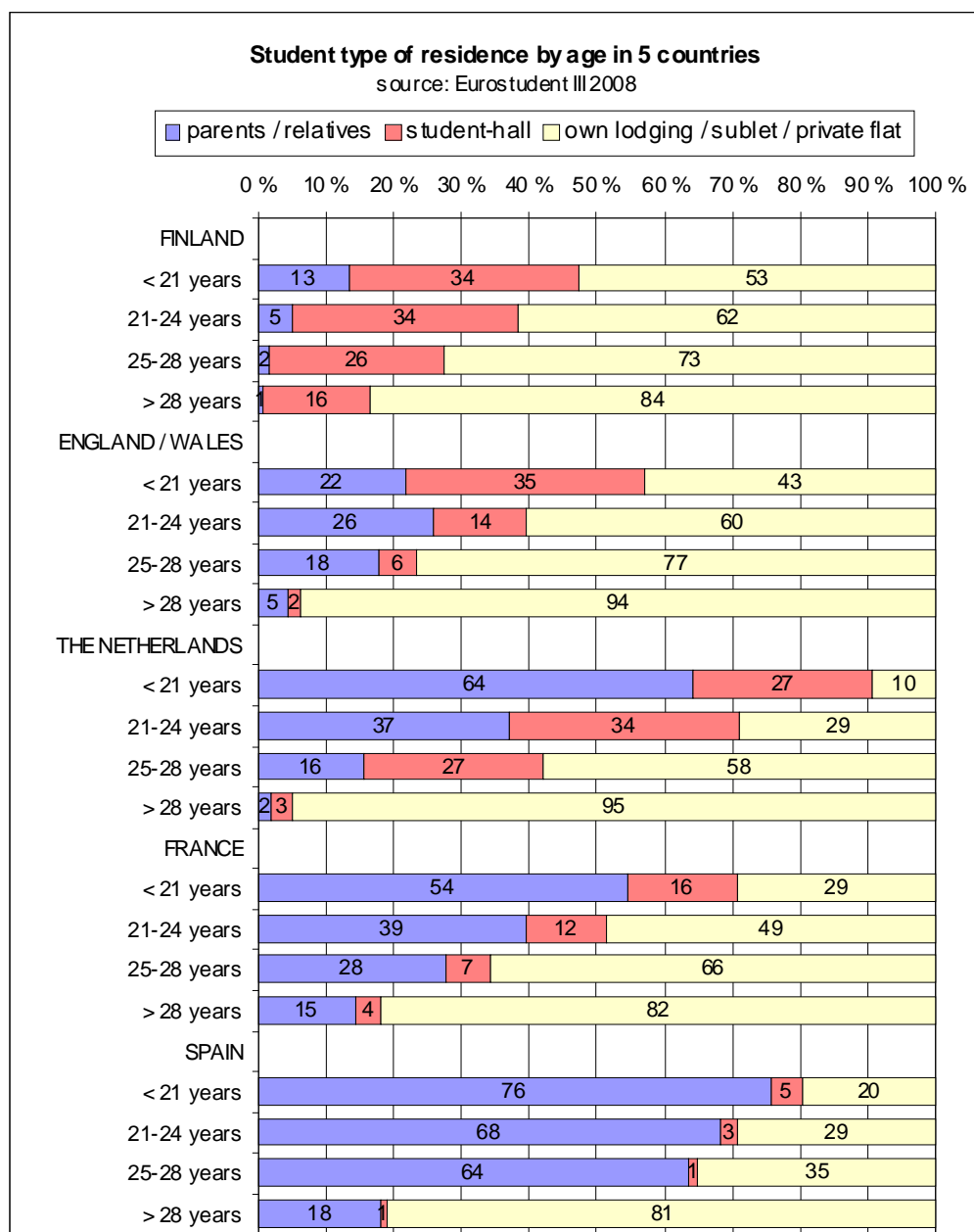
If the same data set is organised according to the proportion of students in student hall, the newly accessed Central Eastern European (post-socialist) countries form a special group. They have less public resources and a somewhat old-fashioned provision of student housing. See for more detail the country reports on Poland and Hungary below.



Housing choice by age

This page diagram shows details the housing choice by age, focussing on four countries that were chosen to be studied in more detail in phase 2 + Spain for Southern European comparison. In England student housing is clearly for the youngest, while in Finland and Netherlands all age groups use it quite evenly, signalling that in those countries student housing is considered normal, without any stigma.

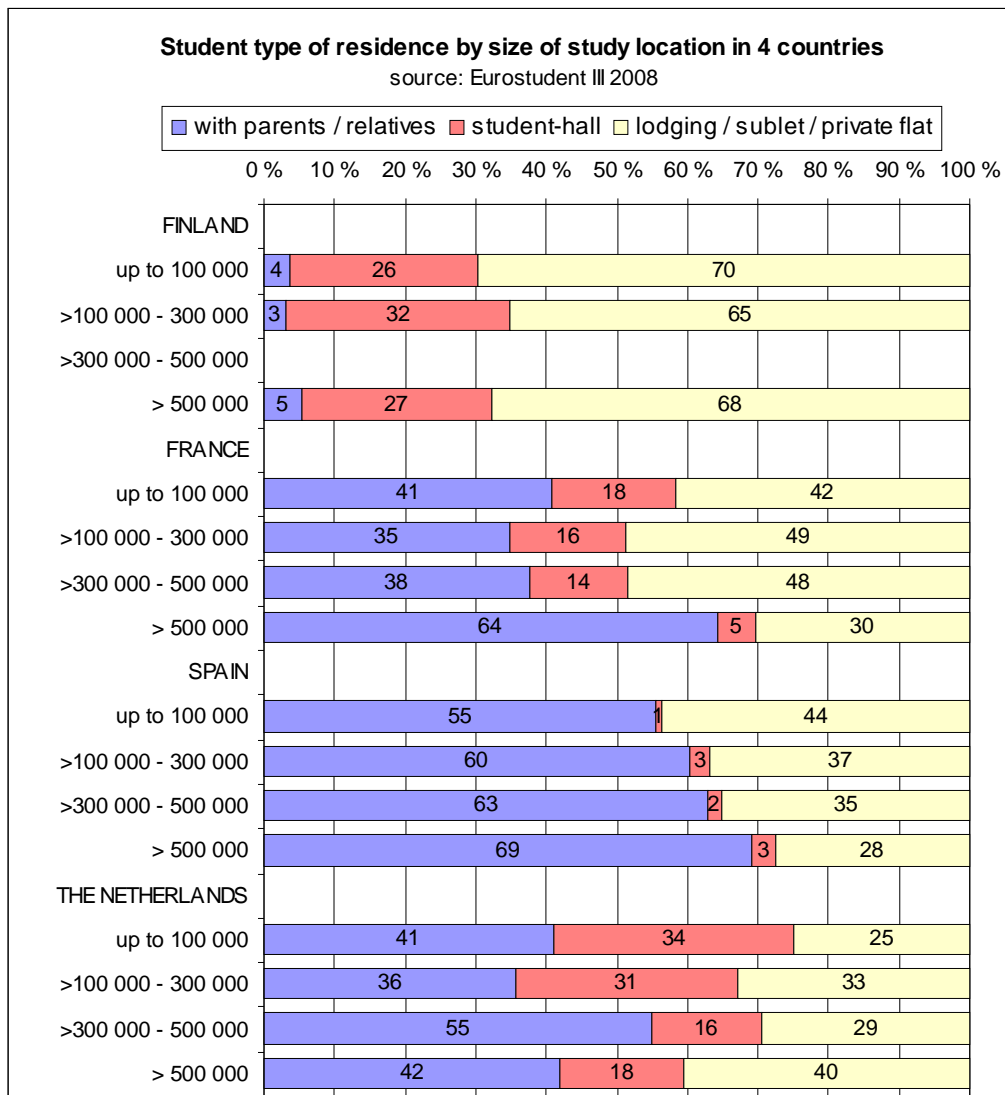
Living with parents naturally decreases during years, but in Spain very late, only at the >28 age group.



Different choices in different size cities

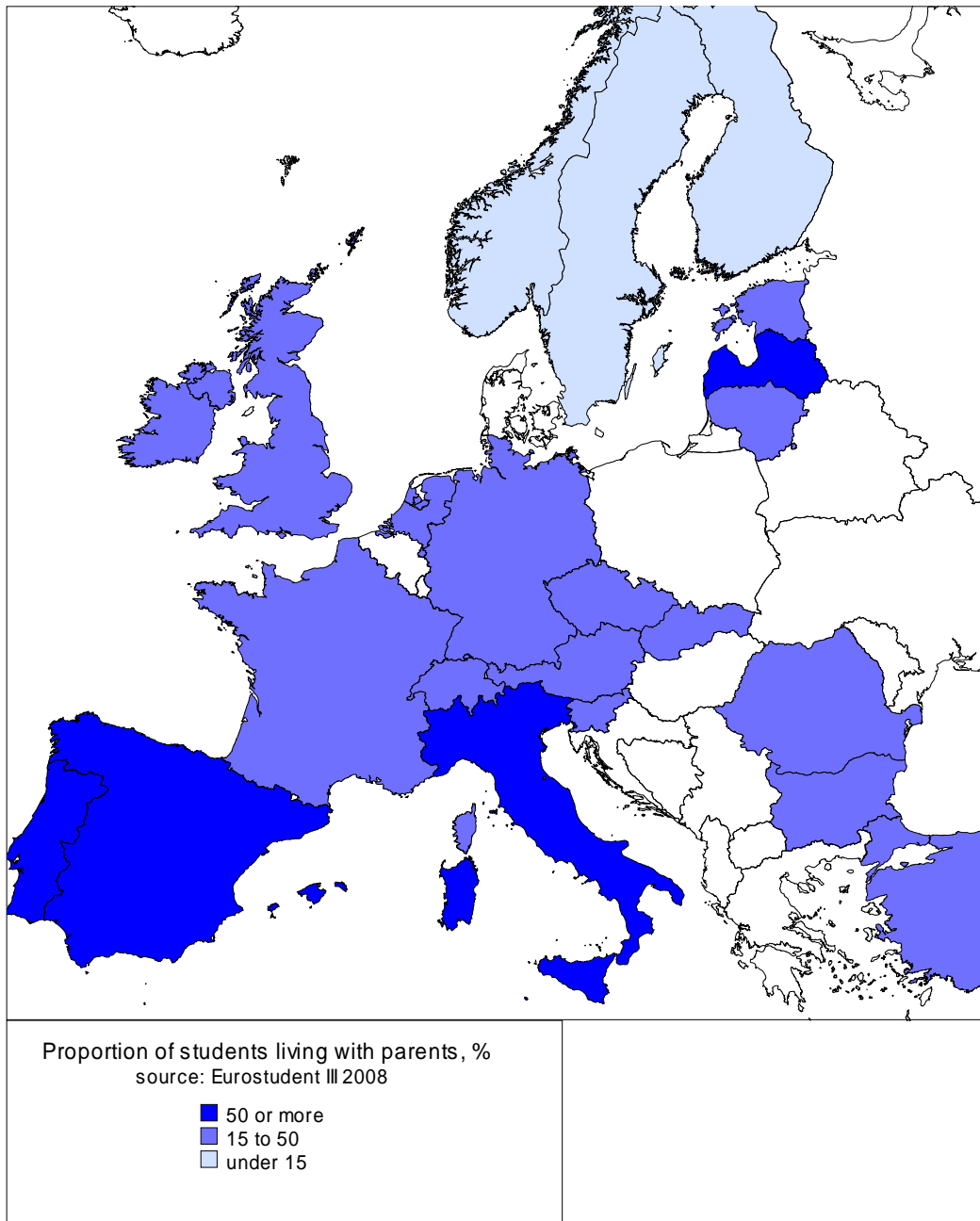
Studying from home is more likely in the biggest cities, France being the clearest example. In Holland student housing is more common in small towns, which may be caused by a lack of free market. In Finland the city size does not make big difference. Data from England is missing.

We chose for the second phase detailed analysis from each country one city (region) > 500 000 inh. and one in the category 100 000 – 300 000. Note: In Finland there is no city in the 300 000 – 500 000 category.



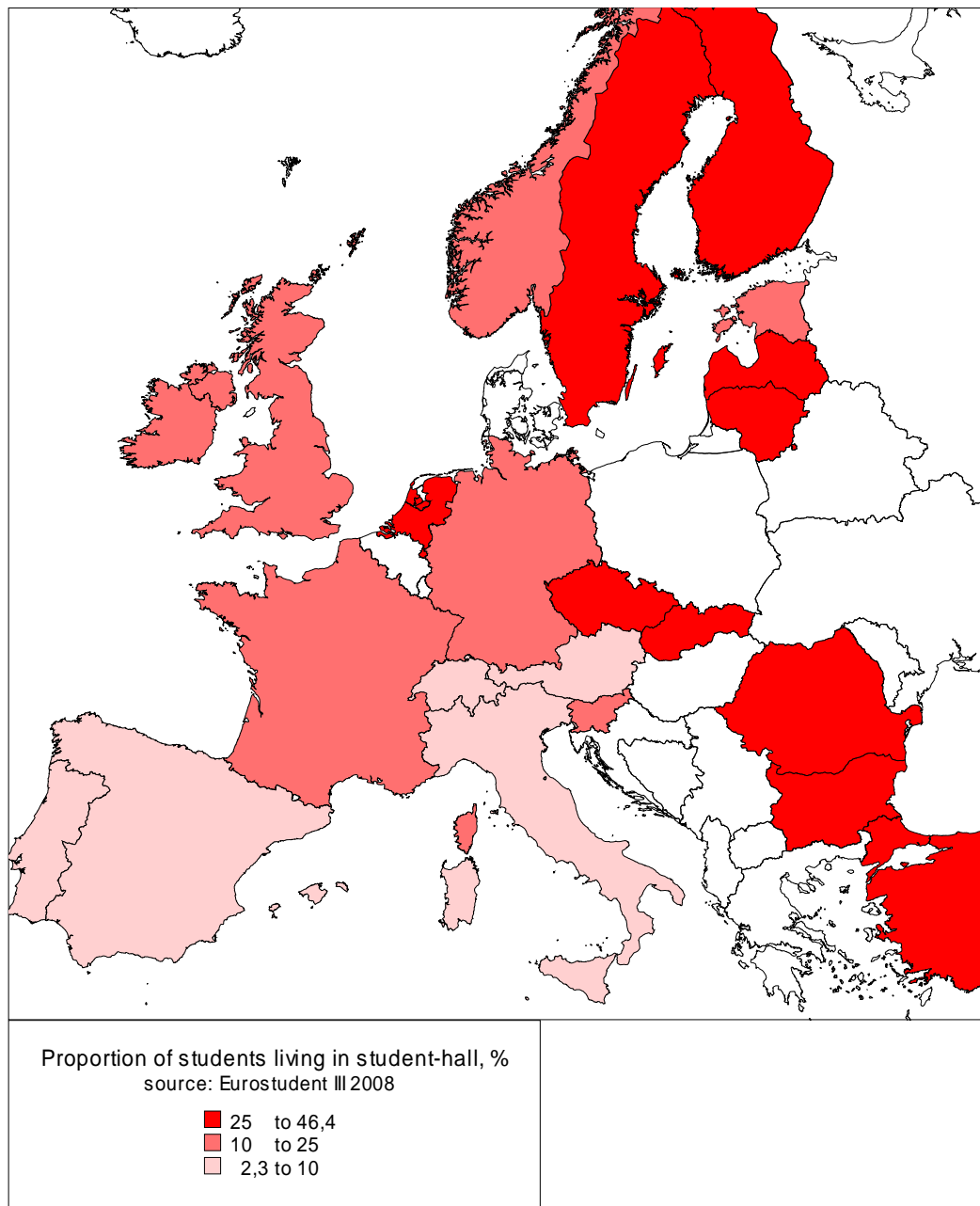
North-South gradient – from subsistence with parents to independent housing

From the above comparisons, we can draw together an overview of the 'European map of student housing'. There are clear differences between Southern and Northern countries, as well as the 'old' Western Europe and the newly accessed Central Eastern Europe.



'I lived with my parents during my five years of university studies at the University of Seville. Neither my parents nor I could afford to pay for a room in a student flat. In fact, my choice was limited to the studies offered by the University of Seville, since I wouldn't have been able to finance my studies otherwise. It is normally difficult to get a job in Seville and anyway, I was a full-time student I had no time to work at the same time as I was studying.' (excerpt from country report Spain)

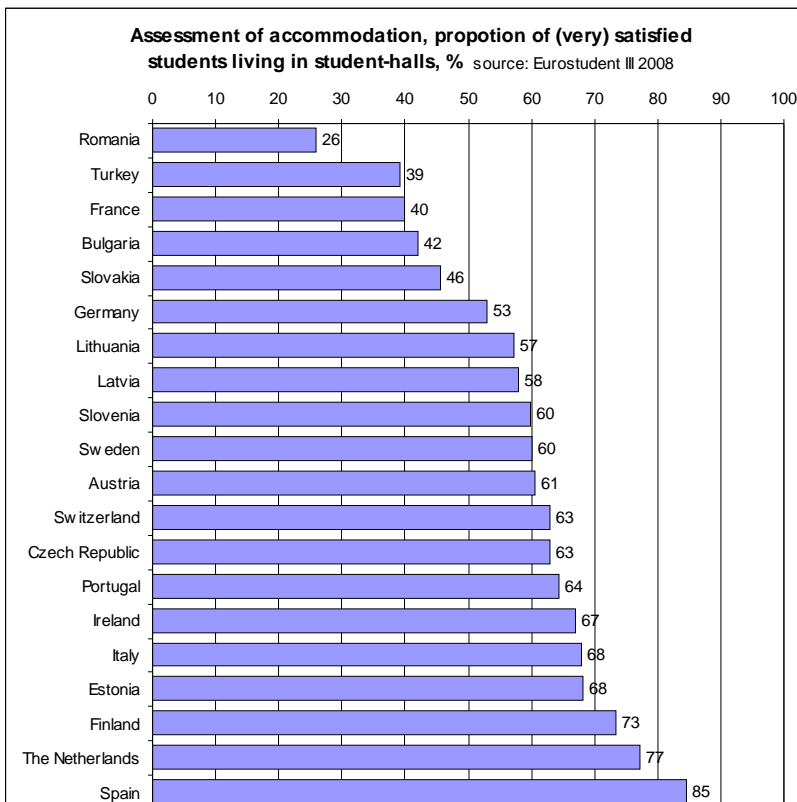
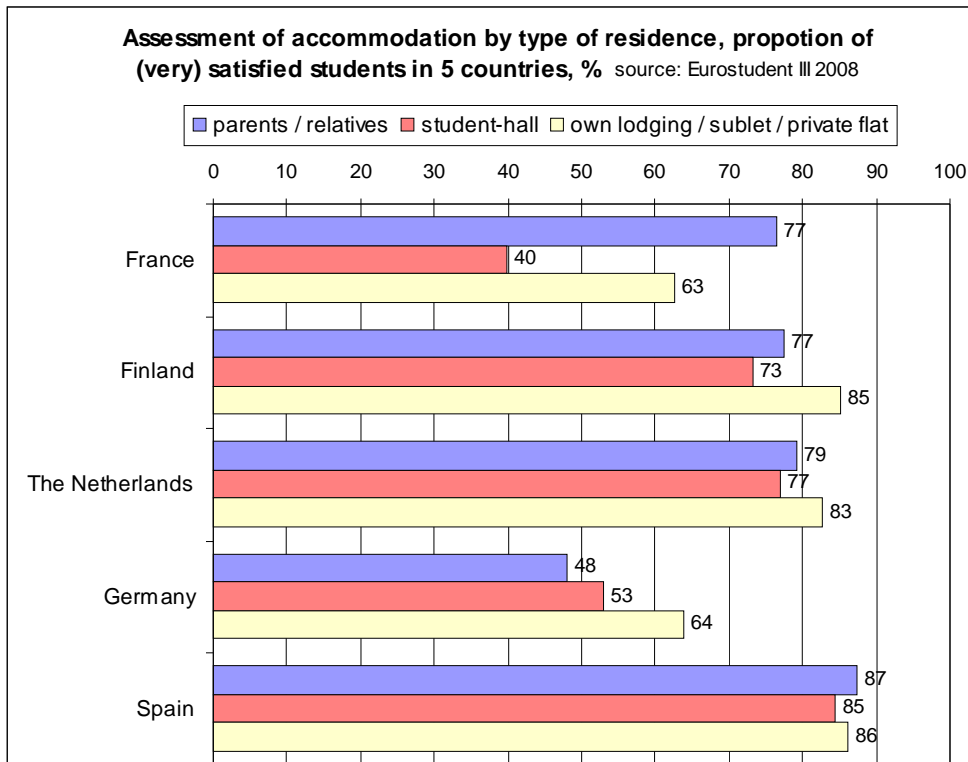
East-West gradient – from dominance of state and university provision to complex and dynamic markets



'Generally speaking, social life took place in the corridors, we were taking some blankets and spending time chatting. (...) I played guitar frequently, sometimes people joined me to play and sing together. We used to organize small evening parties with music and drinks. One could rent a small ballroom and have a big party for special occasions like birthdays, name days, New Year etc. The dormitory I lived in was famous amongst others because of the parties – we always had great time there.' (excerpt from Poland report interview)

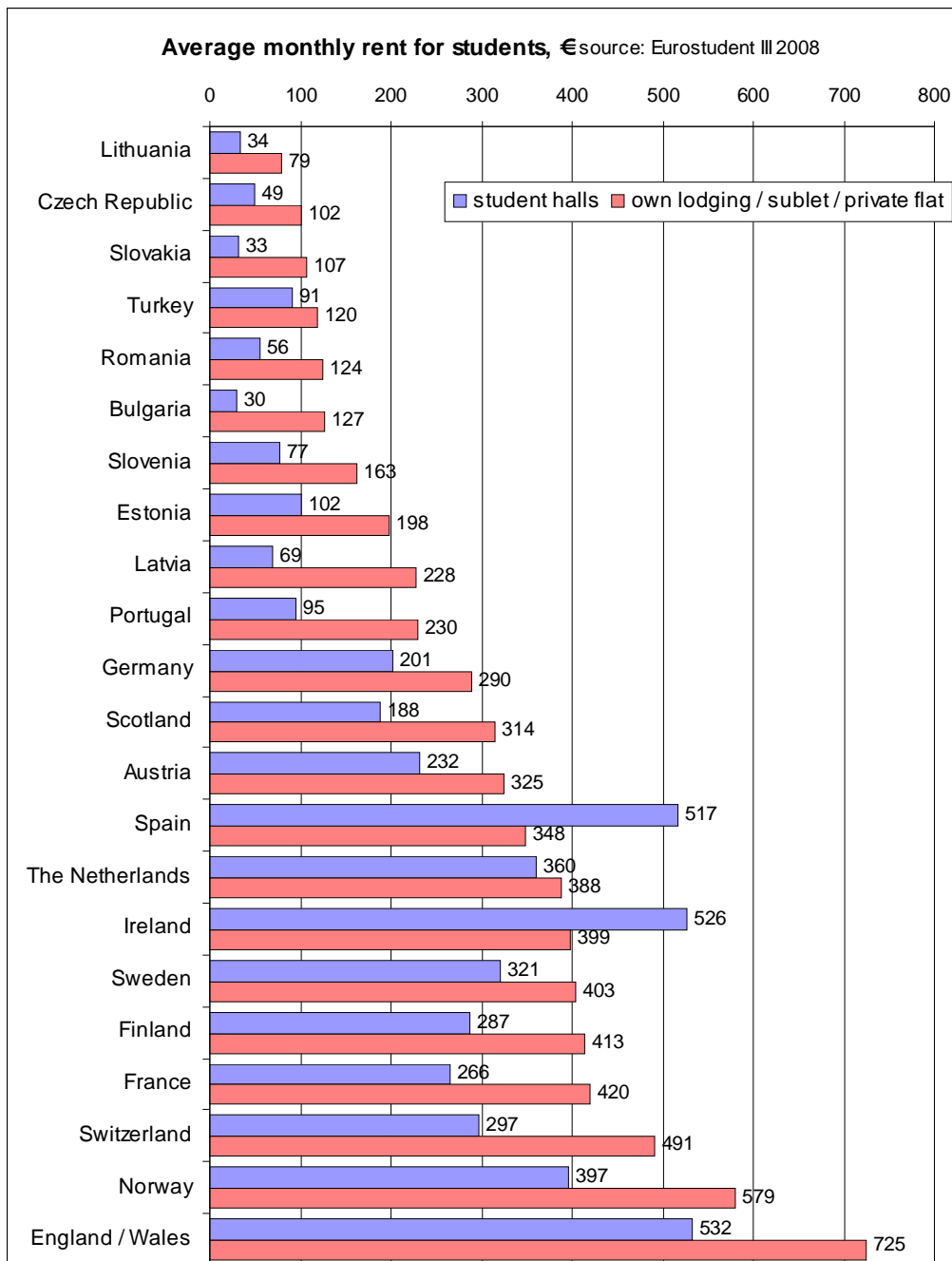
Satisfaction in student housing

This comparison shows that in France students are much less satisfied in student housing than in living with parents or having own flat from private market. In the other compared countries, this difference is small. Also in the cross-European comparison French student housing underperforms. There is clearly room for improvement.



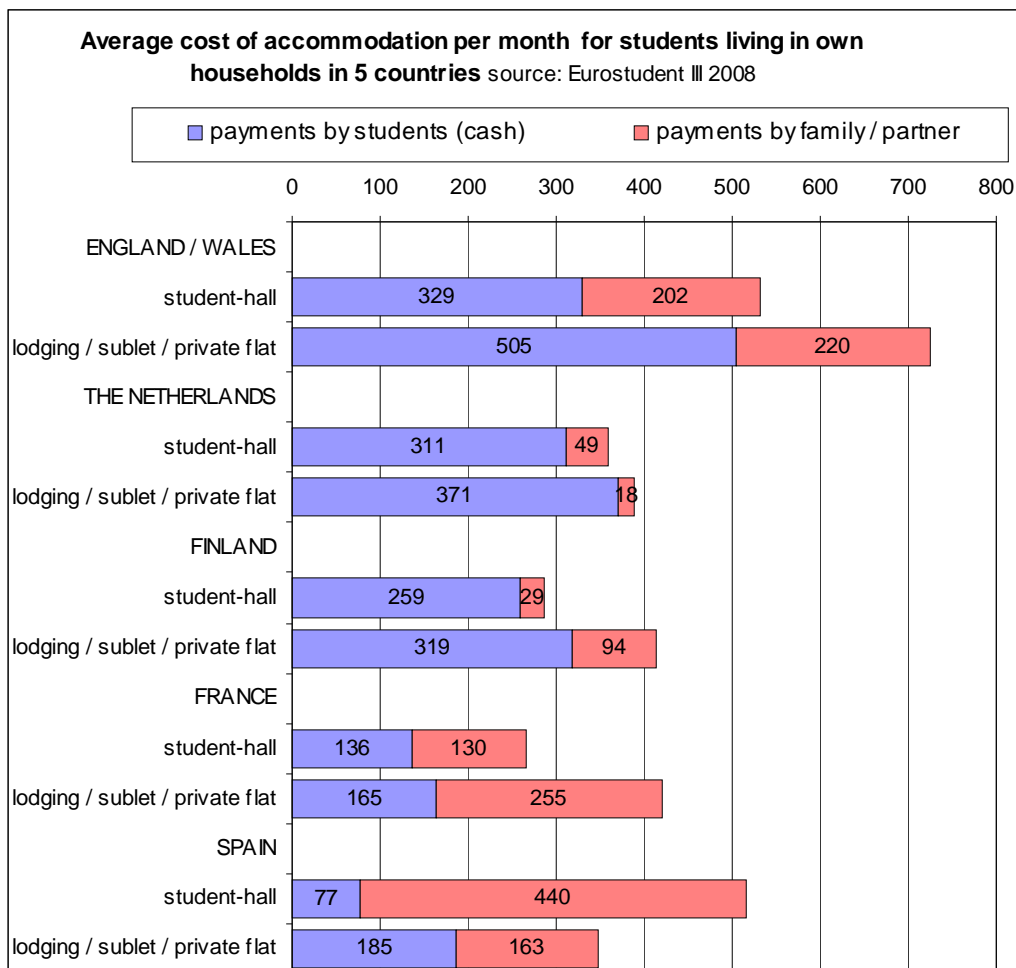
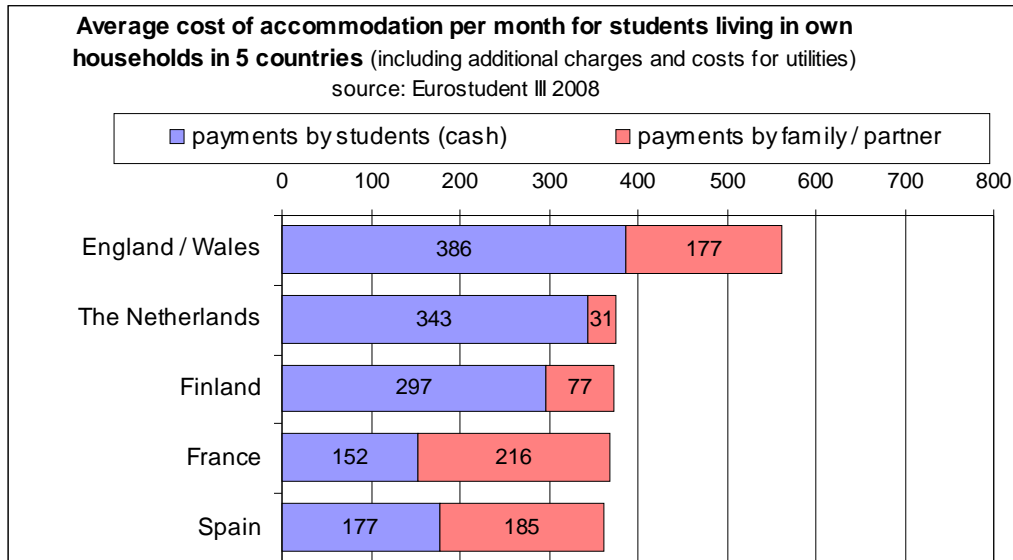
Cost of housing

Usually student housing is cheaper than renting from private market. Spain and Ireland are exceptions.



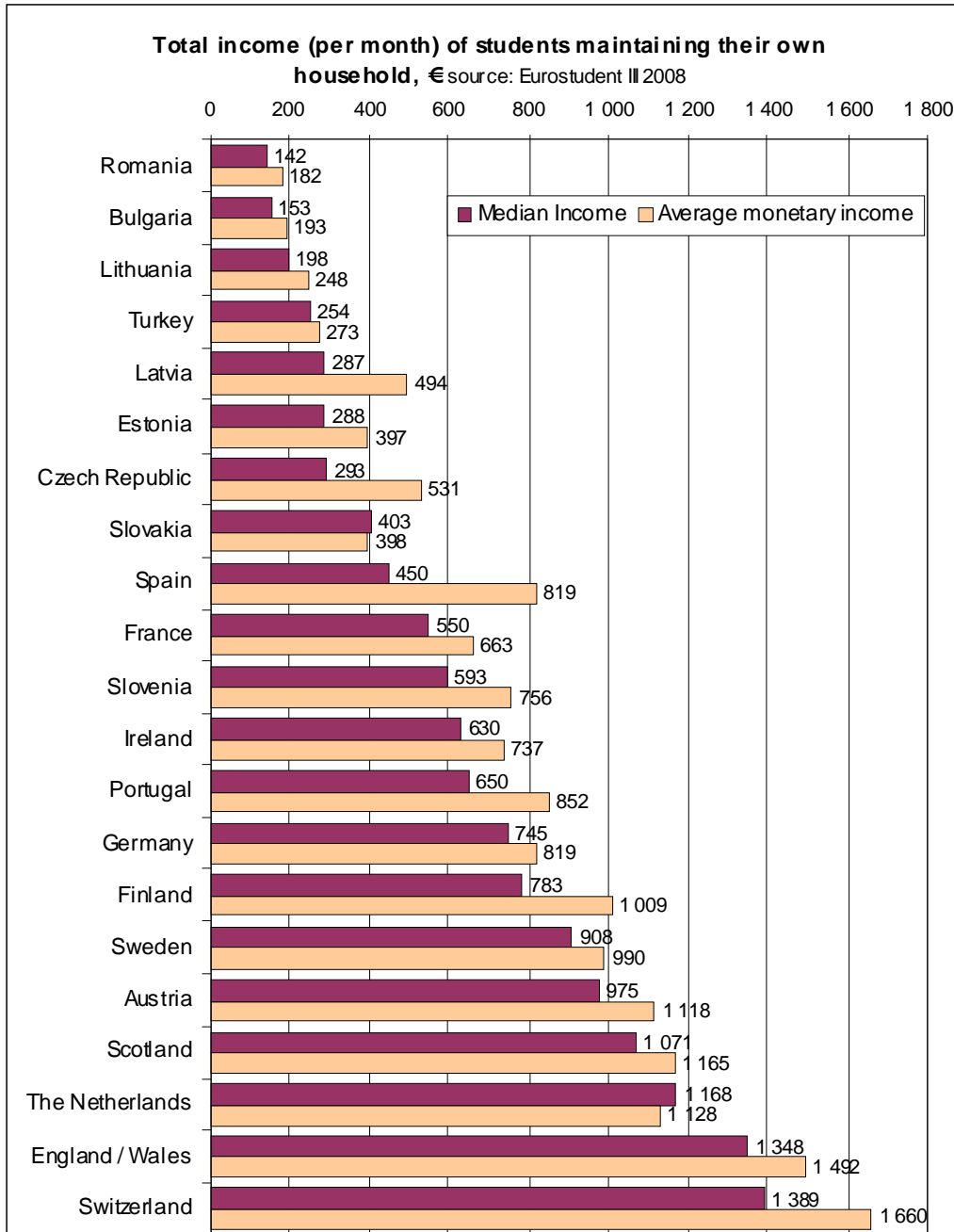
Cost of housing and share of burden

The five country comparison gives further details of costs and who pays them. In Finland and Netherlands students pay most themselves, with a certain state support (see tables further below), while in France and Spain parents have a big role in students' budget also when they have left home. In England the costs are so high that both students and parents pay relatively much. First table is country average, second same data presented separately for student halls and private market.

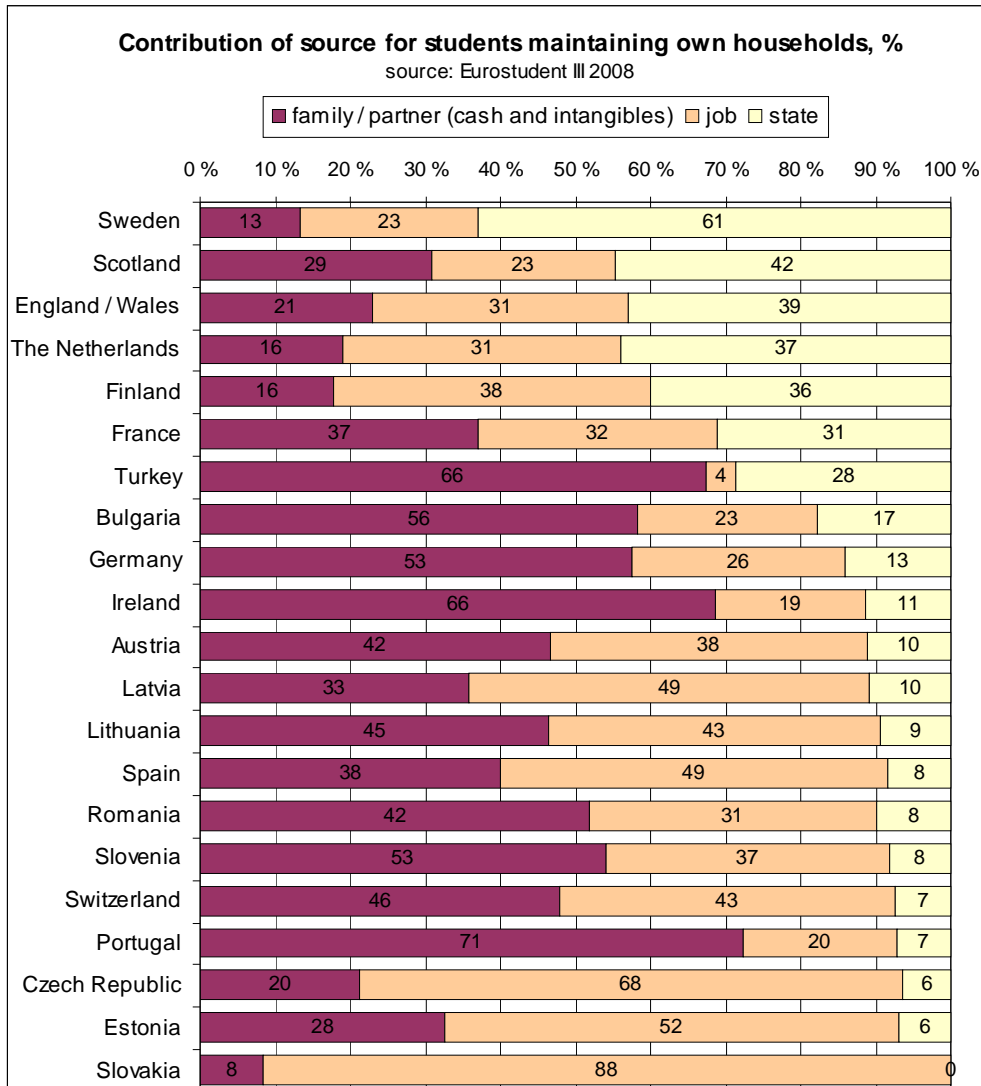


Student income

Big difference in the average and median income tells about large income difference, or about a small group of very well earning students. We have also data about students living with parents. Their income is naturally smaller, but the order of countries is basically the same.



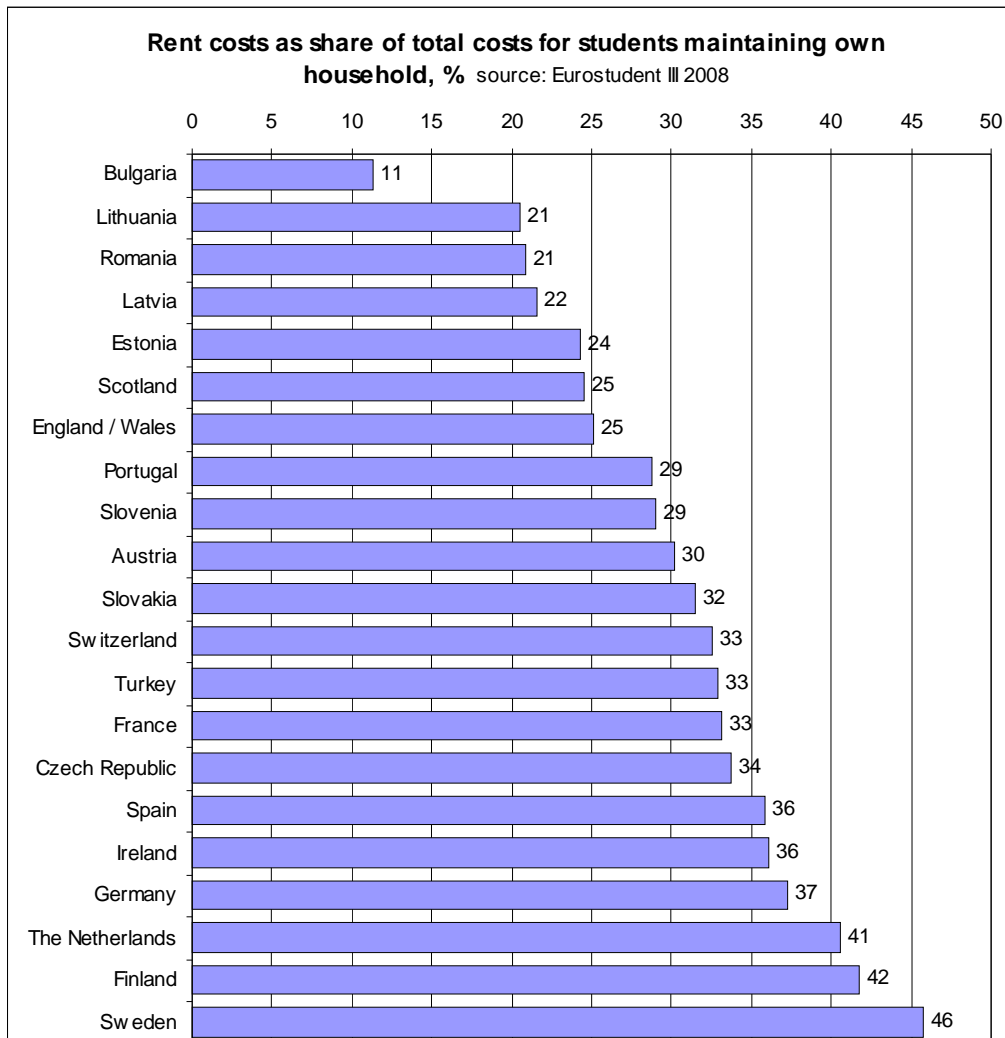
Where the money comes from



'My housing career as student was, I can say, better than the average. Before I started university in Budapest, my sister has already been living and studying there for three years. My parents decided that it was probably a better idea to invest in a small flat than paying rent for the both of us for about 9 years, so they bought a small flat (35 m²) even before I moved to Budapest, where my sister lived with one renter. Then, I moved in with my sister; it was situated about 30 minutes from my, and about 40 minutes from my sister's university. The next year - for personal reasons - we sold the flat and moved to a little bigger one, which was also closer to the centre. As my sister spent a semester in Paris, I rented out one of the rooms to one classmate. The next semester I left the country, and my sister rented it out to someone. The next year I spent in Spain, and when I came back, my sister moved together with her boyfriend; thus for the last year of the university I rented out one of the two rooms to a friend.' (excerpt country report Hungary)

Rent costs are typically 1/3 of total costs

It is notable that in countries where state supports significantly students' income (esp. Sweden, compare with the table above), the share of housing costs in students' budget is highest. This can be seen as an indication that commonly known and 'automatic' state subsidy has negatively influenced the market.



'When I started my Bachelor programme in Paderborn, Germany, I moved to a flat-sharing-community. I shared this flat with another person and I stayed at this flat for all the three years of my BA. We rented the flat from the private market and arranged everything by ourselves. After that I moved to Maastricht, the Netherlands, for my Master course and there I lived at a house that I shared with four other persons. This house was privately owned and not arranged by the university.' (excerpt country report Germany)

III THE COUNTRY REPORTS

In the following pages, the basic profile of student housing in 11 European countries – Austria, Denmark, England, Finland, France, Germany, Greece, Hungary, the Netherlands, Poland and Spain – will be reported. The quite long original reports are condensed here to three-four pages each. The full reports are available as a separate appendix. The French report is longer than the others, and provided at this stage directly in French, to pay attention to the needs of PUCA. In making the country reports, the members of the POLIS network provided us with local knowledge, contacts and language skills. This engagement was invaluable. Besides local knowledge, the country reports are based on existing public information, eg. literature, Internet sources, national statistics and Eurostudent 2005 and 2008 data. In each report, country-specific sources are meticulously referenced.

Definitions

Student = Full-time university level undergraduate studying for BA or MA.

Note: in many countries MA is categorised as a postgraduate student.

Student housing = purpose-built or specially renovated housing, allocated solely or predominantly for students, usually but not always benefiting from some form of public subsidy or support.

Note 1: while in many countries student housing is seen as a sub-category of social housing, we find it crucial to include private market actors in the definition. We suggest a heuristic list of policy-level modes of production of student housing:

- a) State funded specific student housing
- b) State funded social housing
- c) Public-private partnership specific student housing (public investment, private management)
- d) Private market specific student housing
- e) Non-private (non-profit) specific student housing (eg. student's own housing foundations)
- f) Universities' own provision
- g) Housing for service (non-monetary exchange)
- h) Private-public (reversed) partnership (private investment, public facility management)

- i) (Private generic market which for our study is a framing context, not a focus)

Note 2: Eurostudent (2005, 2008) defines student housing as halls of residence. Of the above, a significant majority, especially in terms of amount of residents, does fit in that definition, as only b), g) and h) go beyond Eurostudent definition.

The country reports are based on the following query template. While there are variations in the reports due to data availability and other reasons, we aimed to structure them according to this scheme to facilitate comparison.

I
General background information

Basic facts of the country

- population
- biggest cities
- rate of urbanisation
- official languages

The overall structure of the country's higher education

- Where / in which cities / areas are the universities concentrated?
- Which are the most important / largest universities in the country?
- Total amount of undergraduate students (BA + MA)?
- Total amount of international students?
- Do international students form their own submarket?
- Private and public universities (share of students)

II
Student lifestyle

Describe the typical forms of funding studies
If possible, present quantitative data. If not, it is ok to rely on your own knowledge and give a rough estimate.

- state loan
- direct student allowance from state
- grants (eg. university funds, private funds)
- parents' support
- part- or full-time work
- other sources

Are there special targeted supports for housing cost?

- does the rent affect public support?

How old is a student approximately when finishing the studies? Please mention also the average age of university students. This figure is usually quite easy to get.

How long does a student approximately live in student housing?

- how many times does a student change housing during this period?
- can you establish family and still continue in student housing?

III
Policy and provision of student housing

Who is the main supplier of student housing in the country?

- state organisation
- local authority
- local university
- student organisation
- private company/builder
- private market
- does the type of supplier vary in different universities / university cities?

How is the construction and maintenance of student housing funded?

- state or state subsidy
- local authority
- individual universities
- individual students
- other source

Are there specific good models in building student housing?

- state / city support
- planning
- finance

Following the attached study by King Sturge Research, try to get comparable figures of the share between

- living at parents' home
- student housing / housing provided by university
- accommodation from free market

IV
Openings towards the detailed study

Describe briefly your own "housing career" as a student

What is typical for student housing in your country?

In your opinion, what are the most difficult / urgent problems that should be resolved?

Are there good examples or model solutions for providing student housing that should be disseminated elsewhere in Europe?

Give a hint of sources of good concrete projects. The projects will be an important subject of the 2nd phase.

Other comments

V
Sources and interviews



Dutch policy of making temporary container housing for students was chosen as one of the policies to be studied in detail in the second phase of the project.



The public-led Finnish system, based on regional housing foundations owned by student unions, with municipal and state backing, seems to be a best practice, leading to social mix and relatively high housing quality.

AUSTRIA

1. General background information⁸

Population	8 353 243	
Population of the city		
Biggest cities	Vienna	1 681 469
	Graz	255 354
	Linz	189 069
	Salzburg	149 335
	Innsbruck	119 250
	Klagenfurt	92 807
Urbanization rate	67%	
Official languages	German	

The overall structure of the country's higher education⁹

Areas where the universities are concentrated	Vienna Styria Upper Austria Lower Austria Tyrol Carinthia		
Most important/largest universities of the country	University (English name)	City	Number of students
	University Vienna	Vienna	70 606
	Vienna University of Economics and Business administration	Vienna	21 818
	University of Graz	Graz	21 260
	University of Innsbruck	Innsbruck	21 144
	Vienna University of Technology	Vienna	18 773
Total amount of undergraduate students (BA + MA)	204 727		
Total amount of international students	48 161		
	Public	Private	Universities of Applied Sciences
The share of students between private and public universities	173 916	2747	28 064

International students as submarket

There are two types of international students, those who are studying in an Austrian University and exchange students, who only stay for few semesters. Integration of foreign students works better, if they share an apartment with Austrians. In dormitories you have a high number of foreign students, so socializing with Austrians is not as easy.

⁸ Wikipedia

⁹ Statistik Austria

2. Student lifestyle

The typical forms of funding studies

Direct student allowance from state: Every student with an Austrian citizenship has the possibility to ask for a financial support, if

- The parents can not afford the education
- On or both parents are dead
- You are handicapped
- You re married or if you have kids and you do not earn enough money

The receivable amount depends on the financial situation. The maximum is 679 Euros and minimum 5 Euros a month. There are also possibilities for additional support: for travelling or for studies abroad etc.

¹⁰There are two kinds of support from the state. ¹¹ Leistungsstipendium is for students, who do not delay with studies and their average grade is high enough. Selbsterhalterstipendium is for people who have worked for min. of 4 years and decide to start studying again. This support includes tuition fees and the living standard. The state assistance rate for Austria is 27% from all students.

Parents' support: The Austrian law defines, that parents have to pay the cost for education (tuition, housing support, food etc.) of their children, until they reach the age of 27 or become financially independent. If parents are not able to afford the costs for the education, the Austrian state will assume the costs.¹²

Part- or full-time work: 67% of students have a part- or a full-time job during studies.

Other sources: Grants from the federal state, institutions, companies etc.

Targeted support for housing cost

If living with parents is not an option, the other two choices are private flat or dormitory. Private flats are usually shared with other students. The only possible housing support is included in the state allowance. There is also general housing support for Austrian citizens, but only if your principle residence is in a state supported building, income under 650 Euros/monthly and the limit of space is 50m² per person.

Age of alumni: The average age of students, when finishing their studies, is 26

Average age of the university students: The average age of the student is 25.3

50% of the students has moved only once, 20% has moved twice and 25% had not moved at all. Usually the students spend the first few semesters in dormitories and afterwards move to an apartment, usually with a flat-share system.

In some dorms you have the possibility to live with your family.

3. Policy and provision of student housing

The main supplier of student housing in the country

The student dormitories are non-profit associations and charitable. In 1997 there were 192 dorms with 23 976 places for students, administrated by 105 suppliers of student housing. The suppliers are different private associations and the biggest ones have over 20 houses with a total of max. 3500 beds.

¹⁰ www.stipendium.at

¹¹ *ibid*

¹² *ibid*

The rest of the dorms are supported by private, religious or political institutions. Around 50% of the houses are in Vienna. There is also a law from 1986 for student housing (Bundesgesetz 291/1986) that defines possible supplies, students and the using rules of the dormitories.¹³

Funding of construction and maintenance of student housing

Cities (like Linz) can often support the constructions, renovations and modernizations of dorms. In general, the funding comes from the city or the federal state, where the hall is situated and from the supplier of the house.¹⁴

Specific good models in building student housing

- The building “Molkerstrasse” in Vienna for its energy efficient construction, without decreasing living comfort.¹⁵
- In 2008 Graz started a zero energy housing form. The main goal of the building was to protect the climate and live in a sustainable way, without compromising the comfortable and healthy living of the students.¹⁶

The actual choice between housing options

According to Eurostudent, Report 67% of the students live in their own lodging/private flat/ and 24% are living with parent/relatives. Only 10% live in student halls.¹⁷

4. Openings towards the detailed study

Describe briefly your own “housing career” as a student

When I started my studies at the University of Graz, I lived for the first four years in an apartment with friends. The apartment was 95m² big and with the flat-share system cheap for all of us. Our rent was 230 Euros per month including water, electricity and internet. Each of us had our own bedroom, but we also shared a small living room and a kitchen with a balcony. The flat was private, so we did not have to pay for provision. The only negative thing was that the flat was more than half an hour away from the city centre. It was easy to find people, who would want to rent a room for a year or 6 months. Flat-share can be as cheap as the student houses but have more comfort. In Vienna I also found a nice flat-share apartment close to the university. Rent was 250 Euros that again included everything. Usually these kind of central and big apartments are around 300 Euros in Vienna.

What is typical for student housing in your country?

- *Choice of housing options after living few months in the dormitory, finding friends and getting to know the city, you usually move to a flat- share system apartment. Students prefer the flat-share. In some cities you can rent houses, but then you have to share it with at least 5 people, to keep the rent low.*
- *Prices in dormitories are more or less the same, but you are lucky if you get your own bedroom. Otherwise, the student dormitories offer internet, TV rooms, gym, laundrette, bicycle shed and even a garden or a balcony. The quality of the dormitories is good – they are clean and comfortable. Flat-share is a good option if you need more privacy, but the apartments can be often old and with enormous heating costs.*

¹³ Austrians Federal Law. Bundesgesetzblatt 291/1986

¹⁴ www.linz.at/presse/2008/200812_42996.asp

¹⁵ www.energyglobe.com/en/energyglobe-award/laureates/2006/regional/vienna/

¹⁶ www.klimaaktiv.at/article/articleview/71527/1/16728

¹⁷ Eurostudent, 2005

In your opinion, what are the most difficult / urgent problems that should be resolved?

The housing system for students is quite positive and offers a very wide range of different opportunities. The only thing that should be changed is the high level of commission that has to be paid for the private apartments. This commission price should be altered for students. It would be positive, if the state supported that.

Are there good examples or model solutions for providing student housing that should be disseminated elsewhere in Europe?

The best examples show that the main focus of innovation in the student housing constructions is on environmental protection and energy efficiency, packed in a modern comfortable design.

DENMARK

1. General background information¹⁸

Population	5 511 451 (2008)	
Population of the city		
Biggest cities	Copenhagen	568 531
	Århus	302 887
	Ålborg	207 866
Urbanization rate	87%	
Official languages	Danish	

The overall structure of the country's higher education¹⁹

Cities where the univesities are concentrated	Copenhagen Århus Ålborg		
Most important/largent universities of the country	University (English name)	City	Number of students
	University of Copenhagen	Copenhagen	38 307
	University of Århus	Århus	28 832
	University of Southern Denmark	Multiple locations	19 035
	University of Ålborg	Ålborg	14 185
Total amount of undergraduate students (BA + MA)	163 728		
Total amount of international students	4 541		
	Public	Private	
The share of students between private and public universities	Only public universities		

International students as submarket

No, but the universities/student organizations usually help them through "mentor" organizations.

2. Student lifestyle

The typical forms of funding studies²⁰

State loan: 40% of the students use this cheap loan of 2,562 DKKR (€344) to co-finance their studies.

Direct student allowance from state: It was 5,007 DKKR (€672) in 2008. Everyone can get this for 6 years – it is called the SU (= 'Statens Uddannelsesstøtte' or Danish Education Support Scheme). Everyone can get SU if they are Danish citizens and are not making more than a certain amount of money working. 70% of university students get this grant. The rest have declined getting it – often because they make too much money working.

Grants (eg. university funds, private funds): Only a normal way of funding or co-funding when studying abroad (you still get SU).

Parents' support: Less normal because of the SU.

Part- or full-time work: An estimate is that around 70% of the students have some sort of job.

¹⁸ Danmark i tal 2008" and "Statistisk årbog 2008

¹⁹ Universitetsuddannelserne i tal 2008

²⁰ ibid

Other sources: Black-market/prostitution is marginal, but is never the less a source of income to be reckoned with in certain studies.

Age of alumni: Between 28.5 (Studies = 3 year BA + 2 year MA)²¹

Average age of the university students: Average age upon starting is 22, which means the average student is 25 years and 3 months old.²²

How long does a student approximately live in student housing?

Far from all students live at any time in 'student housing' meaning student halls. The ones that do live there around 3 years (this number is a best guess since no statistics on this subject exist). Students rarely change housing this period.

Families and student housing

Only in some student halls where there are special apartments for these kinds of families. In normal student halls it is not allowed to live more than one person in a room.

3. Policy and provision of student housing

The main supplier of student housing in the country

In the Danish statistics (Statistics Denmark – Ministry of Economic and Business Affairs) the categories are different. There are subcategories for state and state subsidy, but none for local authorities and none for student organizations (they don't own property). There is on the other hand a category for privately owned housing co-operatives (they are usually big and function more or less like a shareholders community). The below statistics are from Statistics Denmark – Ministry of Economic and Business Affairs from 2008 and show the number of dwellings owned in student halls:

- Private company/builder: 800
- Common housing associations: 8,631
- Private market: 2,068
- Privately owned housing co-operatives: 220
- Public authorities (unspecified): 2,232

Specific good models in building student housing

No, this is probably due to the scattered nature of the student housing market.

The actual choice between housing options

No statistics exist specifically on how students live. The following statistics are related, but they are on all students after "high school level" who received SU in 2008 and are thus not specifically university students²³:

- approximately 9,000 lived at their parent's home
- and around 171,500 did not

²¹ ibid

²² ibid

²³ Stig Garsdal, The Danish Educational Support Agency

4. Openings towards the detailed study

Describe briefly your own "housing career" as a student

In the very first year of my "housing career" as a student I lived with my parents, solely because it was difficult getting into a decent student hall. After the first year I moved into a student hall. Here I officially lived for 6½ years two of which were spent living abroad. After finishing studies I moved out.

What is typical for student housing in your country?

Typical student housing in Denmark means living in a room of 12 to 16m² with shared toilet/shower either in the hallway or with your immediate neighbour. The kitchen is shared with between 10 and 20 people depending on the student hall. The monthly cost lies between €230 and €330.

In your opinion, what are the most difficult / urgent problems that should be resolved?

The most urgent problems are not directly concerned with the student housing as such, but rather with the financing. Either the student halls should be cheaper or the SU should be raised, since the political point in having it is eliminating the need for the student to spend energy working. Besides this there seems to be enough student halls as there are continually being built new ones.

Are there good examples or model solutions for providing student housing that should be disseminated elsewhere in Europe?

We have an agency called the Central Recommendation Committee that handles the majority of the applications for students to live in student halls. They ascribe rooms to students all over Copenhagen. It seems like this agency is a big help for especially international student and student moving to the city from other parts of the country, because these groups of students are given easier access to the market of rooms in student halls.

FINLAND

1. General background information²⁴

Population	5,3 million (2007, Dec)	
		Population of the city
Biggest cities	Helsinki	568 531
	Espoo	238 047
	Tampere	207 866
	Vantaa	192 522
	Turku	175 286
	Oulu	131 585
Urbanization rate	67%	
Official languages	Finnish	
	Swedish	

The overall structure of the country's higher education

Cities where the universities are concentrated	Helsinki Espoo Tampere Turku Oulu Jyväskylä		
Most important/largest universities of the country	University (English name)	City	Number of students
	University of Helsinki	Helsinki	32 128
	University of Oulu	Oulu	13 782
	University of Turku	Turku	13 690
	University of Tampere	Tampere	13 197
	University of Jyväskylä	Jyväskylä	12 192
	Helsinki University of Technology	Espoo	12 016
	Tampere University of Technology	Tampere	10 211
Total amount of undergraduate students (BA + MA)	285 480		
Total amount of international students	11 300		
	Public	Private	
The share of students between private and public universities			

2. Student lifestyle

The typical forms of funding studies

The Finnish state supports studying on university level with different forms of benefits. All these student financial aid forms are allocated through the *Social Insurance Institution in Finland (KELA)*. According to KELA, these benefits are available for everyone, who is a full-time student, makes satisfactory academic progress, and is in need of financial assistance. Also, according to the Eurostudent report, the Finns are quite affluent compared with the other 11 European countries.

²⁴ Statistics Finland

The average income of an independently living student were 1 115 euros a month.

The most important forms of benefits:

Study grant is available as soon as a young person is longer eligible for child benefit (from the beginning of the calendar month following the 17th birthday).

Housing supplement can be paid to students living in rented or right-of-occupancy accommodation. No age limits apply. The student is not eligible if he/she lives with parent/s, or if the home is owned either by the student or his/her spouse. Students who do not qualify for the housing supplement can apply for a general housing allowance at the KELA office of their place of residence.

As the students financial aid is centralised in KELA, the housing allowance is part of the study grant system. KELA defines the reasonable rent based on regional average price and allocates a certain percentage of the rent to the student. The students form a category of their own, and do not in principal get any other form of public support.

Government guarantees for student loans are available to those who receive study grant.

Student loans are available from banks operating in Finland. Interest, repayment and other terms and conditions applying to the loan are agreed between the bank and the student.

Grants (eg. university funds, private funds) So far, all the Finnish universities are state owned public universities. They have only very modest grants and scholarships to offer for students on BA/MA level. Usually the private as well as the university grants are meant to support the postgraduate phase.

Parent/s' support

Most of the Finnish university students are quite independent and self-supporting. Also, the education is free, so studying is still quite affordable in comparison to many other countries.

However, in separate surveys made on this topic it seems that it is quite usual to rely on parental support. Some 80 % of the students report that they have temporary or regular financial aid from their parent/s. Most students also get indirect help in form of food and clothing.

Part- or full-time work

There is a general concern that the Finnish students work too much during their study time and that this lengthens their student days and prevents them from finishing their studies in due time.

According to Statistics Finland²⁵, the students are increasingly employed during their studies. Especially the employment of students in polytechnic, university and vocational education increased by 2 percentage points from the year before. The majority of students work while they study, in 2006 the share of employed students was 55,6%.

Targeted support for housing cost

As the students financial aid is centralised in KELA, the housing allowance is part of the study grant system. KELA defines the reasonable rent based on regional average price and allocates a certain percentage of the rent to the student. The students form a category of their own, and do not in principal get any other form of public support.

The Housing supplement depends on incomes and the amount of rent and is not therefore a fixed amount. Also, the amount of student grant is dependant on parents' incomes for those who live with their parents and can thus be reduced.

Age of alumni According to a European comparison made in the Eurostudent Report²⁶ the Finnish university students are the third oldest in Europe. When the Finnish students finish their studies their average age is 29. In spite of the efforts of shortening the studying time, an opposite development seems to take place and the study time is currently even longer than some years ago.

In the report it also becomes evident that the Finnish students are more often married than their reference group in other European countries. This is obvious because of the higher age of students.

²⁵ ibid

²⁶ Eurostudent Report, 2005

Average age of the university students: The average age of Finnish university student is 24.6 years. Partly the high average age of the Finns is because of their late starting age. The first year students are past 23 years.

How long does a student approximately live in student housing?

According to one of the big student housing constructors in the Helsinki region, Hoas, the average time the tenants live in their housing 1 to 1,5 years.

Families and student housing

There is a large amount of family housing and people live in this form of housing for several years.

3. Policy and provision of student housing

The main supplier of student housing in the country

The main supplier of student housing in Finland are the student unions in university cities. This is an exceptional model, typical to Finland.

The student housing foundations and companies are non-profit making associations governed by student unions and/or the municipality. Today, almost 80,000 students have found accommodation from these associations.

The production of student houses, financed by state loans, began in Finland at the end of the 1960's. For instance, HOAS, the Student Housing Association in the Helsinki Metropolitan area was founded in 1969. Today it has some 7 700 apartments and some 16 000 tenants. Approximately one third of all Finnish students live in student apartments.

In 1971 an advisory committee was founded within the National Union of Finnish Students, with the purpose of developing nationwide co-operation on student housing. Both student housing associations and student organisations were represented in this committee, which was responsible for the housing policy.

The co-operation became more established in 1982 when Finland's Student Housing Ltd was founded.

<http://www.soa.fi/eng/> This is an umbrella organisation which specialises in student housing and the operations of student housing associations around Finland. It focuses on the co-operation between the associations and looks after their interests. The 18 student housing associations, which are in partnership in forming Finland's Student Housing Ltd and are located in all university cities, rent out apartments for approximately 60,000 students and their families. As one can see, this is a uniform model which covers the whole of Finland.

The other organisations providing student housing are not significant. There are small private foundations with a very limited amount of flats.

However, there is not enough of student housing in the big cities, especially there is a lack of single rooms. Therefore the students have to turn to private market.

Funding of construction and maintenance of student housing

These housing associations take care of the financing, planning, constructing and maintaining of the housing stock.

The actual choice between housing options

Typical for Finnish students is that they are very independent in their housing. 64% prefer to live in their own household and only 5% of them live with their parents or relatives. 31% live in halls of residence.²⁷

²⁷ Ibid

4. Openings towards the detailed study

What is typical for student housing in your country?

The housing modes offered by student housing associations include different types of apartments both for single, group or family accommodation.

Shared apartment Shared apartments are meant mostly for single students, usually shared by 2-4 students. Each tenant has his/her own room, which can be locked, and the kitchen and the bathroom are shared by the tenants. Some of these apartments may also have a shared living room. Almost all associations have a limited number of shared apartments with basic furniture: a bed and a desk in the tenants' rooms, and a furnished kitchen.

Single-room apartment Another popular type of apartment for single students is a single-room apartment. They are more expensive and not necessarily easy to obtain. The number of such apartments is rather limited, which means that you may have to queue for one.

Family apartment Family apartments usually have 2-3 rooms and a kitchen or a kitchenette. These apartments are meant for couples and families with children. Family apartments are usually located near services appreciated by families with children, such as playgrounds and kindergartens.

GERMANY

1. General background information²⁸

Population	82 365 000	
Population of the city		
Biggest cities ²⁹	Berlin	3 404 037
	Hamburg	1 754 182
	Munich	1 294 608
	Cologne	989 766
	Frankfurt	652 610
	Stuttgart	593 923
Urbanization rate	74%	
Official languages	German	

1.2 The overall structure of the country's higher education

Cities where the universities are concentrated	Cologne Munich Munster Berlin Hamburg Dresden		
Most important/largest universities of the country ³⁰	University (English name)	City	Number of students
	University of Cologne	Cologne	44 228
	Ludwig-Maximilians-University of Munich	Munich	44 064
	FernUniversität Hagen	Distance learning	45 000
	University of Münster	Münster	40 000
	University of Hamburg	Hamburg	38 000
	Johannes Gutenberg university Mainz	Mainz	35 000
	University of Technology Dresden	Dresden	35 000
Total amount of undergraduate students (BA + MA) ³¹	1 932 355 (2007)		
Total amount of international students	189 450		
	Public	Private	
The share of students between private and public universities	99,70%	0,30%	

International students as submarket

The number of international students in Germany is constantly increasing: from 100.033 international students in 1997 their number rose to 189.450 in 2006.³²

12 % of the international students are financing their living with grants, 31 % are supported by their parents and 39 % are working in addition to their studies.

²⁸ www.deutschland.de

²⁹ http://de.wikipedia.org/wiki/Liste_der_Gro%C3%9Fst%C3%A4dte_in_Deutschland

³⁰ http://de.wikipedia.org/wiki/Liste_deutscher_Hochschulen

³¹ <http://www.destatis.de/jetspeed/portal/cms/Sites/destatis/Internet/DE/Navigation/Statistiken/BildungForschungKultur/BildungForschungKultur.psmi>

³² Isserstedt, 2008, p. 3

22 % live in a rented flat that they share with their partner. 14 % live in a flat-sharing-community and 3 % stay with friends or acquaintances.³³ 60 % of students that are taking part in exchange programmes live in student accommodation.³⁴

In summer 2006 the share of student housing residents³⁵

German students	68 %
Foreigners that graduated from a German school	2 %
International students	30 %

In 2006 54 % of international students were satisfied with their housing situation (2003: 50 %). 17 % were unsatisfied (2003: 20 %) and 29 % were undecided.) 45 % think the rent they have to pay is adequate. 49 % are satisfied with their relation to their neighbours. Different types of housing lead to various degrees of satisfaction. For example, residents of student accommodation are at least satisfied with the size of their place. What these residents find most attractive are the proximity to the university and their relation to their neighbours.³⁶

International students often prefer to live in student accommodation provided by universities. This can usually be arranged easily from abroad. In 2006, 43 % of international students were living in student accommodation.³⁷ Universities reserve a specific number of rooms for international students.

Until now, international students do not form their own submarket. So far, they are a rather small number compared to German students and they do not form an independent market. But: universities realise that it becomes more and more interesting to attract international students. To attract them, they are trying to provide special offers and it is aimed for a better integration.

2. Student lifestyle

The typical forms of funding studies (2006)³⁸

- state loan = BAföG: 28.9 % (376 € averagely)
- direct student allowance from state: 0 %
- grants (eg. university funds, private funds): 2 % (328 €)
- parents' support: 90 % (448 €)
- part- or full-time work : 60 % (308 €)
- savings accumulated before the studies: 17 % (126 €)
- relatives, acquaintances: 20 % (81 €)
- orphan's pension: 4 % (221 €)
- partner: 3 % (161 €)
- loan from KfW banking group: 1.5 % (289 €)
- loan from a bank: 0.8 % (411 €)
- miscellaneous financial sources: 0.3 % (353 €)

In Germany state support for students is called BAföG. It is a loan, of which one half has to be paid back after graduating. For students living with their parents the highest possible rate is 585 € per month and for students not living with their parents it is 640 € per month. Generally, BAföG is allocated in accordance to the parents' income and not everyone can receive it.

³³ ibid

³⁴ ibid, p.38

³⁵ Isserstedt, 2008, p.39

³⁶ ibid, p.40

³⁷ ibid, p.39

³⁸ ibid, p.124

Targeted support for housing cost

Students who receive BAföG can get special support for housing. This is dependent on their costs for utilities. The maximum extra rate is 64 € per month.³⁹ This support is not dependent on the housing type.

Age of alumni: In 2007, students that finished their studies with a "Diplom" were in average 27.9 years old. Students that obtained a Bachelor were averagely 25.8 years old and Master students usually graduated with the age of 28.0. It is expected that in the course of the Bologna Process the age of graduates will decrease.⁴⁰

Average age of the university students: The average age of the student is 22,9 years

How long does a student approximately live in student housing?

The maximum length allowed to stay in student housing usually is a period of eight semesters (4 years) and this is also the average period that students who live in student accommodation stay there. During this period, students can only change their housing in exceptional cases, and thus they usually do not change housing.

Typically, undergraduate students stay in student accommodation at the beginning of their studies and later they move to housing provided by the free market.

Families and student housing

In the year 2006/07, 7 % of students in Germany had children.⁴¹ It is possible to establish a family and live in student housing. Some student services ("Studentenwerke") offer special flats for students with children but families mainly prefer to rent a flat on the free market.

Some universities even have their own day care services for children of students.

3. Policy and provision of student housing

The main supplier of student housing in the country

The main suppliers of student housing in Germany are the free market and for student accommodation student unions ("Studentenwerke") which are mainly publicly funded. Private investors and churches provide housing as well. The supply varies immensely in different cities. There are huge regional differences in accommodation costs as well.

Funding of construction and maintenance of student housing

Student accommodation is often supported by public funds. The majority of student housing is supplied and administered by student services ("Studentenwerke"). These student unions are mainly responsible for accommodation in several cities. In total, there are 58 student unions that provide room for 180.000 students.⁴² Additionally, there is student accommodation offered by churches, independent organisations, foundations and private investors.⁴³

Specific good models in building student housing

In times of empty coffers, the state does not provide enough money for building and maintaining student housing. Student unions are generally responsible for student accommodation and are mainly funded by public money. Now, they need other ways to get money, they are reliant on donations and partnerships with private investors.

³⁹ <http://www.das-neue-bafoeg.de/de/230.php>

⁴⁰ Statistisches Bundesamt, 2007, p. 13

⁴¹ Isserstedt, 2007, p. 124

⁴² <http://www.studentenwerke.de/main/default.asp?id=07100>

⁴³ Isserstedt, 2007, p. 349

The actual choice between housing options

According to Eurostudent, Report 65% of the students live in their own lodging/private flat/ and 23% are living with parent/relatives. Only 12% live in student halls.

4. Openings towards the detailed study

Describe briefly your own "housing career" as a student

When I started my Bachelor programme in Paderborn, Germany, I moved to a flat-sharing-community. I shared this flat with another person and I stayed at this flat for all the three years of my BA. We rented the flat from the private market and arranged everything by ourselves.

After that I moved to Maastricht, the Netherlands, for my Master course and there I lived at a house that I shared with four other persons. This house was privately owned and not arranged by the university.

What is typical for student housing in your country?

Students according to their type of housing in 2006 in %⁴⁴

	<u>total female male</u>		
Parents	23	19	26
Student accommodation	11	10	12
Subtenancy	2	2	2
Flat sharing community	25	26	24
Single flat / apartment	20	20	20
Flat shared with partner	20	23	17

<u>Desired housing type</u>	<u>in 2003</u>	<u>in 2006</u>	<u>in %</u>
Parents	7	8	
Student accommodation	9	9	
Subtenancy	1	1	
Flat sharing community	24	25	
Single flat / apartment	29	26	
Flat shared with partner	29	30	

In your opinion, what are the most difficult / urgent problems that should be resolved?

In regard to financing: Partnerships between universities and companies are needed. The grant system definitely has to be improved, so far only 2 % can finance their studies with a grant.

In regard to housing: 56 % of students living in student accommodation would prefer another housing type. This emphasises that the situation at student residences needs to be improved. On the other hand, 53 % of students living in student accommodation say that they are however satisfied with their situation. To make students feel more comfortable at accommodation offered by universities, new ways of financing have to be found. Especially traditional student towns need more affordable living space for students.⁴⁵

Are there good examples or model solutions for providing student housing that should be disseminated elsewhere in Europe?

- "Stiftung für Studenten-Unterkünfte in Karlsruhe"

⁴⁴ ibid, p.348

⁴⁵ ibid, p.367

As in many German towns, there is a housing shortage for students in the city of Karlsruhe. To fight this problem, a private foundation was established in 2002 to support the construction of new student residences with private capital.⁴⁶

- Student accommodation "Wohnanlage Erlenkamp" in Bochum

In Bochum an old student accommodation building was renovated according to ecological standards and now it is the most ecological friendly student house in Germany.⁴⁷

- Micro compact home in Munich

In Munich these cube homes⁴⁸ by the British architect Richard Horden were established for a testing phase in 2005. Munich is one of the most expensive cities in Germany and there is not enough housing provided for students, as the provided student accommodation is always occupied in its full capacity. Therefore these cubes offer a good solution for students, they don't need a lot of space and the rent is cheap.



Privately sponsored 'student cubes' by architect Richard Horden in Munich.

⁴⁶ <http://www.stuwoka.de/index.htm>

⁴⁷ <http://www.akafoe.de/service/presse/pm108-lang-en.html>

⁴⁸ <http://www.microcompacthome.com/>

GREECE

1. General background information

Population	10 934 097 (2001)	
Population of the city		
Biggest cities	Athens	3 278 219
	Thessaloniki	773 180
	Patras	161 114
	Herakleion	133 012
	Larisa	124 786
	Volos	82 439
Urbanization rate	61%	
Official languages	Greek	

The overall structure of the country's higher education

Cities where the universities are concentrated	Athens Thessaloniki Patras Herakleion Larisa		
Most important/largest universities of the country	University (English name)	City	Number of students
	National and Capodistrian University of Athens	Athens	110 000
	Aristotle University of Thessaloniki	Thessaloniki and other locations	95 000
	National Technical University of Athens	Athens	10 000
		Mytilene and other locations	12 000
	University of the Aegean		
	University of Patras	Patras	25 000
	Athens University of Economics and Business	Athens	8 500
	University of Macedonia	Thessaloniki and other locations	8 000
Total amount of undergraduate students (BA + MA)	554 000 (incl. international students)		
Total amount of international students	9 000		
	Public	Private	
The share of students between private and public universities			

2. Student lifestyle

The typical forms of funding studies

Greece has one of the highest participation ratios in higher education throughout Europe. Indeed, the percentage of young people in the age cohort between 18 and 21 years registered in higher education institutions in Greece now exceeds 58%.

Generally, the Greek State tries to provide all the conditions for the students that can help them to finish their study without economic or social obstacles: there are no tuition fees, health and medical insurance

is provided to all the students, lower transportation fares and lower entrance fees to cultural activities are provided with a special student identity card and every student is eligible to get two textbooks free of charge for every course of the study programme. Students are also allowed to eat for free or for a very small amount at student restaurants, a provision that covers almost half of the student population. Since 2007 first year students also get subsidized to buy a laptop (80% of its costs and not more than 500 Euro).

Student housing is provided for a relatively small number of students and, the last few years, rent is subsidized. Because of this policy, student grants or state loans are not a mainstream policy in Greece as they are in other EU countries. A relatively small number of grants is given by the State Scholarship Foundation (IKY) on the basis of performance (a grant is issued to the three students with the highest grade each year) or after exams in the case of a postgraduate programmes. Apart from IKY, there are several private funds that give out grants, either on the basis of performance or on the basis of origin.

Student bank loans are subsidized by the state only for postgraduate students in order to pay their tuition fees. Undergraduate students cannot get loans, apart from the ones offered by banks with the market's rents. In total, grants and loans only consider a very small proportion of the student population (I estimate 2-3%) and usually regard small amounts that are not enough for covering their living costs.

Despite the provisions mentioned above, it is generally acknowledged that students in Greece are mostly supported by their parents, either by living at their parents' house during their studies or by getting financially supported by them. Some of them have to find part-time jobs in order to pay their living costs and universities tend to be flexible towards working students, despite the fact that officially there is no provision for part-time programmes.

Average age of the university students: The average age of students in Greece is estimated to be 21,5 (the Open University's students are not included).

3. Policy and provision of student housing

The main supplier of student housing in the country

There are two main reasons that make the student housing policy an important issue in Greece. The first one is the increase of the total number of students the last few years. The second one is the increase of the students at the regional universities and the difficulty to get a place in Athens and Thessaloniki results to the movement of the students towards smaller cities. In total, according to a survey 56,1% of the student population moves to another place for their studies. According to the most recent numbers of the Ministry this figure is much smaller nowadays, since 147.000 students study away from home.⁴⁹ The state's policy doesn't respond to this situation and housing is considered as the most important problem for many students. The annual state expenditure on provisions for students is considered low: in 2007 the total amount of the state budget was 54,8 million Euro.

Regarding student housing, there are three categories of suppliers:

- Firstly, the National Youth Foundation (EIN), an Organisation supervised by the Ministry of National Education and Religion Affairs has the responsibility together with the universities administrations for many of the student houses in different cities in Greece. The total number of Greek and foreign resident students that EIN helps and offers its services to, exceeds the number of 7.500 individuals annually.
- Secondly, some universities and ATEIs run their own student houses. According to the law (1262/1982), in every university and technological university a student house (*foititiki estia*)

⁴⁹ Karamesini, 2008

should be established as part of it and operates under the status of a public legal entity, run by a Board with the dean (president), the heads of the departments and one representative of the students. These student houses are being subsidized by the state budget, the funds of the University and the small contribution the students pay. Still, many universities and ATEIs don't provide any kind of student housing or free lodging in student flats is not offered to all the eligible students as the demand is higher than the rooms offered, meaning that only a very small proportion of the student population is covered by this provision. Both University and EIN student houses face problems which are connected either to their daily operation or to the difficulties that occur due to their legal status. A lot of students are disappointed by the conditions of the student houses and prefer the rent subsidy.

- Thirdly, the private market is the most common solution for many students that leave their parents home. Since a few years, the state subsidizes their rent with the amount of 1000 Euro annually and, only a small part of the student population is eligible for this measure (the criterion is that the parents' income should not exceed the 30.000 Euro). Obviously this amount only covers a very small part of the annual rent costs, so it can't be considered a form of student housing but a financial aid.

The selection criteria for the first two cases are mainly social and financial (parents financial situation, brothers or sisters studying, etc) and a small proportion is reserved for foreign students. Foreign students don't form a submarket in any student city, because of their small number. Student houses mostly host first-year students and in many cases they have to leave after their first year. The fact that the eligibility of a student is re-examined every year and that the provision at the hotels only covers the academic year period leads to additional problems for students as they have to move often. Finally, in most cases there is no special provision for families.

Funding of construction and maintenance of student housing

National Youth Foundation (EIN) is responsible for the maintenance, the cleaning and the daily running of their student houses. According to Mr. Spanos the Foundation is working in close relationship with the universities without problems, despite the complaints of students reported in newspaper articles. The construction and maintenance of the buildings is fully funded by the State.

In the case of accommodation provided by the university, the maintenance and control of the buildings cannot be executed properly by the universities as their budget and staff doesn't allow them to act efficiently. The fact that only four universities operate special housing offices is also a main issue, both for Greek students and foreign students. As a solution to this problem, some universities sign annual contracts –based on a tendering procedure- with hotels in order to host their students. The number of hotel rooms changes every year as the budgets of the universities are decided annually.

Most of the construction and maintenance of student housing is funded by the private sector and dependent on the private market.

The actual choice between housing options

The number of student houses of the universities and ATEIs and the rented hotels is still very small for the extensive demand for housing. The total number of beds offered at student houses and hotels is 13.220 which means that not more than 9% of the student population that moves from its hometown lives in student houses or hotel rooms provided by the universities. So most of the students either stay in the family home or rent in the private sector (mostly with the support of the family and, for some of them, with the support of the 1000 Euro state support). Every city and university faces a unique situation regarding student houses and prices.

In most cases the private market covers most of the housing needs of students; the fact that smaller apartments with one or two rooms are preferred has led to a drastic increase of prices in many cities that host universities.

4. Openings towards the detailed study

Describe briefly your own “housing career” as a student

Personally, as most of the students who live in Athens, I didn't leave my parents home during my study. In the 1990s the possibility to get in the university was smaller (only one out of the four candidates succeeded) so most of my classmates studied abroad –mostly in the UK- on the costs of their parents. The large number of students that go abroad to study has been a major problem the last two decades. The fact that many families bare the costs of their children's living costs during their studies (and their military service) remains an important social issue. About 40.000 households a year get loans in order to overcome the expenses (8.000-10.000 a year) for their children that study in other cities. The housing costs also consists a very important factor in the choice of a university: many potential students prefer to choose for a department in their home city even if they would prefer to study something else because of the high costs attached and the lack of state support. In some cases they even prefer to study abroad as it costs them the same with the studies in another city in Athens.

4.3 In your opinion, what are the most difficult / urgent problems that should be resolved?

Student provisions are rather poor when it comes to housing. This situation is connected to the lack of a tradition in social housing in Greece in general and the strong support of the Greek family to its members. Apart from that, the fact that every university decides individually for its housing policy creates a complicated picture that differs in each city; the need for a concrete national policy on this issue is more than necessary. The main topic of the debate regarding the recent reform of higher education in 2007 was their operation and financial management. The reform established many changes, such as new management rules (e.g. five year programming, positions for managers) and evaluation procedures but there are still a lot of protests against it and its outcomes need to be assessed in a few years. Student housing was not considered as a political priority during the discussions and the protests.

The housing problem is connected with the spatial extension of Greek Higher Education. The housing issue is one of the most serious complains of the students, as they feel that local communities look at them as a source of income. Many of them claimed that they would be willing to pay in order to have organised housing facilities run by the university.⁵⁰

The student housing problem is not expected to be solved soon and it is difficult to point out best practices. Still the subletting of the hotels could form a good example for tourist areas elsewhere, as it works out quite well, leading to a win-win situation. Students are offered very good housing conditions and hotels gain an important income and get to keep employing their staff in the period that they wouldn't operate. Especially in tourist areas with a high seasonality problem this solution works out very well and it is cheaper for the university than building and maintaining a student house building.

⁵⁰ Theodora, 2006, p.148

HUNGARY

1. General background information⁵¹

Population	10 197 119 (2001)	
		Population of the city
Biggest cities	Budapest	1 775 203
	Debrecen	211 038
	Miskolc	184 129
	Szeged	168 276
	Pécs	162 502
	Győr	129 415
Urbanization rate	68%	
Official languages	Hungarian	

1.2 The overall structure of the country's higher education

Cities where the universities are concentrated	Budapest Szeged Miskolc Debrecen Pécs		
Most important/largest universities of the country	University (English name)	City	Number of students
	University of Pécs	Pécs	33 000
	Eötvös Lóránd University	Budapest	30 000
	University of Szeged	Szeged	30 000
	University of Miskolc	Miskolc	26 000
	University of Debrecen	Debrecen	26 000
	Budapest University of Technology and Economics	Budapest	24 000
	Corvinus University of Budapest	Budapest	18 000
Total amount of undergraduate students (BA + MA)	370 000		
Total amount of international students ⁵²	15 000		
	Public	Private	
The share of students between private and public universities			

2. Student lifestyle

The typical forms of funding studies

Parent's support is the main source of income, comprising 72% of the weighed data. University contributions (39%) and part- or full-time work (38%) were mentioned as other biggest sources of income. Student credit (22%) was also important, followed by own savings (16%). As the students have various forms of funding studies, the sum of the percentages is not equal to 100.

⁵¹ www.ksh.hu

⁵² www.om.gov.hu

Subsidies in Higher Education

For their state-financed students, institutions of higher education can apply - every year - for various amounts of money with regard to scholarship subsidy, student hostel accommodation, housing subsidy, doctoral training normative, republican scholarship, subsidy to schoolbooks and study notes, as well as sports and cultural activities. From these, for example, HUF 116,500 (380 EUR) is granted to scholarship support for all state-subsidies students per semester.

Forms of support

Institutions of higher education may make use of their sources available for student benefits under the following legal titles:

- Payment of achievement-based scholarship (study scholarship, republican scholarship, institutional professional, scientific and public life scholarship),
- Scholarship on a social basis (regular social scholarship, extraordinary social scholarship, the institutional part of the Bursa Hungarica High Educational Local Governmental Scholarship, ministerial scholarship for foreign students, basic support),
- Payment of other scholarship specified in the regulations of the institution of higher education on allowances and benefits,
- Financing institutional operating costs (e.g. preparing study notes, electronic school books, educational aid materials, supporting cultural and sports activities, maintaining and running student hostels, renting student hostel accommodation, etc.

Among the respondent of the questionnaire, the average support students get from their university per month was 38 700 HUF (150 Euro), but with the rate of 62% did not getting any money from their institution. The figures regarding state support showed an average of 15 300 HUF (60 Euro), with 90% of the students not getting any state support.

The Student Credit System⁵³

The credit for students (student credit) is a credit to be extended to students of universities and colleges under subjective law if certain conditions are met. Student credit may be raised by Hungarian citizens, or non-Hungarian citizens falling under identical consideration, who maintains a valid student relationship with an institution of higher education

- is below the age of 40 when the student credit is requested,
- has no other loan contract with Diákhitel Központ Rt. (Student Credit Centre), and
- whose student's or pupil's status is not suspended.

The repayment obligation commences from the first day of the fourth month following the date when the student's status ceases to exist, and at the latest from the first day of the fourth month following the day when the fortieth year of age is reached. In the first and second (repayment) year, the student raising the credit shall pay the 1/12 part of six percent of twelve times of the minimal wage prevailing on the first day of the year in which the repayment obligation emerges and on the first day of the year following such a year. As from the third year he/she shall repay the credit in monthly instalments, amounting to six percent of his/her annual income.

Age of alumni: The average age of the student when finishing higher education is 24-26 years

Average age of the university students: The average age of the student is 24.77 years

⁵³ www.diakhitel.hu

3. Policy and provision of student housing

The main supplier of student housing in the country

Student Hostel Accommodation Those accepted to institutions of higher education may apply for student hostel accommodation through a tender. Decision on the tender applications must be made on the basis of the scoring system specified in the rules of payments and allocations. The rules of scoring must be made available to everybody. When elaborating the scoring system, attention must be paid to the student's social status, study achievement, student community work and the training work order.

The monthly amount of student hostel fees must be specified in the rules of payments and allocations of the institution of higher education. In the course of this, attention must be paid to the - four - classifications of student hostel accommodation as well as to the fact that the student hostel fee is maximised for students participating in state-financed training and for students participating in state-financed PhD training.

The number of student hostel rooms (and beds) are only able to provide accommodation to a little segment of the students, thus the rules of getting a place are very strict. The situation is better in the universities outside the capital than in Budapest regarding the number of rooms. Students consider themselves fortunate to be able to live in one of these hostels for their university years, as it is good for networking, for studying and offers a lively student life. The hostels, though, are not always as close to the school as in a lot of Western countries. This is mainly because in Budapest the university campuses that encompass all facilities are not usual, and some of the hostels were built kind of outside the city – I would guess it can be explained with the lower land prices. Campuses are more usual, again, in the smaller university towns.

An average hostel room has 2-4 beds, and it is still common that the rooms do not have their own, separate bathroom, but these facilities can be found at the end of each corridor. Naturally, the newer or recently renovated hostels are providing better facilities.

Funding of construction and maintenance of student housing

There are approximately 43 student hostels in Hungary, most of them are owned and maintained by the universities themselves. There are also ones maintained by PPP constructions, and a few of them are rented by the universities.

The actual choice between housing options

According to a research made by penzcentrum.hu, in bigger university cities like Pécs with 33 000 university students (where the percentage of students who can get room at the student housing estate is low), students and their parents tend to invest in buying property. „The decisive factors for them are price and the situation of the property, while quality is a less important issue. Mostly they buy 'panel' flats with a minimum of 1,5 rooms, as this way they can rent one of the rooms out while living in the other one. The money they obtain from renting out is going either for the costs, or – in case of buying the property from a loan – on re-payment. It is more common to rent a flat or a room than buying it.

4. Openings towards the detailed study

Describe briefly your own "housing career" as a student

My housing career as student was, I can say, better than the average. Before I started university in Budapest, my sister has already been living and studying there for three years. My parents decided that it was probably a better idea to invest in a small flat than paying rent for the both of us for about 9 years, so they bought a small flat (35 m2) even before I moved to Budapest, where my sister lived with

one renter. Then, I moved in with my sister; it was situated about 30 minutes from my, and about 40 minutes from my sister's university. The next year - for personal reasons – we sold the flat and moved to a little bigger one, which was also closer to the centre. As my sister spent a semester in Paris, I rented out one of the rooms to one classmate. The next semester I left the country, and my sister rented it out to someone. The next year I spent in Spain, and when I came back, my sister moved together with her boyfriend; thus for the last year of the university I rented out one of the two rooms to a friend.

What is typical for student housing in your country?

The most typical for a student is to try to get a bed in one of the student hostels operated by the university they attend. As it is very hard to do, as detailed earlier, the other common thing is to rent a smaller flat with friends, or, if the budget of the family allows it, to invest in a property. It is very common for students to go to university to another city than where they grew up, thus the number of students living with their family is relatively small.

In your opinion, what are the most difficult / urgent problems that should be resolved?

In my opinion, the biggest problem relating the higher education in Hungary is that the number of universities, thus the number of graduates is too high. There are private schools offering a low level of training, but sending out graduates every year to the job market. It is very hard for them to find a job because of the quality of their degree, thus the number of unemployed graduates is pretty high in the country. Still, people want their kids to have a degree rather than training them to any profession – which results in a decreasing number of manual labourers.

Regarding student accommodation, it is a common problem that nor the universities, nor the state have money to renovate them, or to keep them in a good shape. Besides that they only provide housing to a very limited segment of students, the services and quality they offer is also low.

NETHERLANDS

1. General background information

Population	16 357 000 (2007)	
		Population of the city
Biggest cities	Amsterdam	761 395
	Rotterdam	584 856
	The Hague	485 818
	Utrecht	301 632
	Eindhoven	212 679
	Tilburg	203 492
Urbanization rate	82%	
Official languages	Dutch	
	Frisian	

The overall structure of the country's higher education

Cities where the universities are concentrated	Amsterdam Utrecht Rotterdam Groningen Maastricht		
Most important/largest universities of the country	University (English name)	City	Number of students
	Utrecht University	Utrecht	28 000
	Amsterdam University	Amsterdam	25 000
	Groningen State University	Groningen	22 000
	Erasmus University Rotterdam	Rotterdam	21 600
Total amount of undergraduate students (BA + MA)	205 000 (2006)		
Total amount of international students	4391 (2006)		
	Public	Private	
The share of students between private and public universities		Only 1 private university (Nyenrode Business Universiteit)	

2. Student lifestyle

The typical forms of funding studies

Dutch fulltime students get student finance from the Central Government as well as a public transport annual season ticket. All students receive a *basic grant*. If necessary students can apply for an *additional grant* and an *interest-bearing credit loan*. The student finance is provided as a regular scholarship but will be reversed into a donation when a student successfully finished his first year. The *interest-bearing credit loan*, however, always have to be repaid by the student.

The Dutch government determined a minimum amount of money to support life. In 2007 this minimum has been set at € 392,04 for students living at their parental homes and € 572, 92 for students living away from their parental homes. For most students the state support is obviously not enough. Therefore 80 percent of the Dutch students have an additional job for about 16 hours a week. Because of that most students accomplish their study approximately 1,6 years later than required. Another problem for

Dutch students is related to the financial dependency to their parents. Only 20 percent of the parents actually pay the contribution that their children really need. All this results in delay and high debts.

According to EuroStudent report, different sources of students income divide to: direct student allowance from state (27%), Parents's support (28%) and Part- or Full time work (43%).

Age of alumni: The average age of students, when finishing their studies, is 25

Average age of the university students: The average age of the student is 24, 2

3. Policy and provision of student housing

The main supplier of student housing in the country

In The Netherlands only a few universities have some fundamental character traits of such a campus: Twente University of Technology, Nyenrode Business University, University College Utrecht and the Roosevelt Academy.

Most of them found accommodation without involvement of Universities or official government institutions, however this numbers varies between the different regions. According to the Dutch law, house owners are not permitted to receive more than a maximum rental price. This rental price depends on different matters like floor space and (public) facilities. The maximum rental price will be calculated by the so-called *points evaluation system*. Unfortunately, many private house owners in the most popular regions ignore these laws. Basically there are six forms of student housing in The Netherlands:

Social housing or private housing accommodation A significant share of all students living away from their parental homes find housing accommodation via *housing corporations* or via private house owners. A housing corporation operates on a non-profit-making basis and provides accommodations for lower income groups. To be eligible for this kind of accommodation students usually have to be put at a waiting list (with waiting periods varying from a month to several years). Therefore lots of students rent an accommodation at a private (and sometimes far more expensive) lodging- house keeper.

Student flats Most university towns allocate *student flats* for the students who join the local university. In this accommodation students share facilities like kitchen and bathroom. Usually these accommodations are being managed by student foundations.

Parents In order to deal with the lack of suitable student accommodations, an increasing part of all parents buy a house for their children. In many cases, friends of the student rent a chamber in this property during this period.

Landlady In The Netherlands, this kind of housing is hardly popular amongst students. Usually students consider this as a temporary solution.

Anti squat living In case a property (house/office) has not been used for over a year, people are allowed to squat the property. To prevent the properties from being squatted, owners often temporarily rent it out to 'anti-squat-residents'. As the property is being used, it cannot be squatted. Owners can easily terminate these anti-squat-contracts (in contrast to ordinary rent contracts), and ask lower rental prices in return. Just like renting a chamber at a landlady, anti-squat-housing is less popular than other forms of student housing, mainly because supply is lower.

The Dutch policy in student housing

The local authorities are concerned with the Dutch student housing policy. Together with other partners (mainly housing corporations) they draft their own policy and draw up plans. The central government only stipulates the global conditions in that. The Ministries of OCW and VROM usually are involved in

this matter: they are concerned with legislation and financial administration of student housing. In all other ways the local authorities are competent to go their own way.

In most of the Dutch student towns there is a big housing shortage. A housing study performed by the Dutch student union proved that the amount of student accommodations lays between 35,8 and 100,8 chambers per every 100 students. Most of the Dutch student towns are simply unable to meet the demand. Therefore graduated people are forced to stay in their student house till they can afford a more suitable accommodation. In Leiden, Utrecht and Amsterdam the shortage is alarming.

Specific good models in building student housing

During the last years a lot of initiatives to create more student accommodation have been set up. More often the council is trying to make better use of the temporary possibilities that are available. This can for instance be done by making use of 'container housing': these destructible buildings are being shipped in and placed on undeveloped land that is expected to be developed in a couple of years. Once the development of the area starts, the destructible buildings will be moved to another undeveloped area.

The same holds for asylum seeker centres that are no longer being used for its original purpose. When being empty, they can easily be filled with students. The same holds for housing in empty office buildings. The last option is often not that easy though. Many adaptations need to be made to an office building before it can be used for student housing. This was easier for the cruise ship that is being used for student rooms nowadays in the centre of Amsterdam.

Another initiative worthwhile mentioning is Casa 700 in Amsterdam. These rooms are available for students all year long except for the summer holidays. Then all rooms are being rented out as hotel rooms. Furthermore, an increasing part of all housing agreements nowadays have time limits, which means that their contract will be terminated when students have graduated. This means results in a bigger amount of student accommodation for starting students. However, the only structural solution seems to be the construction of extra student complexes.

The actual choice between housing options

According to Eurostudent Report⁵⁴ 31% of the students live in their own lodging/private flat/ and 37% are living with parent/relatives. Almost one third of students, 32% live in student halls.

In many cases students follow a certain 'housing career'. Students often start their career in a small chamber and pass on to larger and more comfortable accommodations at more attractive locations later on. Generally, Dutch students tend to move to the city centre and therefore leave their old chamber in one of the suburbs, which makes that these rooms are available for new students again.

4. Openings towards the detailed study

Describe briefly your own "housing career" as a student

In accordance with the description up here, my own housing career started in a small chamber in one of the less popular neighbourhoods of the town. Thanks to one of my friends I could move to a more comfortable accommodation in the city centre after a while. However, I have lived there for only a very brief period of time, because within a couple of months I started up a new life with my boyfriend.

What is typical for student housing in your country?

The Dutch student housing system is unique in the meaning of the way student find their accommodation. Most of them find a chamber in the 'informal scene' or via the internet. Finding an

⁵⁴ Eurostudent, 2005

accommodation by yourself is a necessity because students hardly receive support from the central government. And as we noticed before, Holland doesn't have a campus cult either. Therefore, students depend on friends, acquaintances and student unions to a great extent. Anyhow, Dutch student life is pretty well organised: a substantial part of all student become member of student unions, students clubs and sport clubs.

The Dutch housing system is unique in Europe as well. In this system, an accommodation is being valued according to a scoring system in which every score results in a maximum rental price. This system protects lower income groups against their landlords. This seems to be very generous; however, according to my own experience a significant part of all property owners ignore these rules.

In your opinion, what are the most difficult / urgent problems that should be resolved?

The Netherlands has a structural and pinching shortage of affordable student accommodations, especially in the western regions of the country. The lack of flow through the housing market results in stagnation in students housing career, which make it even more difficult for starting students to find a chamber. As other houses get more and more expensive as well, more people tend to stay in their student rooms after having graduated to save money for the rent/purchase of their first 'real house'. Although local authorities found many temporary solutions (container housing, office parks, mixture of hotels and student rooms, etc) there seems to be no structural solution. The only durable solution however is to build a lot of extra student complexes. In my opinion the central government has to undertake this arduous task!



Hiphouse in Zwolle, the Netherlands by Atelier Kempe-Thill. High-quality student housing through radical economisation of the project.

POLAND

1. General background information⁵⁵

Population	38 125 479 (2006, Dec)	
	Population of the city (2007)	
Biggest cities	Warszawa	1 702 139
	Lodz	760 251
	Krakow	756 267
	Wroclaw	634 630
	Poznan	564 951
	Gdansk	456 658
	Szczecin	409 068
	Bydgoszcz	363 468
Urbanization rate	61, 3% (2006, Dec)	
Official languages ⁵⁶	Polish	
	Belarusian (in 1 municipality)	
	Kashubian (in 2 municipalities)	
	Lithuanian (in 1 municipality)	
	German (in 16 municipalities)	

The overall structure of the country's higher education⁵⁷

Cities where the universities are concentrated	Warszawa Krakow Lodz Wroclaw Katowice Poznan Gdansk			
	University (English name)	City	Number of students	
Most important/largest universities of the country ⁵⁸	University of Warsaw	Warszawa	56 633	
	Adam Mickiewicz University in Poznan	Poznan	50 964	
	Jagiellonian University in Krakow	Krakow	44 208	
	University of Wroclaw	Wroclaw	39 061	
	University of Lodz	Lodz	37 945	
	University of Silesia	Katowice	37 386	
	University of Warmia and Mazury in Olsztyn	Olsztyn	36 022	
	Nicolaus Copernicus University in Torun	Torun	34 835	
	University of Szczecin	Szczecin	34 254	
Total amount of undergraduate students (BA + MA)	1 941 445 (2006, Nov)			
Total amount of international students	11 752 (2006, Nov)			
	Public	Private		
The share of students between private and public universities	1 301 132 (67% of total)		640 313 (33% of total)	

⁵⁵ Central Statistical Office, 2007

⁵⁶ <http://pl.wikipedia.org/w/index.php?title=Polska&oldid=12208560a>

⁵⁷ Central Statistical Office, 2007

International students as submarket

Universities decide individually how student housing is offered to foreign students. Management of accommodation in student housing for foreign students depends on the form of their studies in Poland. Full-time student's accommodation is managed by the general Office for Students Affairs. Short-term students are served by the International Relations Office. Erasmus students are served by an officer responsible for Erasmus program and accommodation for them is reserved by the officer so that everybody who requests a place actually gets it.⁵⁹ Most short-term and Erasmus students live in student housing – they are usually clustered together in international student houses.

2. Student lifestyle

The typical forms of funding studies⁶⁰

Part- or full-time work and parent's support are the main sources of income, comprising both 63% of the weighed data. Excellence scholarship (17%) and welfare support (16%) were mentioned as other biggest sources of income. Loan/credit (8%) was not as important, followed by housing support (7%), other grants and scholarships (4%), other sources of income (3%) and pension (2%). As the students have various forms of funding studies, the sum of the percentages is not equal to 100.

Targeted support for housing cost

There are two forms of housing-related support for students: they can receive a place in a university-run student house and/or receive financial support for housing cost. Students can receive one or both forms of support. The financial support can be spent on paying a room in a student house or on renting a room/flat on the free market.

Criteria for both forms of support are the same and must be fulfilled jointly:

- income per family member is below 572 PLN (ca. 160 EUR) per month
- he/she does not live with his/her parents or other family members (does not matter if it is a student house or a private rental apartment)
- his/her permanent place of residence is further than 50 km from the university.

These criteria are never relaxed in case of financial support for housing cost. However, they can be relaxed in case of applications for places in student houses if there are free places left. For example, in 2007/2008 the University of Warsaw was prepared to support 1000 students and there were only 800 applications that fulfilled the criteria.

There is a total of 78 981 students (2006, Nov) receiving only housing support or supports/ scholarships that include housing support.

Age of alumni⁶¹ There is no average age given. However, the number of alumni and their age when finishing the studies in the academic year 2005/2006 is following:

Age when finishing studies	Number of alumni
23 and less	40 007
24	40 259
25	101 826
26	61 529
27	34 218
28	19 703

⁵⁸ http://www.perspektywy.pl/index.php?mid=rsw_wyniki_2007#1

⁵⁹ http://www.bwz.uw.edu.pl/eng_version/accommodation.htm

⁶⁰ Gemius, 2008

⁶¹ http://www.perspektywy.pl/index.php?mid=rsw_wyniki_2007#1

29	11 935
30	8 985
31 and more	75 506

Average age of the university students:⁶² Data from an on-line survey (N=1321) indicated the average age of 24,31. However, the number of students and their age when finishing the studies in the academic year 2005/2006 is following:

Age	Number of students
18 and less	6644
19	149611
20	171286
21	181652
22	165146
23	147114
24	71083
25	29105
26	12983
27	5798
28	3044
29	1796
30 and more	5106

How long does a student approximately live in student housing?⁶³

62% of the students have lived in only one student house and 27 % in two student houses. Only 3% of the students have lived in more then 3 student houses (Data source: gemiusAdHoc May 2008). 62% of the students have never moved during their studies. 15% of students has moved once, 8% of the students have moved twice and 6% of the students 3 times. The data showing the number of years students live in student housing, is following:

less than one year	29%
1	11%
2	22%
3	13%
4	14%
5	7%
6 years	3%

2.6 Families and student housing

Families are allowed to live in university-run student housing. Married couples with or without children , as well as single mothers and fathers are also entitled to have their own room (single/double) and an individual bathroom (standard higher than average).

3. Policy and provision of student housing

The main supplier of student housing in the country ⁶⁴

Only universities provide their students with subsidized housing opportunities.

⁶² ibid

⁶³ Gemius, 2008

⁶⁴ http://www.perspektywy.pl/index.php?mid=rsw_wyniki_2007#1

	public higher schools	non-public higher schools	total
number of student houses	444	55	499
number of beds	137 473	6 491	143 964
number of students accommodated	121 485	5 178	126 663

Funding of construction and maintenance of student housing⁶⁵

Universities' costs of renovation of student housing and student cafeteria's (aggregated data)

	public higher schools	non-public higher schools	total
amount in thousand PLN	142 167,0	750,1	142 719,1
amount in thousand EUR	40 619,1	214,3	40 776,9

Approximate currency exchange rate 1 EUR ≈ 3,5 PLN

There are no new student houses being built at the University of Warsaw. Data about funding of construction and maintenance of university-run student houses are unavailable.

Specific good models in building student housing

Our sources do not quote any particularly good models of newly built student housing. Most student houses were built many years ago and they are gradually being renovated. The system of supply and demand of student housing opportunities seems to be fairly stable.

The actual choice between housing options

Only 12% of students mentioned living in student housing. Majority of the students, 47% of the respondents, had lived with family/relatives. 23% of the students rented apartments (alone/with friends/with partner) and 20% in own apartment/house. 13% of respondents rented a room. As the students have various forms of funding studies, the sum of the percentages is not equal to 100.

4. Openings towards the detailed study

Describe briefly your own "housing career" as a student⁶⁶

'For the first three years I lived in a student house changing my room twice. (...) I lived in a student house of the University of Warsaw at Kicki Street that is quite typical for Polish student housing. I lived there for several years, about four or five, from the very beginning of my studies till I found a job and bought my own flat where I'm living with my wife right now.'

'I shared a room with my wife for the last two years in a dormitory opposite to the previous one. It was a double room in a unit that consisted of two such rooms. The standard was similarly low as in previous places, the only advantage of it was more space in the room and personal toilet and shower common for the unit. A few of my colleagues lived in the dormitory also with their children.'

What is typical for student housing in your country?⁶⁷

⁶⁵ *ibid*

⁶⁶ Interview with Michał

⁶⁷ *ibid*

(...) generally students stay at dormitories no longer than two or three years and then they move to flats rented in the city. Many of my friends left the dormitory after two or three years because the difference between prices of dormitory rooms and flats of the similar standard in the city was not very large at that time. The situation changed a few years ago when the real estate market boomed resulting in higher rents, so students came back to dormitories.'

Standard of student housing

'At the ground level there were TV-room, laundry, study-room and some storage-rooms. (...) We used special magnetic cards to get to the dormitory, only inhabitants could access the building. Guests had to report their visit at the porter's lodge and leave their id-cards. The main entrance was also monitored because the neighborhood was quite dangerous.'

'There were identical three person rooms poorly furnished and badly equipped. Everyone had his/her own bed - in other rooms you could find also double level beds. Things like: wardrobes, desks, lamps and fridges were shared – all of this in quite bad condition. We didn't have much privacy, but it could be counted also as an advantage because it made everyone to live more common life and share their problems with others. Inhabitants of the dormitory used to meet in long corridors and in common facility rooms like the kitchen. There were also common bathrooms, showers and toilets at the end of the corridor. Construction of the dormitory was concentrated around this main corridor that transected five floor building. There were rooms and facilities on both sides of it.'

'Generally speaking, social life took place in the corridors, we were taking some blankets and spending time chatting. (...) I played guitar frequently, sometimes people joined me to play and sing together. We used to organize small evening parties with music and drinks. One could rent a small ballroom and have a big party for special occasions like birthdays, name days, New Year etc. The dormitory I lived in was famous amongst others because of the parties – we always had great time there.'

In your opinion, what are the most difficult / urgent problems that should be resolved?

'The biggest problem to resolve is standard of buildings, facilities and equipment. In my opinion rooms are overpopulated: three persons per less than 20m² is definitely too dense! You need minimum privacy that cannot be disturbed by anyone, even if you are a very sociable individual. Single rooms that have good communication with other rooms i.e. sharing common bathroom, toilet and kitchen would be a better solution. Small houses for several students clustered in one campus with some student activity centers: a cinema, a theater, a social meeting point or a club would be even better. The problem with commuting to the university would be resolved then as well. Now most dormitories are spread all over the city.'

I would reduce the number of people per room. Also change of furniture and equipment is necessary. I would recommend arrangement of some social space on every floor to avoid use of uncomfortable corridors - now there is some empty space near staircases that could be used for that purpose. Dormitory administration could put some armchairs, tables, shelves and arrange the space more comfortable.'

Are there good examples or model solutions for providing student housing that should be disseminated elsewhere in Europe?

Jelonki in Warsaw⁶⁸ – the iconic student housing area ⁶⁹

Jelonki neighbourhood is an iconic student housing area in Northern Warsaw. It was built in 1952, originally as a settlement for Soviet workers who were building the Palace of Science and Culture. It constituted an independent urban unit, consisting of single family houses for the management staff and barracks for the labour force as well as a cinema, a canteen, a club, a library, a post office, a bath house and a boiler-room. It was surrounded by barbed wire fence and guarded by armed soldiers. In 1955, after construction of the Palace was completed, the estate was turned into student housing for nearly 3000 students. Wooden houses have been colourfully painted, and the area became a student town, with lots of greenery, charming streets and little houses. After a bus line was established to connect the area with the city centre, the place soon became famous for its vibrant student nightlife and small scale cultural events (such as poetry nights).

Renting from seniors

What is interesting for student accommodation in Poland, is the phenomenon of students living with seniors. In many cases it is a win-win strategy. Seniors can support their (usually very low) retirement pensions with additional income and they have company (particularly important for widows and widowers). Students can have fairly cheap accommodation and some guidance and advice. I personally [JS] know cases of such arrangement that were very rewarding for both interested parties.



Jelonki student village

Give a hint of sources of good concrete projects, which will be an important subject of the 2nd phase.

1. University campus of AGH University of Science and Technology in Krakow (Akademia Górniczo-Hutnicza im. Stanisława Staszica w Krakowie)
2. Military University of Technology in Warsaw (Wojskowa Akademia Techniczna)
3. Student neighbourhood Kortowo in Olsztyn
4. Campus of Warsaw University of Life Sciences (Szkoła Główna Gospodarstwa Wiejskiego w Warszawie)
5. Student housing of The College of Social and Media Culture – a private school run by an extremely controversial Catholic priest
6. Student housing of the Business College National-Louis University in Nowy Sącz (Wyższa Szkoła Biznesu w Nowym Sączu)
7. A student house in Leszno run by a private owner
8. Student housing of Warsaw University of Technology
9. Old town house in post-industrial city of Lodz that was renovated and turned into student apartments

⁶⁸ [http://pl.wikipedia.org/w/index.php?title=Osiedle Przyja%C5%BA%C5%84 %28Warszawa%29&oldid=12108822](http://pl.wikipedia.org/w/index.php?title=Osiedle_Przyja%C5%BA%C5%84_%28Warszawa%29&oldid=12108822)

⁶⁹ <http://miasta.gazeta.pl/warszawa/1,80371,4120807.html>

SPAIN

1. General background information⁷⁰

Population	45 200 737 (2007)	
Population of the city		
Biggest cities	Madrid	3 132 463
	Barcelona	1 595 110
	Malaga	561 250
	Sevilla	699 145
	Valencia	797 654
	Zaragoza	654 390
Urbanization rate	77%	
Official languages	Spanish	

1.2 The overall structure of the country's higher education

Cities where the universities are concentrated	Madrid Barcelona Sevilla Valencia		
Most important/largest universities of the country	University (Spanish name)	City	Number of students
	Autónoma de Barcelona	Barcelona	36 219
	Politécnica de Catalunya	Barcelona	31 533
	Universidad de Barcelona	Barcelona	53 647
	Complutense de Madrid	Madrid	78 646
	Universidad de Granada	Granada	56 888
	Pa'is Vasco	Bilbao	47 665
	Universidad de Sevilla	Sevilla	59 012
Total amount of undergraduate students (BA + MA) ⁷¹	1 423 396		
Total amount of international students ⁷²	75 914		
	Public	Private	
The share of students between private and public universities	90,20%	9,80%	

International students as submarket

Not a submarket. In regards to foreign students, the choices seem to lie mainly within a university residence, private rental or host families. This last choice is widespread as it allows foreigners to practice their language skills and become acquainted with local forms and customs. The cost is within the range of private room rental and it usually includes complementary services such as food and laundry

2. Student lifestyle

The typical forms of funding studies

Universities and special associations tend to give out grants and scholarships, either partially or fully. Some of these extend to housing costs, like in the case of the Colegios Mayores which usually have a set amount of funds to support discounts and full coverage of the housing fees for some students. In

⁷⁰ Instituto Nacional de Estadística

⁷¹ ibid

⁷² Data and Statistics of the University System, 2006-2007. Ministry of Education and Science

addition to having these funds for financial support to students, the Colegios Mayores are subsidised by different agents: the religious association to which they are linked, the University to which they are coupled or even the government, particularly on a municipal level. These help to keep the costs down and provide the means to maintain low fees. Municipal governments and financial institutions provide partial grants for the aid in housing costs to specific students. The process for applying is, in the most part, similar to that of scholarships but is mainly focused to the financial need of the student instead of considering other factors such as grade point averages. However, the amount of these types of scholarships is not high and is not reachable to the vast majority of students. Foreign students also have access to grants but are mainly those that are available from their country of origin be it a specific organisation or through a governmental agency. In these cases, they receive a monthly allowance to partially or fully cover their living expenses.

According to EuroStudent report, different sources of students income divide to: direct student allowance from state (9%), Parents's support (45%) and Part- or Full time work (45%).

Targeted support for housing cost

The Housing Program for Young People, available to those between the ages of 22 and 30 since the beginning of 2008, is funded by the government and managed on a municipal level and provides financial support to applicants with the purpose of facilitating emancipation from the family household. This translates into a monthly aid of 210 euros as well as single payments of 610 euros for deposits and 120 euros for legal fees. Although some students are able to apply for this financial support, the age requirements limit the availability to most university students. However, as of January 2008, 450.000 young people had applied for it, many of those still within completing their university degrees.

Age of alumni

Age when finishing studies	Number of alumni
21 and less	18 051
22	20 141
23	30 315
24	29 709
25	23 636
26	17 903
27	13 249
28	9 289
29 and over	30 797

Average age of the university students: The average age of the student is 24,9 years

How long does a student approximately live in student housing?

Student housing tends to be more popular with first year students and international students as most of the non-local student population chooses private flat rental once they have become familiar with the university population and the city. It is often found that students search for flats once they have made acquaintances in the city of new residence.

3. Policy and provision of student housing

The main supplier of student housing in the country

The housing choices for University students in Spain mainly fall within three categories: Colegios Mayores and University residencies, private dwellings or family home.

Student halls The Colegios Mayores are student residencies that can be either partnered or independent from a University, although they are commonly associated with a specific university and are administered under its governance. University residencies are what are commonly known as dorms in most countries and work as part of a University campus. What distinguishes a Colegio Mayor from a University Residence is basically the manner in which students lead their lifestyles. The former work in a more traditional manner and are often associated with religious practices. Members are encouraged to take part in collective activities and meals and a sense of community is sought. Many are gender exclusive or destine different areas of the residence to each sex. It is not uncommon for Colegios Mayores to have strict rules and curfews. In contrast, University residences install no lifestyle structures or communal activities and tend to be of a secular nature. These fit more within the concept of commonplace student housing.

Living with family Many Spanish students, especially those whose family homes are within big cities or study centres, choose to remain within the family household for the duration of their university degree. This can be explained by two equally important factors: housing cost and socio-cultural background. As will be explained further on, the housing market in Spain is under a critical amount of stress due to rising costs. The last few years have been witness to a steep increase in rental prices. Like many Latin countries in the world, the concept of family in Spain is of a traditional nature. Young people usually choose stay within the family household during university if there is no practical need to move, and move out of the household once they have obtained their diploma. They value the comfort of the family home and lifestyle. Furthermore, it entails a considerable financial saving. The main reason a student would choose to move away during his studies would be the distance between the university and the home.⁷³

Rental flats: According to the Housing Ministry people between 18 and 35 years amount to 23.9% of the tenants, making it the second largest rental group in the country. Rental flats are common among students. Like it was explained beforehand, once a student has established a social network within the new environment, he/she tends to search for flat to rent with a group of students. The cost of renting a flat is high when considering additional costs like deposits and legal fees. In Spain it is common for a landlord to require a legal guarantee from the future tenants in order to rent a dwelling. These additional costs can run up to three times the monthly rent and it is difficult for a student to assume the expense. Those students that can't afford to establish a rental contract can rent a single room from a previously rented flat or from the so-called "student flats". There is an offer of real estate companies specialising in student rental in Spain and rooms are let individually. There exist about a dozen providers such as this in the Madrid area, however, many of these flats are not of the highest quality and are poorly maintained. The vast majority of students choose to search for a room to rent individually. The rise of Internet sites to offer and search for dwellings has risen considerably in the last few years. In Spain, there are two main housing search websites: "loquo" and "idealista". Both of them offer the possibilities to rent flats and bedrooms in shared residences, and contain forums and blogs to aid prospect renters. When studying these sites, it is evident the type of choices students are looking for. Usually, in Spain, students search based on price, a location close to University and preferably to the centre of the city as well as close to transport connections. Social life in this country plays a vital role in young people's lives and this becomes evident when choosing a dwelling location. Spain is renowned for its cultural scene and nightlife.⁷⁴

The actual choice between housing options: 69% of Spanish students live with their parents/family, 8.5% live in university residences, and 22.5% live independently

⁷³ Information obtained from interviews conducted during April, 2008, with students and former students of Spanish origin

⁷⁴ *ibid*

4. Openings towards the detailed study

In your opinion, what are the most difficult / urgent problems that should be resolved?

The type of housing that ranks highest in demand are flats sized from 60 to 90 square meters and account for 49% of total rental homes. This would include both student tenants and young couples. Housing problems are becoming an important issue in Spain and the scope of this can be witnessed from the economical, political and cultural milieus. In the recent elections, housing became one of the central themes to the candidate debates. Rising costs, limitations of space and sustainability are at the core of the issue. This has led to some new alternatives to housing in general and more specifically aimed at young people and students.

The Universidad Complutense of Madrid in association with non-governmental organisation Solidarios launched in 1995 the Program for Shared Dwelling between Senior Citizens and Students. This program acts on a twofold objective: as a social program for the care and integration into society of the elderly and as an affordable alternative to housing for students. The University and the NGO act as the meeting point between the two groups and carry out the selection of the prospective participants. In terms of the student, the requirements are to be registered in the University, to have limited financial resources, to have had experience in volunteering and preferably to have had close contact with elderly people previously as well as consent from the student's family. In regards to the elderly, they must live in a residence which is capable of receiving an extra inhabitant (in terms of space, hygiene, etc.) and must not be severely handicapped or have a mental illness. Unfortunately, there are no statistics or information in regards to the functioning of this program or its success. However, many other municipalities and Universities in Spain have launched this program, and even some student housing providers have begun offering this type of arrangements. Aluni.net provides this service at a rental cost of 90 Euros per month or by negotiation with the elder person depending on their care needs.

UNITED KINGDOM

1.General background information

Population	60 587 000 (2006)	
Population of the city (2001)		
Biggest cities	London	7 172 091
	Birmingham	970 892
	Leeds	715 404
	Glasgow	577 869
	Sheffield	513 234
	Bradford	467 665
	Edinburgh	448 624
	Liverpool	439 477
Urbanization rate	90%	
Official languages	No constitutionally defined official language	
	English (spoken monolingually by 70% of population)	
	Welsh	
	Scottish Gaelic	
	Scots	

The overall structure of the country's higher education

Cities where the universities are concentrated	London Manchester Glasgow Oxford Leicester Newcastle Lancaster		
	University (English name)	City	Number of students
Most important/largest universities of the country	Open University	no campus	173 015
	University of Manchester	Manchester	39 985
	University of Leeds	Leeds	36 205
	University of Nottingham	Nottingham	32 620
	Manchester Metropolitan University	Manchester	32 215
	University of Birmingham	Birmingham	30 520
	University of Warwick	Warwick	29 795
	London Metropolitan University	London	37 000
Total amount of undergraduate students (BA)	1 803 425 (2006)		
Total amount of higher education students	2 340 000 (2006)		
Total amount of international students	351 470 (2006)		

The share of students between private and public universities The only two universities which are considered privately financed are University of Buckingham and Richmond University. They are considered to cater largely to overseas students. Richmond University hosts less than 2,000 students and its own campus offers accommodation to most of its students, specially the ones in the first year of studies. University of Buckingham is considered as the only university independent of direct government support in the United Kingdom and hosts less than a 1,000 students from over 80 different countries. Students at the University of Buckingham are required to live within or around Buckingham during term time and the university guarantees accommodation for all new students.

International students as submarket

International students can be considered as an independent submarket since they have specific advantages, disadvantages and accommodation needs. They normally choose university accommodation such as student halls because they benefit from the ancillary services and pastoral care that accompanies professionally managed accommodation. Normally foreign students, together with first year students have preference to obtain rooms in university accommodation. Overseas students tend to require accommodation in the UK for a full year and demand better quality accommodation.⁷⁵

2. Student lifestyle

The typical forms of funding studies

Up to about an 82% of students takes student loans to fund their high education studies.⁷⁶ Student loans are low interest loans provided by the Government, and the way most students finance their living and study costs whilst in higher education in the UK. Student Loans for Maintenance are available to cover living costs.

About a third of students (34%) has an overdraft from the bank, a lower number of students has a credit card (14%) and 12% of students borrow from their parents.⁷⁷ In spite of the popularity of loans, families still play an important supporting role. While only 12% of students borrow from their parents, the majority receive some form of financial support and most of them (88%) would ask for help to a family member if they got into financial difficulties⁷⁸. Many students have a paid job when they are studying to provide money for basic essentials (41%) and the majority work in low skilled jobs such as bars or retail⁷⁹.

Bursaries can be provided by universities which charge UK students more than £2,700 a year for a course. The amount varies between £300 and £5,000 per year depending on the student's circumstances. Scholarships are often provided by universities to those students who have achieved exceptional academic results or by outside companies or organisations.

Competition for grants is very tough in the UK since students should meet strict requirements, normally based on household income, in order to be eligible.

University grants are available to those students from low income families and they are assessed on the student parents' income. There are non-repayable Maintenance Grants or up to £3,265 a year, bursaries and Special Support Grants of up to £3,265 a year for new full-time students from lower income households and students who are eligible to receive benefits such as Income Support or Housing Benefit while they are studying. However, they are difficult to obtain and according to the National Union of Students they are insufficient to meet students' needs⁸⁰.

Hardship loans and grants are also available at the discretion of individual Universities to assist students in severe financial difficulty with a maximum of £500.

Targeted support for housing cost

Full-time students are not normally eligible to obtain housing benefit. However, students are able to claim housing benefit in specific circumstances⁸¹:

- Students on a part-time course

⁷⁵ Savills, 2007

⁷⁶ UNITE, 2006

⁷⁷ *ibid*

⁷⁸ *ibid*

⁷⁹ *ibid*

⁸⁰ Uzowuru, 2008

⁸¹ NUS, 2006

- Disabled students
- Students responsible for children;
- Students receiving income support or income based jobseeker's allowance;
- Students receiving a state pension;
- Students who leave a course temporarily because of illness or caring responsibilities

Age of alumni: UK students finish their bachelor degree when they are approximately 22-23 years old. Once they obtain their bachelor degree they can choose to continue studying. There are a range of postgraduate studies from master degree (1-2 years) to doctorates (3-4 years).

Average age of the university students: The average age of all students is 28⁸²

How long does a student approximately live in student housing?

The average contract length in university accommodation is 39 weeks. Sometimes, they offer self-catering en-suite; this type of tenancy tends to be slightly longer (40 weeks).

In contrast, the average contract in private halls of residence is 45, which makes them more expensive. Houses, flats and partnership-agreement halls normally offer contracts ranging from 42 to 45 weeks and some of them only offer a full year contract of 52 weeks⁸³.

Undergraduate students would have substantial economic benefit from 42 weeks contracts since only some overseas students and postgraduate students may need a contract of 52 weeks.⁸⁴⁸⁵

Families and student housing

Most university managed halls provide accommodation to disabled students (96%), couples (50%), students with dependants (40%), and students with caring responsibilities (33%). Whereas less private providers cater for disabled students (87%), students with dependants (7%) and students with caring responsibilities (7%) (NUS, 2007).

From the NUS's point of view, there is also not presently enough accommodation for disabled people, families and students with dependents, families. Most universities offer accommodation for new families and pregnant students but there is not enough and usually it is not good quality accommodation. One of the reasons could be the overwhelming tendency of large private providers towards building a standardised luxury self-catered en-suite student accommodation.

Students establishing a family can stay in student accommodation, depending on the availability of appropriate accommodation and the different policies in different universities. However, they may prefer to move to private housing in order to find a type of accommodation better adapted to their needs and with a higher degree of intimacy and independence (Daly, 2008).

3. Policy and provision of student housing

The main supplier of student housing in the country

The private market supplies most of the student housing in the country, in its majority individual private landlords. There is an imbalanced offer and demand across the UK. Cities like London are being severely undersupplied whereas there is a student accommodation surplus in cities like Leeds, Liverpool and Manchester⁸⁶⁸⁷.

⁸² Eurostudent Report, 2005

⁸³ NUS, 2007

⁸⁴ Daly, 2008

⁸⁵ Savills, 2007

⁸⁶ NUS, 2007

⁸⁷ Savills, 2007

The large private providers of student accommodation have offered a majority of self-catered en-suite accommodation, raising the quality, but also raising the rents to a point in which many students cannot afford to live in these luxury developments⁸⁸. The high rents of this type of accommodation and the rise in the university fees in the last years has contributed to an increase in the number of students living with their parents and living in HMOs, leaving empty rooms in some private purpose-built student accommodation⁸⁹.

The largest private student accommodation developers in the UK are Unite Group Plc (34,930 beds), UPP (15,682), Opal Property Group (13,157).

Funding of construction and maintenance of student housing

Universities in the UK need to offer good quality accommodation, amongst other services, in order to attract overseas and UK students. However, they do not have enough funding to invest for non-educational purposes. Universities are mainly funded by student fees and funding from the government for research but they do not receive any funding for student accommodation.

In this way, an increasing number of universities are establishing partnership arrangements with private providers and seeking to transfer the responsibility of ageing stock to the private sector. This, together with a number of large scale private operators entering the student accommodation market has affected the number, price, quality and type of accommodation in the student housing market.

Most of the construction and maintenance of student housing is funded by the private sector and dependent on the private market.

Specific good models in building student housing

Codes of Practice All houses of multiple occupation (HMOs) and higher education institutions providing accommodation are regulated in England and Wales in order to set a good model and impose minimum standards. Since the Housing Act 2004 all HMOs in England and Wales need to be licensed and meet a set of legal standards. Higher education institutions and private higher education providers were also regulated by a code of practice approved by the Department of Communities and Local Government (DCLG).

In April of 2006 the Parliament approved 3 codes of practice for the higher education sector:

- The Universities UK Code of Practice for University Managed Student Accommodation.
- The Accreditation Network UK Code of Practice for Student Accommodation Managed by Higher Education Establishments (HEE's)
- The Accreditation Network UK Code of Practice for Student Accommodation Managed by Undertakings Subject to HMO Licensing [in effect this means private suppliers of student accommodation]

Unipol An interesting model of private provider is Unipol, which is a charity specialised in delivering student accommodation and training to improve standards and professionalism in the sector. They provide 19,000 rooms for students each year. They are based in Leeds and Bradford and they have a housing stock of their own, both on leasehold and as owners. In this way, they are at the same time owners and property managers for other landlords meeting the Unipol Code of Standards. Unipol administers ANUK, which is a network of professionals and organisations that promotes accreditation in private rented residential accommodation. It seems to be a model that works for private landlords and students. Unipol is the only private landlord that has developed a working relationship with the National Union of Students⁹⁰.

⁸⁸ Uzowuru, 2008

⁸⁹ NUS, 2007; Savills, 2007; Uzowuru, 2008

⁹⁰ UNITE, 2008; Uzowuru, 2008

Other possible models The National Union of Students (NUS) has also showed an interest in the concept of a Student Housing Cooperative, and they are working to set a pilot project in Manchester but they are still drafting the project⁹¹.

The actual choice between housing options

From the over 1.4m full-time students in higher education at universities in the UK, about 18% of them live with their family, 22% live in university residences, 9% live in private halls and 51% live in private houses of multiple occupation (HMOs)⁹²

4. Openings towards the detailed study

Describe briefly your own "housing career" as a student

I lived with my parents during my 5 years of university studies at the University of Seville (Spain). Neither my parents nor I could afford to pay for a room in a student flat. In fact, my choice was limited to the studies offered by the University of Seville since I wouldn't have been able to finance my studies otherwise. It is normally difficult to get a job in Seville and anyway, I was a full-time student I had no time to work at the same time I was studying.

What is typical for student housing in your country?

There are not many university or private student halls, as far as I am aware. Most students live in flats of multiple occupations or with their parents.

In your opinion, what are the most difficult / urgent problems that should be resolved?

- 1) Students should be more legally protected against abusive landlords.*
- 2) There should be more funding for young people to study in other cities and out of their parents' house.*

⁹¹ Uzowuru, 2008

⁹² King Sturge, 2008

FRANCE

L'image archétypale de la situation de l'étudiant qui hante les imaginations reste celle de la bohème et de l'insouciance, d'une période de la vie passée dans un certain bonheur, bien qu'aussi soumise à une certaine pauvreté dans des réduits situés sous les toits de Paris. Cette vie d'étudiant, décrite par les écrivains célèbres du XIXe siècle, restait animée par cette force de la jeunesse, capable par ses élans de changer le monde et d'accepter, parce que l'avenir devait se révéler radieux, des conditions de vie transitoires, difficiles sur le plan de l'habitat.

Aujourd'hui, la situation de l'étudiant apparaît, à beaucoup, plus difficile et l'enjeu de la formation plus important pour son avenir. Il s'agit, en peu de temps et dans un système social plus ouvert mais aussi plus compétitif, de se donner les chances d'une réussite et pour cela les conditions matérielles deviennent centrales. Elles ne doivent pas devenir discriminantes. La présente analyse sur le territoire Français s'organise en quatre grandes parties. La première décrit la population à loger et ses divers besoins, des plus manifestes comme les besoins les plus cachés. Elle fait un historique des diverses politiques qui ont été menées jusqu'à ce jour. La seconde partie fait la liste des locaux de base présents dans une résidence étudiante, puis des autres locaux qui peuvent venir enrichir des programmes plus importants. La troisième partie fait l'analyse de toutes les conditions qui vont donner une singularité à chacune des résidences à construire ou à réhabiliter. La dernière partie est consacrée au rappel des exigences techniques propres à toute construction actuelle, comme le respect du développement durable. Elle apporte des informations complémentaires sur les contraintes propres aux logements étudiants.

Histoire du logement étudiant en France.

Les premières résidences universitaires sont construites après la Première Guerre mondiale, à l'initiative de l'Association générale des étudiants (UNEF). Un effort plus soutenu est entrepris dans les années 1930, notamment par le ministre du Front Populaire, Jean Zay. Elles sont plus ou moins spacieuses selon les lieux : 12 m² à la résidence des Arceaux à Montpellier, 13 à 20 m² à l'ancien Monbois à Nancy.

Au cours des années 50 - 60, du fait de la massification de l'enseignement supérieur et de l'arrivée de classes sociales nouvelles plus défavorisées à l'Université, le manque de logements sociaux étudiants se fait de plus en plus manifeste. Un programme de construction ambitieux de logements de 10 m² est élaboré : la résidence universitaire Jean Zay construite en 1955 sur la commune d'Antony compte à elle seule 2 500 logements. En 1963, 75 000 étudiants, soit près de la moitié des effectifs, sont logés par les CROUS (un par académie), qui gèrent les résidences universitaires depuis 1955.

Ces chambres de 10 m², peu insonorisées, construites au sein de grandes barres, avec confort minimum dans les chambres, sanitaires et cuisines à l'étage, comportent peu d'espaces collectifs attrayants. Le parc immobilier du CROUS s'est dégradé au cours des décennies, et un important plan de réhabilitation a été lancé à la fin des années 90, encadré par une norme d'habitat social étudiant obtenue par l'UNEF en 2003. Le loyer mensuel moyen est alors d'environ 120 € mais varie selon le degré de rénovation de la chambre. Après mai 68, la mixité, grande revendication étudiante, s'est peu à peu généralisée dans les cités U, bien que certains immeubles soient encore réservés aux étudiantes.

Dans les années 80, on tombe dans l'excès inverse : les HLM construisent des studios pour le CROUS au sein de résidences dites « conventionnées » (avec APL). De plus, leur loyer peut atteindre 300 €, les mettant hors de portée d'une grande partie des étudiants. Leurs surfaces vont de 16 à 35 m², ce qui permet notamment la location par un couple.

À la fin des années 90, sur 2,2 millions d'étudiants, seuls 7 % sont logés par le CROUS. Les autres doivent s'arranger avec le marché du logement privé, peu favorable aux faibles revenus et aux étudiants étrangers. Aujourd'hui, le logement est le premier poste budgétaire des étudiants : entre 120 €, pour ceux qui habitent en résidence universitaire, et de 200 à 500 € pour ceux qui doivent s'adresser aux propriétaires ou aux agences. Environ 20 % du parc des CROUS est attribué aux étudiants étrangers.

DONNÉES ACTUELLES SUR LA POPULATION ÉTUDIANTE ET SUR SON LOGEMENT

1. LES ÉTUDIANTS

Notre pays compte aujourd'hui plus de 2 200 000 étudiants, dont 1 400 000 inscrits dans les universités. Le nombre d'étudiants a quasiment doublé dans les années 80, il s'est ensuite stabilisé.

La croissance continue du nombre d'étudiants est patente. Dans les années 1990, le chiffre cité n'était que de 1 700 000, toutes structures d'enseignement supérieur confondues. Les commentateurs jugeaient alors que la croissance des effectifs était permanente mais qu'elle correspondait aux objectifs du développement universitaire, tels qu'ils ressortaient du schéma national Université 2000 avec :

- la volonté politique affichée de mener 80 % d'une classe d'âge au niveau du Bac
- le développement des structures d'enseignement (création de 7 nouvelles universités pluridisciplinaires : 4 en Île-de-France, 2 en Nord-Pas de Calais, 1 en Poitou-Charentes)
- la diversification de l'offre en structures d'enseignement supérieur mieux adaptées à la demande (création de 20 IUT et de 160 nouveaux départements)
- la démocratisation souhaitée de l'enseignement supérieur (révision du dispositif de bourses et aides diverses)
- le développement des échanges interuniversitaires, notamment à l'échelle de l'Europe (programme Erasmus).

La baisse démographique des étudiants français a été compensée depuis le milieu des années 90 par la hausse continue et accélérée du nombre d'étudiants étrangers. Leur nombre est passé entre 1996 et 2002 de 124 000 à 220 000 étudiants dont 180 000 inscrits à l'université.

>> Tableau de répartition de la masse étudiante selon le type de d'étude de 1990 à 2007

Type d'établissement	Effectifs								Part des femmes (%)
	1990-1991	1995-1996	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2006-2007
Universités et assimilés (y compris IUT et formations d'ingénieurs)	1 159 937	1 458 715	1 374 364	1 392 531	1 425 665	1 424 536	1 421 719	1 399 177	56,7
- dont disciplines générales et de santé (hors IUT et formations d'ingénieurs)	1 075 064	1 338 091	1 232 561	1 251 826	1 287 088	1 286 382	1 283 516	1 259 425	58,9
Écoles normales d'instituteurs (post-bac), CREPS	16 500								
IUFM		86 068	84 009	89 062	85 808	83 622	81 565	74 161	69,9
IUT	74 328	103 092	118 043	115 465	113 722	112 395	112 597	113 769	38,7
STS et assimilés	199 333	226 254	236 824	235 459	234 195	230 275	230 403	228 329	50,0
Écoles paramédicales et sociales hors université (a)	74 435	90 658	102 861	111 191	119 456	124 201	131 654	131 654	83,3
Formations d'ingénieurs (b)	57 653	79 780	99 260	102 407	104 922	107 219	108 057	108 846	25,7
- universitaires	10 545	17 532	23 760	25 240	24 855	25 759	25 606	25 983	26,2
- non universitaires	47 108	62 248	75 500	77 167	80 067	81 460	82 451	82 863	25,5
Écoles de commerce reconnues à diplôme visé	19 472	28 342	45 237	48 040	55 894	60 624	65 887	66 861	47,8
CPGE et préparations intégrées	68 392	72 497	74 162	75 338	75 324	76 456	77 848	79 322	42,0
Grands établissements	15 536	16 825	15 856	16 872	18 655	25 603	25 944	25 776	56,8
Écoles normales supérieures	2 675	3 051	2 968	3 044	3 104	3 122	3 191	3 658	41,9
Écoles vétérinaires	2 073	1 985	2 569	2 594	2 474	2 263	1 993	2 121	69,1
Autres écoles ou formations	111 599	132 791	150 335	157 230	155 508	157 635	160 612	160 464	53,9
Ensemble (c)	1 717 060	2 179 434	2 163 902	2 208 421	2 256 150	2 269 797	2 283 267	2 254 386	55,9

(a) Estimation pour 2001-2002, chiffres provisoires en 2005 pour les formations sociales et chiffres 2005-2006 en 2006-2007 pour l'ensemble des formations paramédicales et sociales.

Jusqu'en 1998, double compte avec certaines formations paramédicales universitaires ou en lycées (environ 3 000 étudiants en 1998).

(b) Y compris les formations d'ingénieurs en partenariat ("FIP", ex-NFI = nouvelles formations d'ingénieurs).

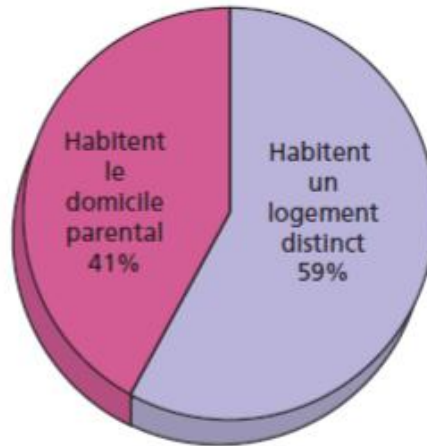
(c) Sans double compte des IUT et des formations d'ingénieurs dépendantes des universités.

Source : MEN-DEPP 2006, France métropolitaine et DOM

On remarque Une baisse des effectifs malgré un nombre de bacheliers record en 2006. A la rentrée 2006, 2 254 000 étudiants sont inscrits dans l'enseignement supérieur en France métropolitaine et dans les DOM. L'année 2006 marque ainsi la fin de sept années de hausse continue des effectifs puisque l'on dénombre 29000 inscriptions en moins qu'en 2005, soit 1,3 % des effectifs.

>> Nombre d'étudiants dans chaque zone universitaire 2004-2005-2006

Selon les chiffres de la dernière enquête de l'observatoire de la vie étudiante (O.V.E.), 59% des étudiants habitent hors du domicile parental. 1.300.000 jeunes de statut étudiant ont donc besoin de trouver un logement

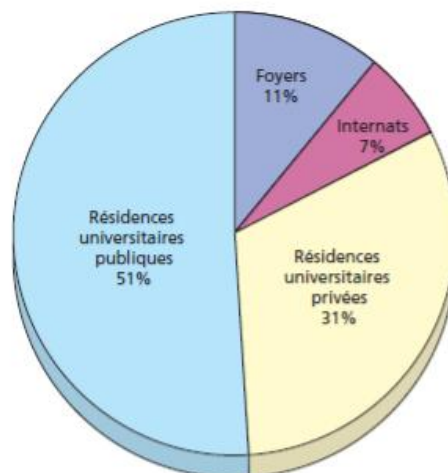


(Chiffres enquête OVE- sept.2002) Rapport sur le logement étudiant - Jean-Paul Anciaux, député de Saône-et-Loire - janvier 2004

2. LES ACTEURS ET LES SOLUTIONS DE LOGEMENTS ÉTUDIANTS

L'observatoire de la vie étudiante fournit également des renseignements sur les diverses formules de logement utilisées par les étudiants.

>> 300.000 étudiants trouvent une place dans différents types de résidences collectives, dont 150.000 relèvent du réseau des œuvres universitaires et scolaires.



(Chiffres enquête OVE- sept.2002) Rapport sur le logement étudiant - Jean-Paul Anciaux, député de Saône-et-Loire - janvier 2004

2.1 Le logement public spécifique

L'offre :

L'essentiel de cette offre est apporté par l'Etat via le réseau des œuvres universitaires et scolaires.

150 000 places sont proposées dans plus de 530 résidences.

- 100 000 places correspondent à des chambres de 9,5 m² en moyenne, dans des résidences traditionnelles avec douches et sanitaires communs aux étages et quelques espaces collectifs. L'ensemble est largement vétuste et inadapté aux normes actuelles de confort et d'équipement que peuvent légitimement attendre les étudiants. 70 000 de ces chambres sont encore à réhabiliter.
- 50 000 places correspondent à des studios et T1 dans des résidences « apélinées » construites pour le compte des Centres Régionaux des Œuvres Universitaires et Scolaires (CROUS), par des organismes HLM, dans les années 80, pour faire face à l'explosion démographique des effectifs étudiants dans l'enseignement supérieur. Ces résidences sont dans un état satisfaisant.

Les acteurs :

Le réseau des œuvres universitaires et scolaires est composé de 29 établissements publics nationaux dont 28 en région. Le centre national des œuvres universitaires et scolaires (CNOUS) répartit les moyens, aide les établissements régionaux, CROUS, et anime le réseau. 12 000 agents concourent à la mise en œuvre des missions. Un peu moins de 3 000 personnels sont des fonctionnaires ; ils assurent les tâches d'administration et de gestion. Un peu plus de 9 000 sont des personnels ouvriers contractuels de droit public, dont les CROUS sont les employeurs.

Les chiffres :

Le budget consolidé du réseau des œuvres universitaires et scolaires est de 900 millions d'euros en 2003, dont les 2/3 sont constitués de ressources propres. (Il s'agit du budget consolidé des 29 établissements, hors crédits de bourses)

L'apport de l'État dans le budget du réseau est de 320 millions d'euros :

- 283,6 proviennent du ministère de la jeunesse, de l'éducation nationale et de la recherche (MJENR).
- 36,4 du ministère des affaires étrangères (MAE). Le CNOUS gère en effet pour ce dernier les étudiants étrangers boursiers du gouvernement français et des gouvernements ou organismes étrangers (environ 12 000 boursiers en 2003).

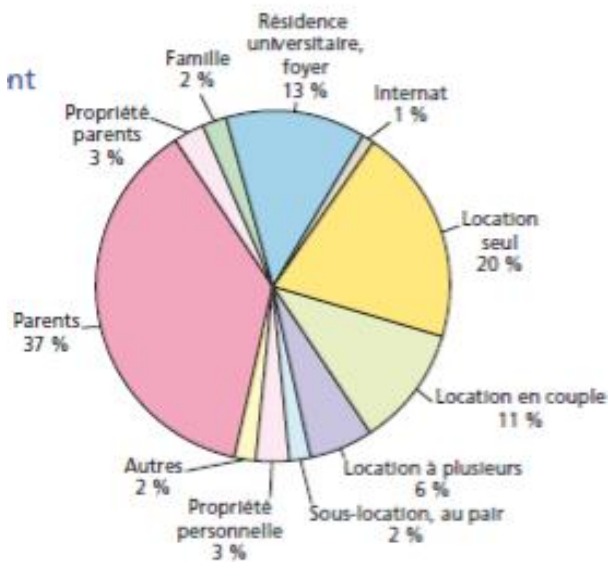
Le réseau des œuvres universitaires et scolaires gère également 500 000 bourses d'enseignement supérieur du ministère de la jeunesse, de l'éducation nationale et de la recherche, pour un montant en 2002 de 1,3 milliards d'euros, dont les recteurs d'académie sont les ordonnateurs.

Dans le domaine du logement, prestation centrale, avec la restauration, pour les étudiants, l'offre des CROUS est à la fois faible rapportée au nombre d'étudiants, et significative rapportée au nombre de boursiers.

>> Carte de l'offre et de la demande pour la rentrée universitaire 2007

>> Cette carte présente le rapport (R) entre les demandes de logement pour la rentrée universitaire et l'offre de logements CROUS.

2.2 Les différentes possibilités de logement



Les jeunes qui étudient en France disposent d'un large éventail de solutions pour se loger :

- En famille.
- En appartement appartenant à la famille.
- Seul.
- En couple.
- En colocation.
- En logement social.
- En résidence CROUS.
- En internat.
- En foyer.
- Chez l'habitant.

(Chiffres enquête OVE- sept.2002) Rapport sur le logement étudiant - Jean-Paul Anciaux, député de Saône-et-Loire - janvier 2004

Les conditions de logement des étudiants sont très diverses, notamment en termes de taille, de confort et de coût. Trois catégories se distinguent: les étudiants vivant chez leurs parents, ceux habitant en résidence collective et ceux disposant d'un logement indépendant.

Les enquêtes successives menées par l'Observatoire de la vie étudiante (OVE), montrent que la ventilation des étudiants dans ces 3 catégories reste stable depuis 2000. On remarquera cependant une légère tendance à l'augmentation de la proportion d'étudiants résidant dans des logements indépendants.

Enquête OVE 2006 :

42 % des étudiants vivent dans un logement familial : 37 % au domicile des parents, 2 % chez d'autres membres de la famille et 3 % dans un logement dont les parents sont propriétaires mais qu'ils n'habitent pas. 13 % vivent en résidence collective (principalement en cité universitaire mais aussi en foyer ou résidence privée) et 31 % vivent seuls ou en couple. Quant à la colocation, elle concerne 6 % des étudiants. Tous modes de logements confondus, pratiquement les deux tiers des étudiants (62 %) se disent satisfaits de leur logement, 30 % le trouvent acceptable et seulement 8 % le jugent insatisfaisant. Si globalement les étudiants sont relativement satisfaits du logement qu'ils occupent, cela ne veut pas dire que les démarches pour l'obtenir ont toujours été simples : 35 % des décohabitants disent avoir trouvé leur logement difficilement ou très difficilement, ces difficultés étant nettement plus élevées en région parisienne (une petite moitié déclare avoir rencontré des difficultés dont 18% de grandes difficultés).

Les conditions de vie des étudiants

L'observatoire de la vie étudiante, à travers son enquête triennale, apporte un éclairage sur la typologie et les habitudes de la population étudiante en France vis à vis des différents modes de logement. Cette analyse est mise en regard avec la situation des quatre voisins européens les plus proches.

a) Age moyen de la décohabitation

La comparaison entre le mode de logement des étudiants et leur cursus universitaire montre que le taux de décohabitation augmente avec la distance entre le domicile familial et le lieu d'enseignement.

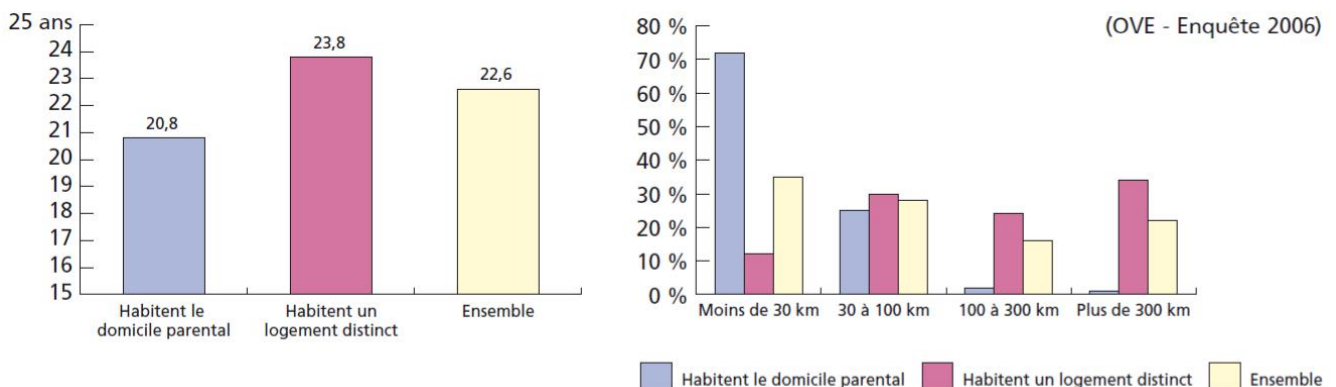
En général, les étudiants qui partent vivre dans un autre logement que celui de leurs parents le font de manière progressive : ils habitent pendant un temps deux domiciles. Ainsi, 48 % des décohabitants reviennent dormir chez leurs parents au moins deux fois par mois. De même, 44 % des décohabitants déclarent voir leurs parents au moins une fois par semaine, et 25 % seulement moins d'une fois par mois. L'installation dans un logement autre que celui des parents n'implique pas nécessairement la rupture avec la famille puisque 40 % des décohabitants continuent de venir dormir chez leurs parents au moins une fois par mois. De plus, cet éloignement se fait avec l'aide de la famille : 31 % des étudiants ont leur loyer payé intégralement par la famille, 23 % leurs factures (EDF, eau,...), et 40 % leurs frais d'inscription. 53 % des décohabitants lavent toujours leur linge chez leurs parents. Les principaux facteurs qui agissent sur la probabilité de passer la nuit chez ses parents au moins deux fois par mois lorsque l'on est décohabitant sont liés aux contraintes matérielles (manque de temps ou d'argent), et au degré d'émancipation de l'étudiant vis à vis de ses parents.

b) Distance entre le logement familial et l'établissement d'enseignement supérieur

Plus de la moitié des étudiants utilisent les transports en commun pour se rendre sur leurs lieux d'étude. Le temps de trajet moyen est d'environ une demi-heure, exception faite de la région parisienne où ce temps peut aller jusqu'à 50 minutes. Le temps de transport a tendance à décroître avec la taille de la ville.

c) Aspirations à la colocation

La colocation est un mode de logement qui se popularise du fait de la hausse des loyers de ces dernières années, même si cette progression est marginale (environ + 2 % des étudiants entre 2003 et 2006 choisissent cette solution). La pénurie de petites surfaces, pour lesquelles la demande émane non seulement des étudiants mais également des jeunes diplômés et des jeunes ménages devrait voir cette progression s'amplifier dans les années à venir. C'est en tout cas le souhait exprimé par de nombreuses organisations représentatives des étudiants.



d) Le logement comme porte d'accès à l'autonomie et à l'indépendance

Le besoin d'autonomie, tout comme le besoin d'espace et les ressources disponibles des étudiants augmentent en principe avec le temps et tout au long de leur cursus. Le logement est un moyen d'apprentissage prépondérant de la vie active dès l'entrée dans un cursus d'études supérieures. Les dépenses de logement sont en effet le premier poste dans le budget de l'étudiant. Par ailleurs l'accompagnement tel qu'il est proposé par le réseau des œuvres universitaires dans le «Référentiel pour une résidence universitaire moderne», reflète parfaitement l'évolution des souhaits des étudiants lorsqu'ils progressent dans leur cursus. Sachant d'abord se contenter d'une chambre de taille minimum lorsqu'il débute et rentre en famille le week-end, en arrivant en master l'étudiant souhaite souvent un logement plus grand pouvant coïncider avec la formation d'un couple. Le loyer augmentant progressivement avec le confort du logement, l'étudiant aura appris à maîtriser au mieux son budget pour faire face à ses

échéances. Il sera donc mieux à même, en décrochant son premier emploi, d'appréhender les réalités du marché libre (et donc les loyers plus élevés) correspondant à ses exigences.

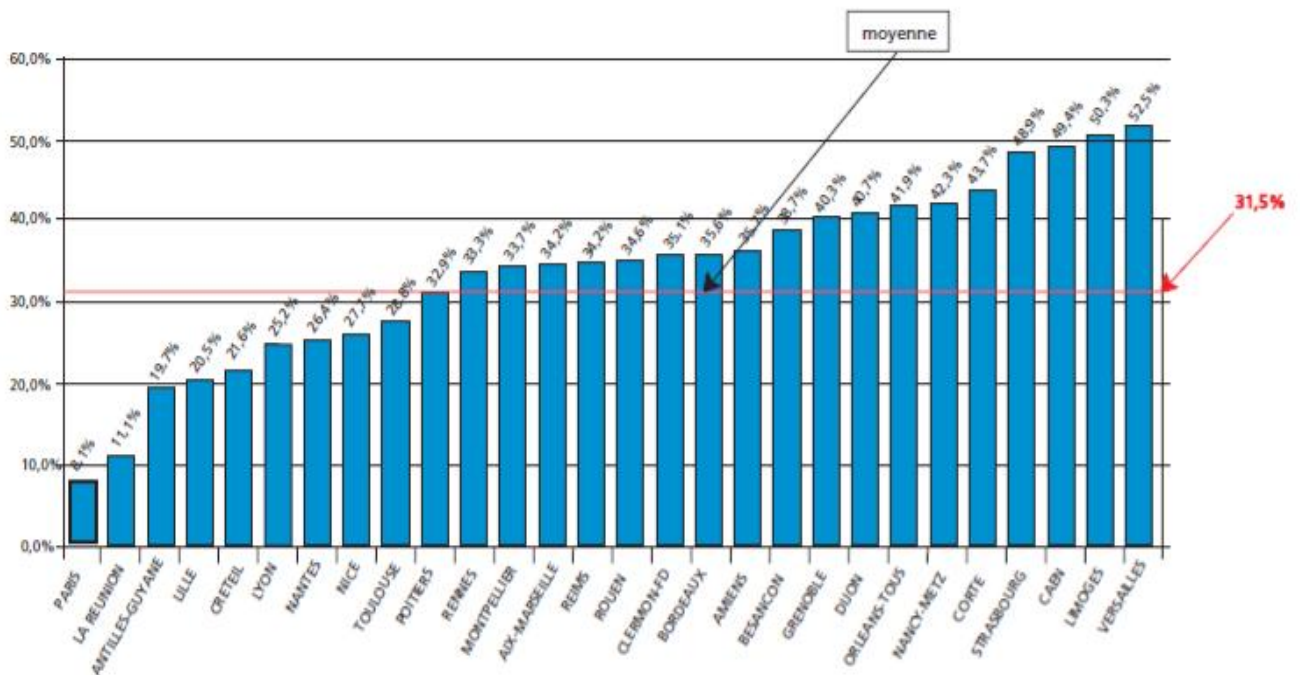
Le CROUS > Centre régional des œuvres universitaires et scolaires

Les Centres régionaux des œuvres universitaires et scolaires sont des établissements publics à caractère administratif chargés principalement de l'aide sociale, de l'accueil des étudiants internationaux, du logement étudiant, de la restauration universitaire et de la vie culturelle étudiante. Ils sont animés par un réseau national : le Centre national des œuvres universitaires et scolaires (CNOUS).

Les CROUS instruisent les dossiers sociaux étudiants (DSE : demande de bourse et de logement), gèrent les cités, les restos U, les bourses des étudiants étrangers et interviennent dans des domaines différents suivant les académies concernées (culture, transport, crèche, etc.).

Les CROUS sont répartis par académie plus que par région par exemple, en l'Île-de-France, ils sont découpée en 3 : Crous de Paris, Crous de Créteil et Crous de Versailles.

>> Nombre de lits offerts par les CROUS pour 100 étudiants dans les 28 académies Françaises.



>> Nombre de lits offerts par les CROUS pour 100 étudiants boursiers dans les 28 académies Françaises.

Ces 2 tableaux montrent à quel point l'offre est inégalement répartie sur le territoire français.

En moyenne nationale, les logements CROUS sont occupés pour 60 % par des étudiants boursiers, 20 % par des étudiants étrangers, 20 % par d'autres étudiants. Là encore, ces moyennes cachent de grandes disparités, en fonction de la situation des marchés locatifs, ville par ville, du nombre d'étudiants boursiers lui-même très variable, académie par académie, et du nombre d'étudiants étrangers.

Les loyers de CROUS sont faibles, adaptés à la priorité sociale du réseau, et ont évolué de façon modérée. Le loyer résiduel est égal au loyer brut versé au CROUS diminué de l'aide au logement versée par la CAF (ALS, allocation logement à caractère social et APL, aide personnalisée au logement).

Pour l'ensemble des cités universitaires en France sur l'année scolaire 2002/2003, le loyer moyen pour une chambre est de 71 € alors que le prix moyen pour un studio est de 121€.

2.2 Les autres types de logements étudiants

Les résidences privées :

Plusieurs lois successives ont accordé des avantages fiscaux aux investisseurs en matière de logements à des fins de location, ces dispositions ont en particulier permis de réaliser des résidences universitaires privées dont les loyers bruts sont autour de 500 à 690 €/mois. Après un ralentissement très fort de la construction de telles résidences ces dernières années dû à des mesures fiscales moins favorables, ce secteur devrait connaître un redémarrage compte-tenu des nouvelles dispositions prévues dans la loi n°203-590 du 2 juillet 2003 (loi de Robien). Les sociétés d'investissement dans ce secteur sont regroupées au sein de l'AIRES (association interprofessionnelle des résidences étudiants et services) et la gestion des résidences est confiée à des sociétés ou des structures associatives. L'association ADÉLE s'est donnée pour mission de regrouper l'ensemble des gestionnaires de résidences universitaires, ses adhérents sont donc des gestionnaires de résidences privées réalisées sous le régime de défiscalisation, mais aussi les gestionnaires (autres que les CROUS) des résidences du secteur social évoquées ci-dessous. ADÉLE revendique 120 000 chambres ou logements pour étudiants parmi le patrimoine de ses adhérents.

Le logement étudiant dans le secteur social :

Le Mouvement HLM (ensemble des offices publics et des sociétés anonymes) affiche 80 000 logements en résidences étudiantes dans leur patrimoine (correspondant à un nombre de lits évidemment supérieur). Il convient cependant de préciser que certains de ces logements sont gérés par des associations adhérentes d'ADÉLE (environ 20 000 chambres) et d'autres par des CROUS (54 000 sous forme soit de résidences entières, soit de réservations dans des immeubles HLM ou soit même de locations simples). Il existe en plus des logements loués individuellement à des étudiants dans le parc traditionnel des HLM, dont le nombre est difficile à évaluer.

Le logement étudiant dans le secteur diffus privé :

C'est de loin le secteur le plus important. L'OVE estime à environ 770 000 le nombre d'étudiants en location (ou sous-location) dans le secteur privé.

L'offre de logements se fait en grande majorité au travers d'agences immobilières dont certaines se spécialisent dans le logement étudiant, par exemple en encourageant les propriétaires à louer en meublé grâce à du mobilier lui-même loué à des sociétés spécialisées.

Les CROUS mènent une action pour rapprocher les étudiants demandeurs d'un logement des propriétaires de logements. Dénommée «le logement en ville», cette action s'appuie sur des outils variés suivant les CROUS : du simple affichage, au site Internet en passant par le classique minitel. Il faut signaler que sur la France entière, cette action permet de recueillir plus de 35 000 propositions de locations pour chaque rentrée universitaire.

Un exemple particulier : devant la pénurie de logements pour les étudiants, plusieurs CROUS ont pris des initiatives à la dernière rentrée, opérations du type « Étudiant cherche logement désespérément » consistant à distribuer plusieurs milliers de cartes postales dans les boîtes à lettres des particuliers. Des centaines de propositions d'hébergement ont pu être recueillies à la suite de ces opérations. Pour augmenter l'efficacité de l'action de disposer de statistiques nationales en termes d'offres et de consultations en ligne, le CNOUS lance une réflexion sur l'extension à l'ensemble des CROUS d'un logiciel de gestion du logement en ville.

3. LES AIDES PERSONNELLES AU LOGEMENT POUR LES ETUDIANTS

3.1 Le système général des aides personnelles

La politique du logement, sous la responsabilité du ministère de l'équipement et du logement, s'appuie sur, d'une part, les aides à la pierre, qui sont des aides aux opérations, et, d'autre part, les aides à la personne, qui sont des aides aux ménages modestes, de manière à réduire leur quittance nette.

Ces aides à la personne ont un objectif social. Elles décroissent donc en fonction du revenu imposable du bénéficiaire et s'annulent à partir d'un certain revenu qui est voisin du SMIC pour une personne isolée.

Le coût total des aides personnelles au logement a été d'environ 13 milliards d'euros en 2002. Ce coût est financé pour partie par le budget de l'Etat (un peu plus de 5 milliards d'euros), le solde étant pris en charge par le budget des prestations familiales et une cotisation spécifique des employeurs.

Les aides personnelles sont données en droits ouverts et leur coût ne peut être que très partiellement maîtrisé par la collectivité publique. Ce coût est très sensible à la conjoncture, car une baisse de l'activité et une hausse du chômage se traduisent mécaniquement par une augmentation sensible du volume des aides accordées, alors qu'au même moment les moyens des financeurs se réduisent.

3.2 Le régime des étudiants

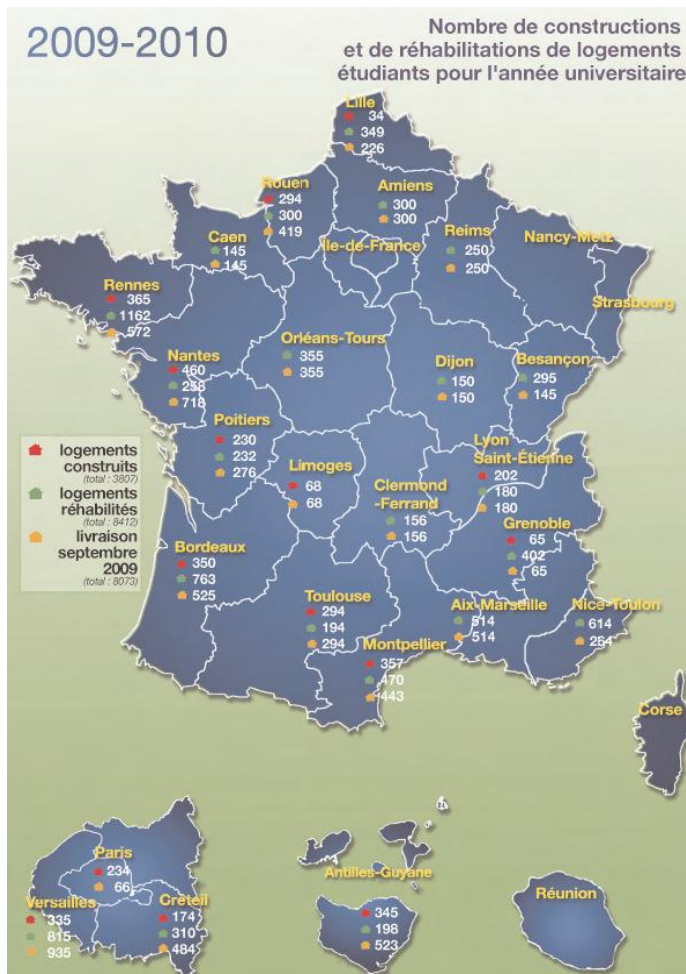
Le régime des aides personnelles pour le logement des étudiants fait partie du système général des aides au logement. Il représente une dépense de 1 milliard d'euros, soit 8% du coût de l'ensemble et 13% de ce que l'Etat consacre à ces aides. Près de 700 000 étudiants en ont bénéficié en 2002. Ce nombre s'est stabilisé depuis cinq ans, mais l'accroissement de la mobilité des étudiants devrait le faire de nouveau augmenter.

Car ces aides au logement, si elles sont un élément de la politique du logement, sont aussi des aides aux études supérieures et elles participent à la politique universitaire.

Elles sont calculées suivant les mêmes principes et les mêmes barèmes que pour les autres bénéficiaires, les dépenses sont financées par les mêmes budgets. Elles sont ouvertes à tous les étudiants, sous conditions de ressources, et sous réserve qu'ils ne soient pas à charge de leurs parents pour le bénéfice des allocations familiales.

Le point particulier du système appliqué aux étudiants réside dans le mode de calcul du revenu du bénéficiaire. Il est par hypothèse admis que les étudiants bénéficient de transferts familiaux qui ne sont pas imposables ni déclarés. En conséquence il est retenu pour eux un plancher forfaitaire de revenu (4 400 € annuels pour les boursiers et 5 500 € pour les non boursiers).

Si l'étudiant ne déclare pas de revenu ou s'il déclare des revenus inférieurs à ces sommes, ce sont ces planchers qui sont pris en compte pour le calcul des aides personnelles. Si le revenu est supérieur, c'est lui qui est pris en compte et le calcul est alors identique à celui qui est fait pour un non étudiant.



SECOND PHASE – TOWARDS FINAL REPORT

We hope this interim compilation of comparative data proves useful. The forthcoming Final Report will continue from this, presenting four in-depth cases: France, Finland, the Netherlands and England. The aim will be to produce a clear, detailed and relational understanding of their student housing production and consumption, with national and city policies, actors' roles, financial instruments vis-à-vis other support mechanisms, the dialectic of regulation and market, and the metropolitan / urban outcome of these forces in two cities per country. On selected projects (N=12), both an architectural analysis and a Post-Occupancy Evaluation will be conducted. Finally, the concluding Visionary Synthesis will specify future challenges, suggesting policy directions and spatial solutions in France.

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